

Planning Staff Analysis

FP25-0014 / Grand Parkside

Planning & Zoning Commission

REQUEST:

Final plat for an approximately 19.151-acre site

APPLICANT:

Kimley-Horn and Associates on behalf of Grand Homes

RECOMMENDATION:

Staff recommends denial of this Final Plat as it does not meet the established approval criteria; however, staff has no objection to the requested extension, which could be granted to April 23, 2025.

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 applicable review criteria, as detailed in the following items required by the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B:</p><ol style="list-style-type: none">1. Include the hatch for easement abandonment in the legend. (FPC 2.12)2. Include the monument graphic in the legend. (FPC 2.12)3. The line type shown for the ESA/FEMA flood zone should be included in the line type legend. (FPC 2.12)4. Label the centerline (with dimension from centerline to edge of existing or proposed ROW) of existing public ROW and display the centerline of proposed ROW with dimension from centerline to the edge of proposed ROW. (FPC 3.15)5. Please label Public Utility Easement that is located in this general area (FPC 3.6)6. Reference CEP24-0071 for visibility easement requirements based on the exhibit provided with the 2nd submittal. Ensure visibility easements are reflected on the final plat according to the sight visibility exhibit provided. (FPC 3.6, DDC 2.6.2.C.6.b, DDC 8.4.4, DCM Figure 5.4-B and DCM 5.4.2)</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 applicable review criteria, as detailed in the following items required by the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B:</p> <ol style="list-style-type: none"> 7. Display the location of the centerline of the existing drainage way in this area tied to dimensions in feet and hundredths of feet with bearings and angles. (FPC 3.14) 8. Label point of beginning with coordinates in decimal degrees. (FPC 2.9) 9. Provide a copy of the completed copy of the checklist revised January 2025. The checklist completed is from November 2024. (FPC 1.4) 10. Update plat preparation date. (FPC 2.2) 11. Update project number to reflect city assigned project number (FPC2.2) 12. Verify Corner clip dimensions for these two corners. They appear to be less than a 10'x10' corner clip requirement. (DCM 5.4.1, DCM 5.4.2, FPC3.17) 13. Additional outstanding comments are located at the end of this document. 				
<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. Findings:</p> <p>The Final Plat does not meet all applicable review criteria of DDC Section 2.6.4D as outlined below.</p>		<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. Findings:</p> <p>There is no conflict.</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Prior Approvals				
<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. Findings:</p> <p>The proposed development is consistent with approved plans.</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
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></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: <div> The proposed Final Plat does not comply with the following applicable DDC requirements: <ol style="list-style-type: none"> If all or portion of an existing platted easement is to be abandoned, label "To be abandoned by this plat" if preferred to be abandoned by plat. (FPC 3.6, DDC 8.4.4 and FPC 4.2) </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
5. Compliance with Other Applicable Regulations				
<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 style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>The proposed development complies with all other applicable regulations related to wetlands, water quality, erosion control, and wastewater regulations.</p> </div>		<input checked="" type="checkbox"/>	<input 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 style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>There are no development agreements applicable to this proposed Final 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 style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <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 style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <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				
<p>a. The proposed development should not result in significant adverse fiscal impacts on the city.</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>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>				
10. Compliance with Utility, Service, and Improvement Standards				
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: <div>The lots will utilize City of Denton utility services.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Provides Adequate Road Systems				
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: <div>The Final Plat is compliant with this criterion.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <div>There are adequate facilities to serve the development. Civil engineering plans have been approved to ensure adequate infrastructure improvements and extensions are provided with the proposed development.</div>		<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.		<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 phasing plan associated with the proposed Final Plat.</div>			

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: <div>There is no approved preliminary plat associated with the proposed Final Plat. The applicant has opted to omit the Preliminary Plat step in accordance with Denton Development Code 2.6.3B.1.</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Whether the development will substantially comply with all requirements of this DDC. Findings: <div>The Final Plat does not comply with the applicable requirements of the Denton Development Code as discussed above.</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>The Final Plat does not comply with the applicable technical standards and specifications adopted by the City, as detailed herein.</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Additional outstanding comments

1. AESA Mitigation Areas must be labeled and referenced to a maintenance plan. (AESA 3.10)
2. Remainder Rain Garden area must be placed in the drainage easement, labeled, and referenced to a maintenance plan. Staff recommends including the maintenance plan in the HOA documents. (AESA 3.10)
3. Revise the plat notes to the City standard plat notes provided in the link below: (FPC 5.9) <https://tx-denton.civicplus.com/DocumentCenter/View/9297/Standard-Plat-Notes-05-31-24>
4. Provide a copy of the computer-generated closure report for the metes and bounds description. (FPC 5.2a)
5. Revise callout to include Lot 6, Block A of the adjacent subdivision to avoid confusion. (FPC 3.2 and FPC 5.2)
6. Include property, business or homeowner's association covenants as they relate to the maintenance of open space, common areas and facilities. (DDC 8.3.2.D and DDC 7.10.4.C.2)

7. Provide notes indicating how adequate water and wastewater service will be provided for the development, whether by the City of Denton or, where permitted, by an alternative water or wastewater service or facility. Reference the required plat notes in the link provided for correct notes. (DDC 8.4.10-11, FPC 2.14 and FPC 2.15)
8. Provide the purpose of the plat in a plat note. Required plat notes are provided in the link below. (FPC 5.8)
<https://tx-denton.civicplus.com/DocumentCenter/View/9297/Standard-Plat-Notes-05-31-24>
9. Revise general owner's certificate, dedication language, and signature block according to City of Denton standard language from the plat notes document (FPC 5.4)
10. Revise signature block for surveyor/notary according to City of Denton standard language from the plat notes document (FPC 5.7)
11. Label and dimension all lots and blocks and include the area expressed in square feet and acres (FPC 3.3)
12. Please provide an asterisk with each lot number as each lot is within 1000 feet of a gas well (FPC 6.6.c)