



# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**CM:** Todd Hileman

**DATE:** November 29, 2017

### **SUBJECT**

Consider a request by LGI Homes – Texas, LLC for approval of a final plat of Beaver Creek Phase 3. The approximately 46.98-acre site is generally located west of Stuart Road, approximately 475 feet north of Long Road in the City of Denton, Denton County, Texas. (FP17-0004, Beaver Creek, Phase 3, Julie Wyatt).

### **BACKGROUND**

The property is zoned Neighborhood Residential 4 (NR-4) District. The purpose of the Final Plat is to create 146 residential lots and 11 open space lots to develop Phase 3 of the Beaver Creek Addition with single-family residential uses and associated common areas.

### **OPTIONS**

1. Approve as submitted.
2. Approve subject to conditions.
3. Table item.

### **RECOMMENDATION**

The Development Review Committee recommends approval of this request.

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

A preliminary plat for the Beaver Creek Addition was approved by the Planning and Zoning Commission on April 27, 2016. The final plats for Phases 1A, 1B, and 2, were subsequently approved by the Planning and Zoning Commission and filed in 2016 and 2017.

### **STRATEGIC PLAN RELATIONSHIP**

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific agenda item contributes most directly to the following KFA and goal:

**Related Key Focus Area:** Public Infrastructure

**Related Goal:** 2.1 Optimize resources to improve quality of City Roadways

## **EXHIBITS**

1. Agenda Information Sheet
2. Final Plat

Respectfully submitted:  
Richard Cannone, AICP  
Interim Planning Director

Prepared by:  
Hayley Zagurski  
Senior Planner