



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: David Gaines

DATE: August 10, 2022

SUBJECT

Consider a request by Singing Oaks Church of Christ of Denton for approval of a Preliminary Plat for Singing Oaks Addition. The approximately 31.227-acre site is generally located at the intersection of Mockingbird Lane and Paisley Street in the City of Denton, Denton County, Texas. (PP22-0016a, Singing Oaks Addition, Julie Wyatt)

BACKGROUND

The purpose of the Preliminary Plat is to establish the boundaries of two lots and the right-of-way for a 700-foot section of Cardinal Drive. The 65-foot-wide right-of-way will be dedicated to the City as a public street and connect an existing section of the road to a subdivision developing north of the subject site.

Additionally, the Preliminary Plat shows a 0.8 acre “notched out” remainder area along the north property boundary. The purpose of this configuration is to allow the adjacent common area lot (Block H, Lot X, Eden Village Cottage Homes Addition) to be replatted to absorb the 0.8-acre property as a preserved Upland Habitat Environmentally Sensitive Area (ESA). During construction of the adjacent Eden Village Cottage Homes Addition, some trees preserved as part of the Upland Habitat ESA requirements were damaged, causing that project to fall below the minimum 50% area preservation. This replat is needed to increase the common area lot/ESA area size to ensure the Eden Village Cottage Homes Addition conforms to the minimum ESA standards.

A Preliminary Plat for the subject property was previously denied by the Planning and Zoning Commission (PP21-0026), resubmitted for review after denial, but then ultimately withdrawn to allow the property owner to coordinate the with the adjacent Eden Village project regarding the land exchange described above. Due to the change in property configuration in that time, the current Preliminary Plat submittal is considered a new project (PP22-0016).

A Final Plat must be approved and filed of record prior to development.

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

Date Application Filed:	June 16, 2022
Planning and Zoning Commission Meeting:	July 13, 2022
Days in Review:	27 Days
Date Extension Granted	July 13, 2022
Planning and Zoning Commission	August 10, 2022
Days in Review	28 Days

This application is being considered under TX LGC 212.009.

OPTIONS

1. Approve as submitted.
2. Deny with reasons.

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
2002	City Council	City-wide rezoning	Rezoning from Agriculture District to Neighborhood Residential 2 (NR-2) District
October 1, 2019	City Council	Planned Development Detailed Plan	Approval of transition to Residential 2 (R2) District
November 3, 2021	Planning and Zoning Commission	Preliminary Plat PP21-0026	Extension request approved
December 1, 2021	Planning and Zoning Commission	Preliminary Plat PP21-0026	Denial
July 13, 2022	Planning and Zoning Commission	Preliminary Plat PP22-0016	Extension approved

PUBLIC OUTREACH

No public outreach is required for a Preliminary Plat.

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. Preliminary Plat

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/Planning Director

Prepared by:
Julie Wyatt
Senior Planner