



# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** November 15, 2023

### **SUBJECT**

Consider a request by Denton Independent School District for a Final Plat of the Riney Road Elementary School Addition. The 15.135-acre site is generally located on the south side of Riney Road, approximately 560 feet east of Bonnie Brae Street, in the City of Denton, Denton County, Texas. (FP23-0016c, Riney Elementary, Julie Wyatt)

### **BACKGROUND**

The purpose of this Final Plat is to establish one lot with easements and associated right-of-way dedication for the development of a new elementary school. The subject property is zoned Public Facilities (PF) District, which permits the use.

The proposed Final Plat was approved on September 27, 2023, subject to the following condition:

1. The Civil Engineering Plans (CEP23-0026) must be approved without condition.

Since then, the Civil Engineering Plans have been reviewed and approved by City Engineering staff and no changes to the Final Plat were needed. Therefore, the Final Plat is consistent with the approved Preliminary Plat (PP23-0001) and Civil Engineering Plans (CEP23-0026) and the approval condition can be removed.

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

Date Application Filed:	June 20, 2023
Planning and Zoning Meeting	July 19, 2023
Days in Review	29 Days
Extension Approved	July 19, 2023
Plat Withdrawn	July 27, 2023
Resubmittal Date	August 31, 2023
Planning and Zoning Meeting (Conditional Approval)	September 27, 2023
Days in Review	27 Days

This application is being considered under TX LGC 212.009.

### **OPTIONS**

1. Approve as submitted
2. Approve subject to conditions
3. Deny with reasons

**RECOMMENDATION**

Staff recommends approval of this final plat as meets the established criteria for approval.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

Date	Council, Board, Commission	Request	Action
2002	City Council	Citywide rezoning	Rezoning from Agriculture to Neighborhood Residential Mixed Use 12 (NRMU-12) District
October 1, 2019	City Council	New Zoning Code and City-wide zoning district transition to R7 District	Approved
December 14, 2022	Planning and Zoning Commission	Rezoning from R7 District to PF District (Z22-0020)	Recommended Approval
January 10, 2023	City Council	Rezoning from R7 District to PF District (Z22-0020)	Approved
February 15, 2023	Planning and Zoning Commission	Preliminary Plat (PP23-0001)	Extension Approved
May 24, 2023	Planning and Zoning Commission	Preliminary Plat (PP23-0001)	Approved
July 19, 2023	Planning and Zoning Commission	Final Plat (FP23-0016)	Extension Approved
September 27, 2023	Planning and Zoning Commission	Final Plat (FP23-0016)	Conditionally approved

**PUBLIC OUTREACH**

No public outreach is required for a Final 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. Final Plat

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

Prepared by:  
Julie Wyatt  
Principal Planner