

# Planning Staff Analysis

## FR25-0019a / North Lakes Shopping Center Addition Planning & Zoning Commission

**REQUEST:**

Final Replat for an approximately 15.843-acre site

**APPLICANT:**

Baird, Hampton & Brown on behalf of H-E-B, L.P.

**RECOMMENDATION:**

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

## Final Replat 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> <ul style="list-style-type: none"><li>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. <b>Findings:</b><div style="border: 1px solid black; padding: 5px;">The Final Replat meets all applicable review criteria.</div></li><li>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. <b>Findings:</b><div style="border: 1px solid black; padding: 5px;">The Final Replat meets all additional review criteria.</div></li><li>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. <b>Findings:</b><div style="border: 1px solid black; padding: 5px;">There is no conflict.</div></li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2. Prior Approvals</b> <ul style="list-style-type: none"><li>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.</li></ul>	<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>Findings:</b> <div style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Replat is compliant with the terms and conditions of prior land use approval, plan, development agreement, or plat approval that is in effect.</p> </div>			
<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> <b>Findings:</b> <div 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>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</b> <b>Findings:</b> <div style="border: 1px solid black; padding: 5px;"> <p>There are no competing plan goals, policies, and strategies for this site.</p> </div>		<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
<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> <b>Findings:</b> <div style="border: 1px solid black; padding: 5px;"> <p>The overall goals of the Comprehensive Plan are met with the proposed Final Replat.</p> </div>		<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
<b>4. Compliance with this DDC</b> <b>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</b> <b>Findings:</b> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Replat complies with the applicable requirements of the Denton Development Code.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
<b>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</b> <b>Findings:</b> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Replat was submitted at an adequate level of detail.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
<b>5. Compliance with Other Applicable Regulations</b> <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</b>		<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>includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; margin-left: 20px;"> <p>The Final Replat complies with all other applicable regulations.</p> </div>			
<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></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; margin-left: 20px;"> <p>No interlocal or development agreements are applicable to this project.</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></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; margin-left: 20px;"> <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>			
<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></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; margin-left: 20px;"> <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>9. Minimizes Adverse Fiscal Impacts</b>			
<p><b>a. The proposed development should not result in significant adverse fiscal impacts on the city.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; margin-left: 20px;"> <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>10. Compliance with Utility, Service, and Improvement Standards</b>			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
<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><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Replat complies with utility, service, and improvement standards and previously approved Design Deviations.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11. Provides Adequate Road Systems</b>				
<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><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Replat is consistent with this criterion.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. Provides Adequate Public Services and Facilities</b>				
<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><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Adequate public service and facility capacity exists to serve the property. The lot will be served by City of Denton Water and Wastewater.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13. Rational Phasing Plan</b>				
<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><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>There is no phasing plan associated with the proposed Final Replat.</p> </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
1. Whether the Final Replat is consistent with the intent of the underlying zoning district.		<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
<b>Findings:</b> <div style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Replat is consistent with the existing Suburban Corridor zoning district.</p> </div>			
<b>2. Whether the Final Replat complies with applicable dimensional and development standards in this DDC.</b> <b>Findings:</b> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Replat complies with applicable DDC dimensional and development standards.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. Whether the Final Replat does not affect a recorded easement without approval from the easement holder.</b> <b>Findings:</b> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Replat does not affect any recorded easement without approval from the easement holder.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. Whether the Final Replat will not result in adverse impacts to surrounding property.</b> <b>Findings:</b> <div 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>5. Whether the Final Replat will not limit the city's ability to provide adequate and sufficient facilities or services.</b> <b>Findings:</b> <div style="border: 1px solid black; padding: 5px;"> <p>There are adequate facilities to serve the proposed Final Replat.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6. Whether the Final Replat 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.</b> <b>Findings:</b> <div 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"/>