

Planning Staff Analysis

FP23-0031 / Mayhill Addition

Planning & Zoning Commission

REQUEST:

Final plat for an approximately 32.633-acre site

APPLICANT:

Aimee Bissett on behalf of the property owner.

RECOMMENDATION:

Staff recommends denial of this Final Plat as it does not meet the established approval criteria.

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
1. Generally			
<p>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.</p> <p>Findings:</p> <div><p>The Final Plat does not meet all review criteria, as detailed in the following items as required by the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B:</p><ol style="list-style-type: none">1. Reflect the City assigned project number on plat sheets (FPC 2.2)2. Use heavier line weight for the lot lines of the two lots being platted – for both the boundary lines and the proposed right-of-way lines. (FPC 2.1)3. Note 13 should be removed. If offsite easements are needed, they need to be provided – plat cannot be approved if drainage easement is needed but not provided. (FPC 5.9)4. Replace Note 15 with a note stating that work within the pipeline easement must be in done in accordance with the filed encroachment agreement or signed Letter of No Objections (FPC 5.9)5. Remove duplicate Note 18. (FPC 5.9)6. Label the lot and block designations for each of the Quail Creek lots to the south. (FPC 4.1)7. Include specific dedication language for access, utility, and/or floodway/plain and drainage and/or detention easements. (FPC 6.2)8. In order to make plat clear and legible, label Pedestrian Access Easement with a thicker line weight so that it can be identified and differentiated from other adjacent lines. (FPC 2.1)9. Provide full contact information for the property owner. (FPC 2.4)</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>The Final Plat does not meet all review criteria, as detailed in the following items as required by the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B:</p> <ol style="list-style-type: none"> 10. Provide additional 15' of right-of-way for the right-turn lane on Mayhill Road to accommodate the sidewalk and parkway area. (FPC 3.1a) 11. Dimension the right-of-way for Mayhill Road (full width and half-width from the centerline). (FPC 3.15) 12. Dimension the full right-of-way (ROW) of Stockbridge Road. (FPC 4.3) 13. Provide full contact information for the property owner. (FPC 2.4) 14. Provide a copy of the computer-generated closure report for the metes and bounds description. (FPC 5.2) 15. Revise the FEMA Firm panel number from 48121C0387H to 48121C0380G on all relevant plat sheets. (FPC 3.12) 16. Show the existing overhead electric distribution and transmission lines along South Mayhill Road. (FPC 2.19) 17. Provide a hatch pattern over the utility abandonment. (FPC 3.6) 18. Indicate the proposed center line of South Mayhill Road. Dimension the full ROW width and half street widths for the existing South Mayhill Road. (FPC 3.15) 19. Show, label, and dimension all existing easements on and immediately abutting the development. (DDC 8.4.4 and FPC 4.2) 20. Dimension proposed drainage easements. (FPC 3.6 and 3.7) 21. Provide the minimum finish floor elevations for all proposed buildings. Indicate the vertical datum used for the minimum finished floor elevations within the note section. (FPC3.10 and FPC 3.13) 22. Show the existing overhead electric distribution and transmission lines along South Mayhill Road (FPC 2.19). 23. Provide the minimum finish floor elevation for all proposed buildings. Indicate the vertical datum used for the minimum finished floor elevations within the note section. (FPC 3.10 and 3.13) 			
<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> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>The Final Plat does not meet all review criteria as described below in Criteria 15 and 16.</p> </div>		<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>		<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
Findings: <div>There is no conflict.</div>				
2. Prior Approvals				
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. Findings: <div>The final plat is consistent with the previously approved Preliminary Plat.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans. 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"/>
a. The decision-making authority shall weigh competing plan goals, policies, and strategies Findings: <div>There are no competing plan goals, policies, and strategies for this site.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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. Findings: <div>The overall goals of the Comprehensive Plan are met with the proposed Final Plat.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
4. Compliance with this DDC				
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. Findings:		<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
	<ol style="list-style-type: none"> Additional information is needed in the note regarding the Environmentally Sensitive Area on Lot 1 of the proposed development, in order to make sure of compliance with DDC 7.4.8A. Revise proposed water easements to meet the minimum required by the DDC. (DDC 2.6.2C.6.b, DDC 8.4.4, and DDC Table 7.B) 			
b. Compliance with these standards is applied at the level of detail required for the subject submittal. Findings: <div>The Final Plat was submitted at an adequate level of detail.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Compliance with Other Applicable Regulations				
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: <div> <ol style="list-style-type: none"> In order to comply with DME Electric Service Standards Section 4.3.6, add the notice required by that section regarding required separation distances to the proposed Final Plat. </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Consistent with Interlocal and Development Agreements				
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. Findings: <div>No interlocal or development agreements apply to this development.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Minimizes Adverse Environmental Impacts				

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
<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				
<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>The proposed Final Plat is not compliant with all City standards and specifications, as discussed in further detail in Criteria 1, 4, and 5.</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>		<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
Findings: Adequate road capacity exists external to the site. Additional right-of-way dedication is reflected on the Final Plat to accommodate required right-of-way improvements associated with the development of this site.				
12. Provides Adequate Public Services and Facilities				
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. Findings: It is expected that adequate public service and facility capacity exists to serve the proposed development while maintaining adequate service levels to existing development.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Rational Phasing Plan				
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. Findings: No phasing plan is proposed.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)		Applicability		
		Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. Findings: The proposed layout of this Final Plat complies with the Preliminary Plat.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)		Applicability		
		Met	Not Met	N/A
15. Whether the development will substantially comply with all requirements of this DDC. Findings: <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> This Final Plat does not comply with the applicable requirements of the DDC, as indicated above in criteria 1 and 4. </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. Findings: <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> The Final Plat does not comply with the applicable technical standards and specifications, as discussed in Criterion 5. </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>