

Planning Staff Analysis

FR25-0023 / Haisler Addition

Council District: 2

Planning & Zoning Commission

REQUEST:

Final Replat of approximately 14.367 acres of land.

APPLICANT:

Brian Bridgewater of Manhard Consulting, on behalf of the property owner.

RECOMMENDATION:

Staff recommends approval of this Final Replat as it meets the established approval criteria.

Final Replat Approval Review Criteria

| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | Compliance | | |
|---|-------------------------------------|--------------------------|-------------------------------------|
| | Met | Not Met | N/A |
| 1. Generally | | | |
| a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. Findings: <div>The Final Plat meets all review criteria, as detailed in the following items as required by the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B and by the Code of Ordinances.</div> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. Findings: <div>The Final Replat meets the review criteria of DDC Section 2.6.4D.</div> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. Findings: <div>There is no conflict.</div> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | | Compliance | | |
|--|--|-------------------------------------|--------------------------|-------------------------------------|
| | | Met | Not Met | N/A |
| 2. Prior Approvals | | | | |
| <p>a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</p> <p>Findings:</p> <div>The proposed development is consistent with the approved specific use permit and civil engineering plans.</div> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>3. Consistent with Comprehensive Plan and Other Applicable Plans</p> <p>The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</p> <p>Findings:</p> <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div> | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>b. The decision-making authority shall weigh competing plan goals, policies, and strategies</p> <p>Findings:</p> <div>There are no competing plan goals, policies, and strategies for this site.</div> | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan.</p> <p>Findings:</p> <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div> | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Compliance with this DDC | | | | |
| <p>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</p> <p>Findings:</p> <div>The Final Replat meets the applicable standards.</div> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | | Compliance | | |
|--|--|-------------------------------------|--------------------------|-------------------------------------|
| | | Met | Not Met | N/A |
| b. Compliance with these standards is applied at the level of detail required for the subject submittal. Findings: <div>The Final Replat was reviewed at the correct level of detail for this submittal.</div> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Compliance with Other Applicable Regulations | | | | |
| a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. Findings: <div>The proposed Final Replat has been designed to comply with all applicable regulations.</div> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Consistent with Interlocal and Development Agreements | | | | |
| a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC. Findings: <div>No interlocal or development agreements are applicable to this project.</div> | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Minimizes Adverse Environmental Impacts | | | | |
| a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation. Findings: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div> | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Minimizes Adverse Impacts on Surrounding Property | | | | |

| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | | Compliance | | |
|--|--|-------------------------------------|--------------------------|-------------------------------------|
| | | Met | Not Met | N/A |
| <p>a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.</p> <p>Findings:</p> <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div> | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Minimizes Adverse Fiscal Impacts | | | | |
| <p>a. The proposed development should not result in significant adverse fiscal impacts on the city.</p> <p>Findings:</p> <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div> | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Compliance with Utility, Service, and Improvement Standards | | | | |
| <p>a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.</p> <p>Findings:</p> <div>The proposed final replat has been determined to comply with all applicable regulatory authority standards and specifications for infrastructure elements referenced in this criterion.</div> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Provides Adequate Road Systems | | | | |
| <p>a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.</p> <p>Findings:</p> <div>Adequate road capacity exists to serve the development and it has been designed for safe ingress and egress.</div> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. Provides Adequate Public Services and Facilities | | | | |
| <p>a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.</p> <p>Findings:</p> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | | Compliance | | |
|--|--|-------------------------------------|--------------------------|--------------------------|
| | | Met | Not Met | N/A |
| | Adequate public service and facility capacity exists to serve the development. | | | |
| 12. Rational Phasing Plan | | | | |
| a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases. Findings: <div>Phasing plan ensures that all improvements required for this phase will be provided with this phase or as part of a prior phase.</div> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| Final Replat Review Applicability Criteria (DDC Section 2.6.7.D) | | Applicability | | |
|--|--|-------------------------------------|--------------------------|--------------------------|
| | | Met | Not Met | N/A |
| 13. Is consistent with the intent of the underlying zoning district. a. Findings: <div>The Final Replat is consistent with the intent of the zoning district.</div> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. Complies with applicable dimensional and development standards in this DDC. a. Findings: <div>This Final Replat complies with applicable dimensional and development standards as required by the DDC.</div> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. Does not affect a recorded easement without approval from the easement holder. a. Findings: <div>No recorded easements are affected without approval from the easement holder.</div> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | | |
|---|--|--------------------------|--------------------------|-------------------------------------|
| 14. Will not result in adverse impacts to surrounding property. a. Findings: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div> | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--|--------------------------|--------------------------|-------------------------------------|

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|--|-------------------------------------|--------------------------|-------------------------------------|
| <p>16. Will not limit the city's ability to provide adequate and sufficient facilities or services.</p> <p>a. Findings:</p> <div data-bbox="204 197 1040 291" style="border: 1px solid black; padding: 5px;"> <p>This Final Replat will not limit the city's ability to provide adequate and sufficient facilities or services.</p> </div> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>17. Complies with all other ordinances and plans and regulations adopted by the city, including the Comprehensive Plan and other long-range or special purpose area planning documents.</p> <p>a. Findings:</p> <div data-bbox="204 489 1040 638" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |