



# 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 V. Moore Enterprises, LC for approval of a Final Plat for Moore Enterprise Subdivision. The approximately 1.535-acre site is generally located on the south side of West University Drive, approximately 870 feet east of Malone Street in the City of Denton, Denton County, Texas. (FP22-0009b, Moore Enterprise Subdivision, Julie Wyatt)

### BACKGROUND

The purpose of the Final Plat is to establish the easements, right-of-way dedication, and boundaries for two lots to facilitate the development of commercial uses. The property is zoned Suburban Corridor (SC) District, which permits a variety of commercial uses typically found on arterial roadways.

The proposed Final Plat was previously considered at the April 13, 2022 Planning and Zoning Commission where an extension to the May 11, 2022 Planning and Zoning Commission meeting was approved. Prior to the meeting, the applicant withdrew the Final Plat application to allow additional time to finalize the Civil Engineering Plans.

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

Date Application Filed: July 12, 2022  
Planning and Zoning Meeting: August 10, 2022  
Days in Review: 28 Days

This application is being considered under TX LGC 212.009.

### OPTIONS

1. Approve as submitted.
2. Deny with reasons

### RECOMMENDATION

Staff recommends approval of this plat as it meets the established criteria for approval.

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

Date	Council, Board, Commission	Request	Action
April 3, 1990	City Council	Rezone to a Planned Development (Ordinance 90-048)	Approval

2002	City Council	Citywide rezoning	Approval of Neighborhood Residential Mixed Use-12 District
October 1, 2019	City Council	New Zoning Code and City-wide zoning district transition to PF District	Approval
May 19, 2021	Planning and Zoning Commission	Rezone from PF to SC District	Recommend Approval (6-0)
June 15, 2021	City Council	Rezone from PF to SC District	Approval
January 26, 2022	Planning and Zoning Commission	Preliminary Plat (PP21-0033)	Extension approved
February 23, 2022	Planning and Zoning Commission	Preliminary Plat (PP21-0033)	Approval
April 13, 2022	Planning and Zoning Commission	Final Plat (FP22-0009)	Extension 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
5. LLC Members List

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

Prepared by:  
Julie Wyatt  
Senior Planner