

Planning Staff Analysis

PP25-0005a / Roselawn Meadows

Planning & Zoning Commission

REQUEST:

Preliminary Plat for an approximately 6.494-acre site

APPLICANT:

Corwin Engineering, Inc., on behalf of Roselawn Meadows Land, LLC

RECOMMENDATION:

Staff recommends denial of this Preliminary Plat as it does not meet the established approval criteria. Staff has no objection to the requested extension, which could be granted to a date certain of January 14, 2026.

Preliminary Plat 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>The Preliminary Plat does not meet all review criteria, as detailed herein.</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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. Findings: <div>The Preliminary Plat does not meet the review criteria of DDC Section 2.6.3D as described below.</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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. Findings: <div>There is no conflict.</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Prior Approvals			

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 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> A Gas Well Development Plat was approved in 2002 (GWP02-0024) and amended in 2007 (AGWP07-0010). The proposed plat has not resolved the plat-on-plat issue by providing documentation from the gas well operator that they have no concern with the proposed plat. </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</p> <p>Findings:</p> <div> The Denton 2040 Comprehensive Plan Future Land Use Map designates the subject property as Moderate Residential. The proposed uses are consistent with the designation. </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> 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"/>
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.</p> <p>Findings:</p> <div> The Preliminary Plat does not meet all applicable DDC standards as noted below: <ol style="list-style-type: none"> Lot lines shall not split utility easements and side yard easements are not permitted. (DDC 7.6.7) </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>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</p> <p>Findings:</p> <div data-bbox="253 300 1052 1776" style="border: 1px solid black; padding: 10px;"> <p>The proposed preliminary plat was not submitted with the appropriate level of detail, as the following Preliminary Plat checklist items have not been provided:</p> <ol style="list-style-type: none"> 1. Provide a copy of a current title policy or title survey. (CL 1.6) 2. Show and label the location and size of existing and proposed water, sanitary sewer, storm water lines, and conceptual associated facilities. (CL 3.14, 3.15) 3. Show connections to existing neighboring dead-end water mains. Show proposed public water mains to loop to existing or proposed public system. (DCM 6.2.17, CL 6.8) 4. If proposing connections to any water main 16" or greater, provide written approval by the General Manager of Water Utilities. (CL 6.9) 5. Add project number to plans. (CL 2.1) 6. Label the ETJ/City boundary. (CL 4.1) 7. Note the current effective Flood Insurance Rate Map (FIRM) and any map changes Letters of Map Amendment, Conditional Letters of Map Revision, etc. (LOMA, CLOMR, etc.). (CL 3.6) 8. Show centerline and dimension in at least one spot from the centerline to the edge of the property. (CL 3.11) 9. Provide separate street name and diamond break at 90 degree. (CL 3.12) 10. Label area of each easement in acres. (CL 3.4 and CL 4.4) 11. Include recording information for all existing easements and adjacent property information. (CL 4.1) 12. Reference owner in legal description. (CL 5.1) 13. Include square footage of property in legal description. (CL 2.1 and CL 3.2) 14. Label and dimension all lots and blocks and include the area expressed in square feet and acres. (CL 3.3) 15. Depict all overhead electric distribution and transmission line clearance zones. (CL 3.18) 16. Provide a legend for all abbreviations, graphic symbols, and line types used. Line types in legend do not match plans. (CL 2.10) </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Compliance with Other Applicable Regulations			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
<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.</p> <p>Findings:</p> <div> <p>The proposed Preliminary Plat does not comply with the following subsections of the Design Criteria Manual.</p> <ol style="list-style-type: none"> 1. If proposing connections to any water main 16" or greater, provide written approval by the General Manager of Water Utilities. (DCM 6.2.15B.2 and CL 6.9) 2. ROW widths and geometry must comply with DCM 5.3 and Table 5.3-A. (DCM 5.1 and CL 3.8) 3. Provide a min. 10'x10' corner clip at the intersection of Bonnie Brae St. and Roselawn Drive. (CL 3.10 and DCM 5.4.1 and 5.4.2) </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Consistent with Interlocal and Development Agreements				
<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> <p>There are no interlocal or development agreements associated with this plat.</p> </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> <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"/>
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> <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"/>
9. Minimizes Adverse Fiscal 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 not result in significant adverse fiscal impacts on the city. Findings:</p> <div> <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"/>
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. Findings:</p> <div> <p>The proposed Preliminary Plat does not comply with all utility standards, as detailed herein, as additional information is needed on the existing water line to be tapped into. Furthermore, utility easements must be realigned as to not split lot lines, as required by the Denton Development Code.</p> <p>Additionally, the plat does not comply with dimensional standards for the adjacent roadways, and additional right of way dedication must be shown.</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. Findings:</p> <div> <p>Adequate road capacity exists to serve the subdivision, but additional right of way and corner clip dedication is necessary to ensure safe ingress and egress.</p> </div>		<input type="checkbox"/>	<input checked="" 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. Findings:</p> <div> <p>Additional information is required to determine if adequate public facilities exist to serve the site as a design deviation request is necessary to be able to tap into a water main 16" or greater.</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
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: <div style="border: 1px solid black; padding: 5px; width: fit-content;"> No phasing plan is proposed for this plat. </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Preliminary Plat Review Approval Criteria (DDC Section 2.6.3)		Applicability		
		Met	Not Met	N/A
14. Provides a layout of lots, roads, driveways, utilities, drainage, and other public facilities and services designed to minimize the amount of disturbance to sensitive natural areas or other community resources. Findings: <div style="border: 1px solid black; padding: 5px; width: fit-content;"> The Preliminary Plat meets the above approval criteria. </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Provides evidence of public water and sewer system connections. Findings: <div style="border: 1px solid black; padding: 5px; width: fit-content;"> This development will be served by City of Denton Water and Wastewater. Additional information is required to determine if adequate public facilities exist to serve the site as a design deviation request is necessary to be able to tap into a water main 16" or greater. </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Identifies and adequately mitigates known natural hazard areas. Findings: <div style="border: 1px solid black; padding: 5px; width: fit-content;"> The proposed development must comply with all applicable standards and specifications adopted by the City. </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Proposes reasonable project phasing in terms of infrastructure capacity. Findings: <div style="border: 1px solid black; padding: 5px; width: fit-content;"> No phasing plan is proposed for this plat. </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>