



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: David Gaines

DATE: August 10, 2022

SUBJECT

Consider a request by BGE, Inc., on behalf of Jeff Lindsey, for a Final Replat of Rayzor Ranch East, Lot 4R-1, Block A. The 11.107-acre site is generally located at the northeast corner of the intersection of Eastpark Boulevard and Crescent Street in the City of Denton, Denton County, Texas. (FR22-0007, Rayzor Ranch East, Mia Hines).

BACKGROUND

The purpose of this Final Replat is add the necessary easements associated with the construction of the multifamily development on this lot. The property is zoned Rayzor Ranch Overlay (RRO) District.

According to Sections 2.6.2.B.1 and 2.6.7.C.1.a of the Denton Development Code and Section 212.0065(a)(2) of the Texas Local Government Code, this final replat is required to be considered by the Planning & Zoning Commission, rather than administratively approved, because the applicant is constructing off-site public stormwater facilities, which is considered the extension of municipal facilities.

Date Application Filed:	July 12, 2022
Planning & Zoning Commission Meeting:	August 10, 2022
Days in Review:	30 Days

This application is being considered under TX LGC 212.009. Although the applicant has the ability to request a one-time extension not to exceed 30 days, they have not done so as of the preparation of this report. Such a request will be forward to the Commission for consideration if it is received after the agenda is posted.

OPTIONS

1. Approve as submitted
2. Deny with reasons

RECOMMENDATION

Staff recommends denial of this plat as it does not meet 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

July 25, 2018	Planning & Zoning Commission	Preliminary Plat (PP18-0006)	Approved
January 23, 2019	Planning & Zoning Commission	Final Plat (FP18-0025a)	Approved

PUBLIC OUTREACH

No public outreach is required for final replats in which the area to be platted is zoned to allow more than two residential units per lot.

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 Replat

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

Prepared by:
Mia Hines
Associate Planner