



# 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:** May 9, 2018

### **SUBJECT**

Consider a request by Rayzor Investments, Ltd. for approval of a preliminary plat of Retreat Addition, Block A, Lots 1 & 2. The approximately 71.21-acre site is generally located at the southeast corner of the future intersection of Precision Drive and West Oak Street in the City of Denton, Denton County, Texas. (PP18-0005, Retreat at Denton, Hayley Zagurski).

### **BACKGROUND**

The property is located within the Neighborhood Residential Mixed Use (NRMU) District. The purpose of the preliminary plat is to create two lots from a previously unplatted tract of land. Lot 1 is intended to be developed with a multi-family use, and Lot 2 is not intended for development at this time.

An Environmentally Sensitive Area (ESA) field assessment was conducted in March 2018, and as a result the ESA map was updated to reflect that no ESA exists around the lake on Lot 2.

### **OPTIONS**

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

### **RECOMMENDATION**

Staff recommends approval of the preliminary plat as it meets the established requirements.

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

On November 8, 2017 the Planning and Zoning Commission recommended approval of a rezoning from Industrial Center Employment (IC-E) District to NRMU District and also recommended approval of a Specific Use Permit (SUP) to permit the multi-family use and an outdoor recreation use on the property. On December 5, 2017 the City Council voted to approve the rezoning and SUP requests.

### **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 City Council agenda item contributes most directly to the following KFA and goal:

**Related Key Focus Area: Economic Development**

**Related Goal:**

**3.4 Encourage development, redevelopment, recruitment, and retention**

**EXHIBITS**

1. Agenda Information Sheet
2. Preliminary Plat

Respectfully submitted:  
Richard Cannone, AICP  
Planning Director

Prepared by:  
Hayley Zagurski  
Senior Planner