



# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** June 11, 2025

### **SUBJECT**

Consider a request by Paige Smith for a Final Plat of Wild Haven Woods Addition. The approximately 4.99-acre site is generally located north of Pockrus Paige Road, approximately 325 feet west of Swisher Road, in the City of Denton, Denton County, Texas. (FP25-0019, Wild Haven Woods Addition, Erin Stanley)

### **BACKGROUND**

The purpose of this Final Plat is to create three residential lots from multiple parcels previously developed with a mixture of single family detached dwellings, triplexes, and accessory buildings constructed between 1980 and 2006. All lots are served today by private well and on-site septic facilities. In preparation to connect at least one of the parcels to City water and improve an existing septic system that serves existing structures on the property, the applicant must plat the property consistent with R7 regulations.

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

Date Application Filed: May 13, 2025  
Planning & Zoning Commission Meeting: June 11, 2025  
Days in Review: 29 Days

### **OPTIONS**

1. Approve as submitted
2. Deny with reasons

### **RECOMMENDATION**

Staff recommends approval of this plat as it meets the established criteria for approval. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

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

Date	Council, Board, Commission	Request	Action
April 16, 2013	City Council	Annexation into City Limits	Approved
April 9, 2025	Planning and Zoning Commission	Rezone from RR to R7	Recommend Approval
May 6, 2025	City Council	Rezone from RR to R7	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:

Erin Stanley

Assistant Planner