

Planning Staff Analysis

FR25-0010/ Ryan High School

City Council District #2

Planning & Zoning Commission

REQUEST:

A Final Replat for one institutional lot.

APPLICANT:

Coleman Surveying, on behalf of Denton Independent School District.

RECOMMENDATION:

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension, which could be granted to a date certain of May 14, 2025.

Replat 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: <div><p>The proposed Final Plat does not meet all criteria set forth by the Final Plat Checklist (FPC), authorized by DDC Subsection 2.6.4D.3. Prior to approval, the following comments must be addressed:</p><p>PLN1. Add recording information FPC 3.6.</p><p>PLN2. These easements do not appear to have been established by plat. Provide more information on how they were recorded. If established by separate instrument, they cannot be abandoned by plat. FPC 3.6.</p><p>PLN3. Revise the signature block in accordance with the Standard Plat notes. FPC5.5.</p><p>PLN4. Revise the dedication block in accordance with the Standard Plat notes:https://www.cityofdenton.com/DocumentCenter/View/9297/Standard-Plat-Notes-05-31-24. FPC 5.8.</p></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
<p>ENG1. 1.3) Note the current effective Flood Insurance Rate Map and any map changes (Letters of Map Amendment, Conditional Letters of Map Revisions, etc.). (DDC Section 7.5.3.I and N). (FPC 3.12).</p> <p>ENG2. 1.2) For replats and amending plats, "ghost" in the previously approved lot lines with a lighter shaded line type. (FPC 3.2a).</p> <p>ENG3. 1.4) Provide a copy of the computer-generated closure report for the metes and bounds description. (FPC 5.2).</p> <p>ENG4. 1.6) Include all abbreviations and symbols used in the plat graphic in the provided legend. The centerline line type and property boundary monuments should also be included. (FPC 2.12).</p> <p>ENG5. 1.7) Do not screen information. This viewport may need to be moved or provide a background to avoid additional linetypes. (FPC 2.1).</p> <p>ENG6. 1.8) Indicate abandonments using a hatching pattern. (FPC 3.6).</p> <p>ENG7. 1.9) Provide note on plat that private improvements cannot encroach onto existing public or private easements. Private easement dedications should be removed from plat. If private improvements are encroaching onto existing public or private easements, remove improvements. (DDC 1.3.5).</p> <p>ENG8. 1.10) Label POB with coordinates in decimal degrees. (FPC 2.9).</p> <p>ENG9. 1.12) Is this easement existing or proposed? If existing, provide recording information. (DDC 8.4.4 and FPC 4.2).</p>				
<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>Findings:</p> <p>The Final Plat does not meet all applicable review criteria of DDC Section 2.6.4D as described herein. See criterion #15 for details.</p>		<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>Findings:</p> <p>There is no conflict.</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
2. Prior Approvals				
<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> <p>Findings:</p> <div>There are no prior agreements associated with this site.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3. Consistent with Comprehensive Plan and Other Applicable Plans</p> <p>The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</p> <p>Findings:</p> <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</p> <p>Findings:</p> <div>There are no competing plan goals, policies, and strategies for this site.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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.</p> <p>Findings:</p> <div>Not applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
4. Compliance with this DDC				
<p>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. Findings:</p> <div> Plat does not comply with all applicable DDC standards as described below: ENG1. 1.13) All utility easements shall be a minimum of 16 feet in width. (DDC 7.6.7.A). ENG2. 1.14) Provide additional easement dimensions showing the proposed easement width. (DDC 7.6.7.A). ENG3. 1.15) Is this a gas easement or utility easement? It is shown as a gas easement in the plat graphic. (DDC 7.6.7.A). DME 1-Please dedicate public utility easements on final plat per attached V1 DME markups (Denton Development Code Subchapter 7.13.6). </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b. Compliance with these standards is applied at the level of detail required for the subject submittal. Findings:</p> <div> The subject submittal is a final replat, and it was reviewed based on the checklist and requirements for a final replat. </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Compliance with Other Applicable Regulations				
<p>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. Findings:</p> <div> Plat does not comply with all applicable DDC standards as described below: 1. E McKinney is a city secondary arterial (110' ROW width). Provide the ROW width from the street centerline to the property line. Ensure a 55-ft ROW width from the street centerline to the property line. Dedicate additional ROW if it is less than 55'. TCM </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Consistent with Interlocal and Development Agreements				

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
<p>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.</p> <p>Findings:</p> <div>There are no development agreements associated with this site.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Minimizes Adverse Environmental Impacts				
<p>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.</p> <p>Findings:</p> <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Minimizes Adverse Impacts on Surrounding Property				
<p>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.</p> <p>Findings:</p> <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Minimizes Adverse Fiscal Impacts				
<p>a. The proposed development should not result in significant adverse fiscal impacts on the city.</p> <p>Findings:</p> <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Compliance with Utility, Service, and Improvement Standards				

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>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>The replat does not comply with the applicable DDC requirements as described herein. See Criterion #4 for details.</p> </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Provides Adequate Road Systems				
<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>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Adequate road capacity exists to serve the subject property and provide adequate access for all emergency services.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Provides Adequate Public Services and Facilities				
<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>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>There is adequate capacity to serve the development.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Rational Phasing Plan				
<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>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>There is no proposed phasing plan.</p> </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Replat Review Approval Criteria (DDC Section 2.6.7.D)		Applicability		
		Met	Not Met	N/A
1. Is consistent with the intent of the underlying zoning district; Findings: <div>The proposed replat is consistent with the underlying zoning district.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Complies with applicable dimensional and development standards in this DDC; and Findings: <div>Development is compliant with applicable DDC dimensional and development standards.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Does not affect a recorded easement without approval from the easement holder; Findings: <div>Proposed development does not affect any recorded easement without approval from the easement holder.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Will not result in adverse impacts to surrounding property; Findings: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will not limit the city's ability to provide adequate and sufficient facilities or services; and Findings: <div>There are adequate facilities to serve the development.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. 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. Findings: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>