Planning Staff Analysis

PP25-0002a / Churchill East
Planning & Zoning Commission

REQUEST:
Preliminary Plat for an approximately 277-acre site

APPLICANT:
Kimley-Horn & Associates, on behalf of TCCI Churchill, LLC

RECOMMENDATION:
Staff recommends approval of this Preliminary Plat as it does meet the established approval criteria.

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			
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:** The Preliminary Plat does meet all review criteria.	☒	☐	☐
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:** The Preliminary Plat does meet the review criteria as described below.	☒	☐	☐
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:** There is no conflict.	☐	☐	☒
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.	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
Findings: The proposed development is consistent with the approved development agreement for the Ponder Farms Municipal Utility District/Churchill East.			
3. **Consistent with Comprehensive Plan and Other Applicable Plans** **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
a. **The decision-making authority shall weigh competing plan goals, policies, and strategies** **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒
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.** **Findings:**	☐	☐	☒
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.** **Findings:** The Preliminary Plat does meet all review criteria, as detailed in the following items as required by the DDC:	☒	☐	☐
b. **Compliance with these standards is applied at the level of detail required for the subject submittal.** **Findings:** The Preliminary Plat was submitted at an adequate level of detail.	☒	☐	☐
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**	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. **Findings:** The MUD requires compliance will all flood protection standards as enforced within ETJ Division 1 and a downstream assessment, and conditional letter of map revision (CLOMR), if needed, must be submitted for review and approval by the City prior to submission of the engineering plans.			
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:** The Preliminary Plat is consistent with the approved development agreement.	☒	☐	☐
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:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
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
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:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
9. Minimizes Adverse Fiscal Impacts			
a. The proposed development should not result in significant adverse fiscal impacts on the city. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards			
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. **Findings:** The proposed Preliminary Plat is compliant with all City regulations.	☒	☐	☐
11. Provides Adequate Road Systems			
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. **Findings:** Adequate road capacity exists to serve the uses permitted.	☒	☐	☐
12. Provides Adequate Public Services and Facilities			
a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
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. **Findings:** The development will be served by City of Denton water and wastewater.			
13. 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:** A rational phasing plan is included.	☒	☐	☐

Preliminary Plat Review Approval Criteria (DDC Section 2.6.3)	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:** The Preliminary Plat meets the above approval criteria.	☒	☐	☐
15. Provides evidence of public water and sewer system connections. **Findings:** This development will be served by City of Denton Water and Wastewater.	☒	☐	☐
16. Identifies and adequately mitigates known natural hazard areas. **Findings:** The proposed development must comply with all applicable standards and specifications within the Development Agreement.	☒	☐	☐
17. Proposes reasonable project phasing in terms of infrastructure capacity. The proposed project phasing is reasonable.	☒	☐	☐