

# Planning Staff Analysis

PP25-0005d / Roselawn Meadows

Planning & Zoning Commission

**REQUEST:**

Preliminary Plat for an approximately 6.494-acre site

**APPLICANT:**

Corwin Engineering, Inc., on behalf of Roselawn Meadows Land, LLC

**RECOMMENDATION:**

Staff recommends denial of this Preliminary Plat as it does not 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
<b>1. Generally</b>			
<p>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.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;">                     The Preliminary Plat does not meet all review criteria, as detailed herein.                 </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;">                     The Preliminary Plat does meet the review criteria of DDC Section 2.6.3D.                 </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;">                     There is no conflict.                 </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. Prior Approvals</b>			
<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>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	Met	Not Met	N/A
<p><b>Findings:</b></p> <p>A Gas Well Development Plat was approved in 2002 (GWP02-0024) and amended in 2007 (AGWP07-0010). The proposed plat has not resolved the plat-on-plat issue by providing documentation from the gas well operator that they have no concern with the proposed plat.</p>			
<p><b>3. Consistent with Comprehensive Plan and Other Applicable Plans</b>  <b>The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</b></p> <p><b>Findings:</b></p> <p>The Denton 2040 Comprehensive Plan Future Land Use Map designates the subject property as Moderate Residential. The proposed uses are consistent with the designation.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</b></p> <p><b>Findings:</b></p> <p>There are no competing plan goals, policies, and strategies for this site.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>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.</b></p> <p><b>Findings:</b></p> <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>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4. Compliance with this DDC</b></p>			
<p><b>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</b></p> <p><b>Findings:</b></p> <p>The proposed development complies with all applicable standards in the DDC.</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
<p><b>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</b>  <b>Findings:</b></p> <div data-bbox="253 300 1052 489" style="border: 1px solid black; padding: 5px;"> <p>Submittal was reviewed at the level of detail required for a Preliminary Plat, and this level of detail has been met for this project.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. Compliance with Other Applicable Regulations</b>			
<p><b>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.</b>  <b>Findings:</b></p> <div data-bbox="253 766 1117 1024" style="border: 1px solid black; padding: 5px;"> <p>The proposed development complies all other city regulations and with applicable federal and state government standards.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6. Consistent with Interlocal and Development Agreements</b>			
<p><b>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.</b>  <b>Findings:</b></p> <div data-bbox="253 1266 1117 1356" style="border: 1px solid black; padding: 5px;"> <p>There are no interlocal or development agreements associated with this plat.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>7. Minimizes Adverse Environmental Impacts</b>			
<p><b>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.</b>  <b>Findings:</b></p> <div data-bbox="253 1654 1117 1751" 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"/>
<b>8. Minimizes Adverse Impacts on Surrounding Property</b>			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>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.</b>  <b>Findings:</b>  <div data-bbox="253 331 1117 428" style="border: 1px solid black; padding: 5px;">Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9. Minimizes Adverse Fiscal Impacts</b>			
<p><b>a. The proposed development should not result in significant adverse fiscal impacts on the city.</b>  <b>Findings:</b>  <div data-bbox="253 600 1117 697" style="border: 1px solid black; padding: 5px;">Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10. Compliance with Utility, Service, and Improvement Standards</b>			
<p><b>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.</b>  <b>Findings:</b>  <div data-bbox="253 987 1133 1318" style="border: 1px solid black; padding: 5px;">The designs shown on the proposed Preliminary Plat comply with applicable regulatory standards for public infrastructure, to the extent that such designs are shown and reviewed at the Preliminary Plat stage.</div></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11. Provides Adequate Road Systems</b>			
<p><b>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.</b>  <b>Findings:</b>  <div data-bbox="253 1591 1117 1732" style="border: 1px solid black; padding: 5px;">Adequate road capacity exists to serve the subdivision, and the design has been determined to be adequate, to the extent it can be reviewed at this stage, to ensure safe ingress and egress.</div></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. Provides Adequate Public Services and Facilities</b>			
<p><b>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</b></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
<p><b>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.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 365 1102 491" style="border: 1px solid black; padding: 5px;"> <p>Adequate public service and facility capacity appears to exist to accommodate the proposed uses while maintaining adequate levels of service for existing development.</p> </div>			
<p><b>13. Rational Phasing Plan</b></p>			
<p>a. <b>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.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 737 1102 810" style="border: 1px solid black; padding: 5px;"> <p>No phasing plan is proposed for this plat.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Preliminary Plat Review Approval Criteria (DDC Section 2.6.3)	Applicability		
	Met	Not Met	N/A
<p><b>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.</b></p> <p><b>Findings:</b></p> <div data-bbox="204 1150 1079 1205" style="border: 1px solid black; padding: 5px;"> <p>The Preliminary Plat meets the above approval criteria.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15. Provides evidence of public water and sewer system connections.</b></p> <p><b>Findings:</b></p> <div data-bbox="204 1314 1066 1423" style="border: 1px solid black; padding: 5px;"> <p>This development will be served by City of Denton Water and Wastewater.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16. Identifies and adequately mitigates known natural hazard areas.</b></p> <p><b>Findings:</b></p> <div data-bbox="204 1528 1063 1623" style="border: 1px solid black; padding: 5px;"> <p>The proposed development must comply with all applicable standards and specifications adopted by the City.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>17. Proposes reasonable project phasing in terms of infrastructure capacity.</b></p> <p><b>Findings:</b></p> <div data-bbox="196 1734 1057 1808" style="border: 1px solid black; padding: 5px;"> <p>No phasing plan is proposed for this plat.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>