



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 Anthony Milbitz, on behalf of the property owner, for a Final Plat of Pecan Creek Business Park, Block B, Lots 3-7. The 5.448-acre site is generally located on the south side of Duchess Drive, approximately 404 feet west of the intersection of Duchess Drive and S Loop 288, in the City of Denton, Denton County, Texas. (FP22-0017c, Pecan Creek Business Park, Block B, Lots 3-7, Sean Jacobson).

BACKGROUND

The purpose of this Final Plat is to create five lots of record and to dedicate rights-of-way and easements. The property is intended for commercial office and recreational development.

The property is currently zoned Suburban Corridor.

Date Application Filed:	May 10, 2022
Planning and Zoning Meeting:	June 8, 2022
Days in Review:	28 Days
Extension Approved:	June 8, 2022
Date Withdrawn:	June 15, 2022
Days in Review:	7 Days
Resubmittal Date:	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. See Staff Analysis (Exhibit 2) for details.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

September 8, 2021	Planning & Zoning Commission	Preliminary Plat (PP21-0016) Extension Request	Extension Approved
September 22, 2021	Planning & Zoning Commission	Preliminary Plat	Preliminary Plat Approved
June 8, 2022	Planning & Zoning Commission	Final Plat (FP22-0017) Extension Request	Extension Approved

PUBLIC OUTREACH

No public outreach is required for final plats.

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

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

Prepared by:
Sean Jacobson
Associate Planner