



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
www.cityofdenton.com

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** October 8, 2025

### **SUBJECT**

Consider a request by Robson Denton Development, L.P. for a Final Plat of the Robson Ranch Unit 30. The 23.37-acre site is generally located approximately 150 feet west of Florance Road and 950 feet south of Blair Road in the City of Denton, Denton County, Texas. (FP25-0026, Robson Ranch Unit 30, Julie Wyatt)

### **BACKGROUND**

The purpose of the Final Plat is to create 67 residential lots, eight common/open space lots, and one private street lot from a previously un-platted tract of land. Additionally, the Final Plat provides for a 20-foot-wide sanitary sewer easement within a common area lot to facilitate a connection to the existing sanitary sewer line located approximately 471 feet south of the subject property.

The common lots and private street will be owned and maintained by the homeowner's association and will not be dedicated to the City. The property is located within the Planned Development 173 (PD-173) District, Robson Ranch, and must conform to the regulations set forth in the approved planned development, including use, minimum lot size, and setbacks. The proposed plat meets all PD-173 District requirements.

A full analysis of the criteria for approval is provided as Exhibit 2.

|                              |                    |
|------------------------------|--------------------|
| Date application filed:      | July 29, 2025      |
| Plat withdrawn               | August 19, 2025    |
| Application resubmitted      | September 11, 2025 |
| Planning and Zoning Meeting: | October 8, 2025    |
| Days in review:              | 27 Days            |

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023 with the passage of House Bill 3699. No extensions have been granted for this application.

### **OPTIONS**

1. Approve as submitted
3. Deny with reasons

### **RECOMMENDATION**

Staff recommends approval of this plat as meets the established criteria for approval. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

| Date           | Council, Board, Commission | Request                           | Action                        |
|----------------|----------------------------|-----------------------------------|-------------------------------|
| August 3, 1999 | City Council               | Planned Development Concept Plan  | Approval (Ordinance 99-265)   |
| August 2, 2011 | City Council               | Planned Development Detailed Plan | Approval (Ordinance 2011-124) |

**PUBLIC OUTREACH**

No public outreach is required for final plats.

**DEVELOPER ENGAGEMENT DISCLOSURES**

No developer contact disclosures have been provided to staff from members of this body as of the issuance of this report.

**EXHIBITS**

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Final Plat

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Julie Wyatt, AICP  
Principal Planner