

Staff Analysis

PP22-0016 / Singing Oaks
City Council District #2
Planning & Zoning Commission

REQUEST:

Approval of a Preliminary Plat for an approximately 31.227-acre tract.

APPLICANT:

Quadri Akamo with Pacheco Koch on behalf of Singing Oaks Church of Christ of Denton

RECOMMENDATION:

Staff recommends denial, as the proposed Preliminary Plat fails to meet the established approval criteria, as shown in the following table:

Preliminary Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
1. Generally <ul style="list-style-type: none">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 style="border: 1px solid black; padding: 10px;"><p>All applications shall include all required information requested by the Director of staff to demonstrate compliance with City codes per DDC Section 2.4.4B. In order for the Proposed Preliminary Plat to meet all general review criteria established by the Preliminary Plat Checklist, Approval Criterion 7 must be satisfied.</p></div>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 style="border: 1px solid black; padding: 10px;"><p>The Preliminary Plat does not meet Approval Criteria 7 as detailed below.</p></div>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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)			Compliance		
			Met	Not Met	N/A
Findings: <div style="border: 1px solid black; height: 60px; width: 100%;"></div>					
2. Prior Approvals					
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Findings: <div style="border: 1px solid black; height: 60px; width: 100%;"></div>					
3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Findings: <div style="border: 1px solid black; padding: 5px;">The Comprehensive Plan designates the subject property as Moderate Density residential, which is intended for residential development up to 12 dwelling units per acre.</div>					
a. The decision-making authority shall weigh competing plan goals, policies, and strategies	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Findings: <div style="border: 1px solid black; height: 60px; width: 100%;"></div>					
b. 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Findings: <div style="border: 1px solid black; height: 60px; width: 100%;"></div>					
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)			Compliance		
			Met	Not Met	N/A
4. Compliance with this DDC					
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Findings: <div style="border: 1px solid black; padding: 5px;">The Preliminary Plat does not meet Approval Criteria 7 as detailed below.</div>					
b. Compliance with these standards is applied at the level of detail required for the subject submittal.	<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
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.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Findings:			The Preliminary Plat does not meet Approval Criteria 7 as detailed below.		
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.			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Findings:					
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:			In order for the Proposed Preliminary Plat to meet the criteria, the following corrections are required:		
			<ol style="list-style-type: none"> 1. This plat shows the removal of a portion of the Cross Timbers Upland Habitat from the original tract, as previously discussed. Provide a table accounting of the Cross Timbers Upland Habitat. Include the original acres and the number of acres of Cross Timbers Upland Habitat remaining on this tract. Indicate the total number of acres this project will be permitted to be remove (half the number of acres remaining on this tract). (DDC 7.4.8A.1) 2. Please submit tree preservation plans for Cardinal Way construction improvements as noted in the plat notes for review and verification. (DDC 7.7.4E) 		
			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Minimizes Adverse Impacts on Surrounding Property					
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.					
Findings:			This development is not expected to result in significant adverse impacts on the surrounding properties.		
			<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
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 style="border: 1px solid black; padding: 5px;"> <p>This development is not expected to result in significant adverse fiscal impacts on the city.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 style="border: 1px solid black; padding: 5px;"> <p>The proposed Preliminary Plat complies with all standards and specifications.</p> </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 style="border: 1px solid black; padding: 5px;"> <p>There is adequate capacity to serve the proposal.</p> </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> <div style="border: 1px solid black; padding: 5px;"> <p></p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Rational Phasing Plan			
<p>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.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>No phasing is proposed.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Preliminary Plat Review Applicability Criteria (DDC Section 2.6.e.D)	Applicability		
	Met	Not Met	N/A
14. Provides a layout of lots, roads, driveways, utilities, drainage, and other public facilities and services designed to minimize the amount of disturbance to sensitive natural areas or other community resources. Findings: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Provides evidence of public water and sewer system connections. Findings: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Identifies and adequately mitigates known natural hazard areas. Findings: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Proposes reasonable project phasing in terms of infrastructure capacity. Findings: <div style="border: 1px solid black; height: 20px; width: 100%;"><p>The proposed Preliminary Plat provides does not include phasing.</p></div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>