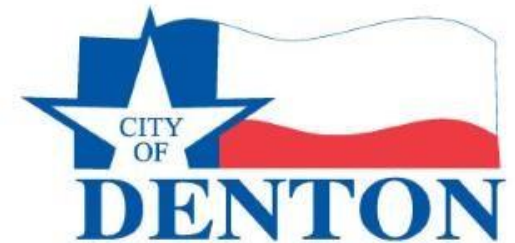


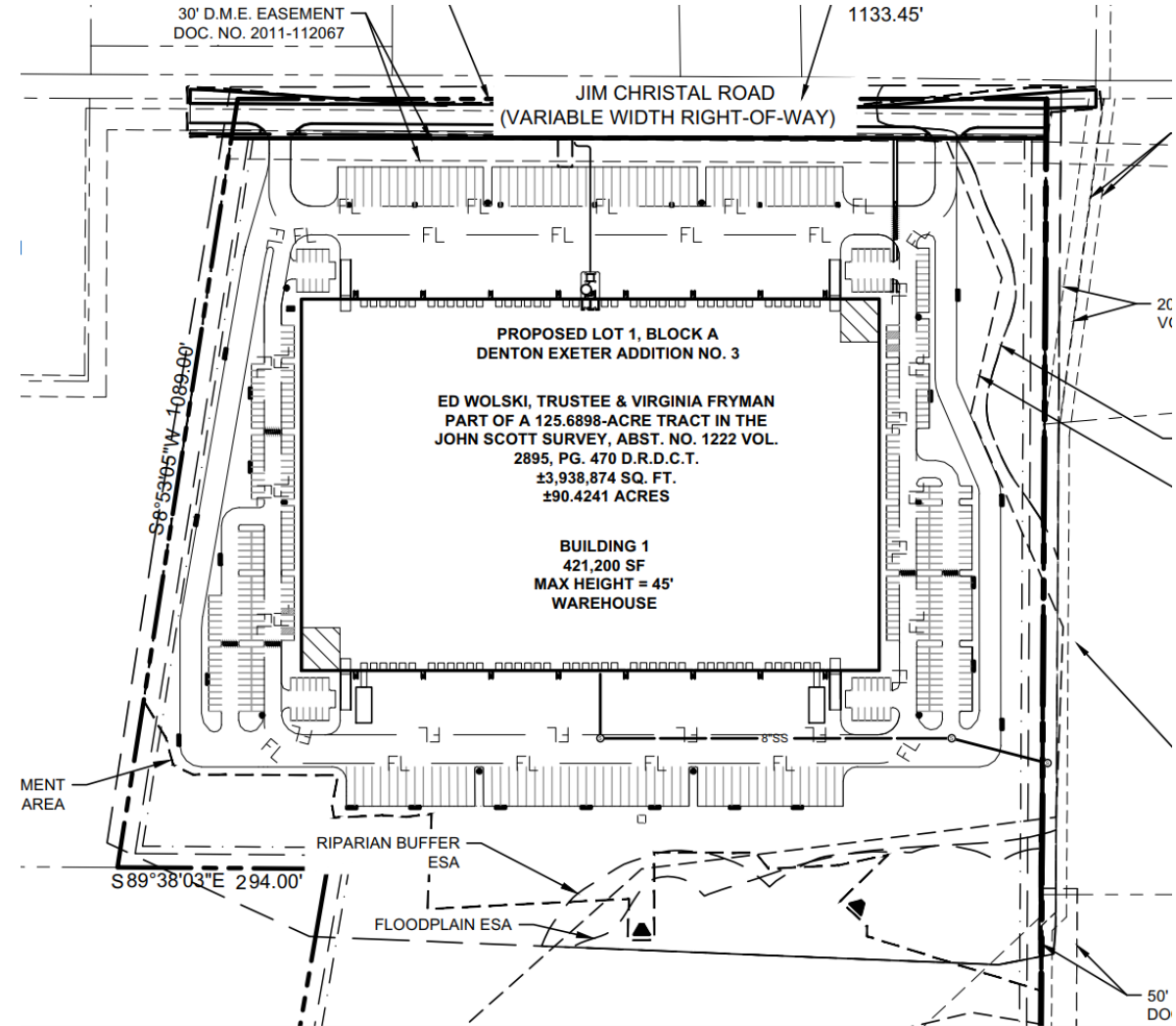
# **AESA22-0002 Denton Exeter Addition No. 3**

**August 16, 2022  
City Council**



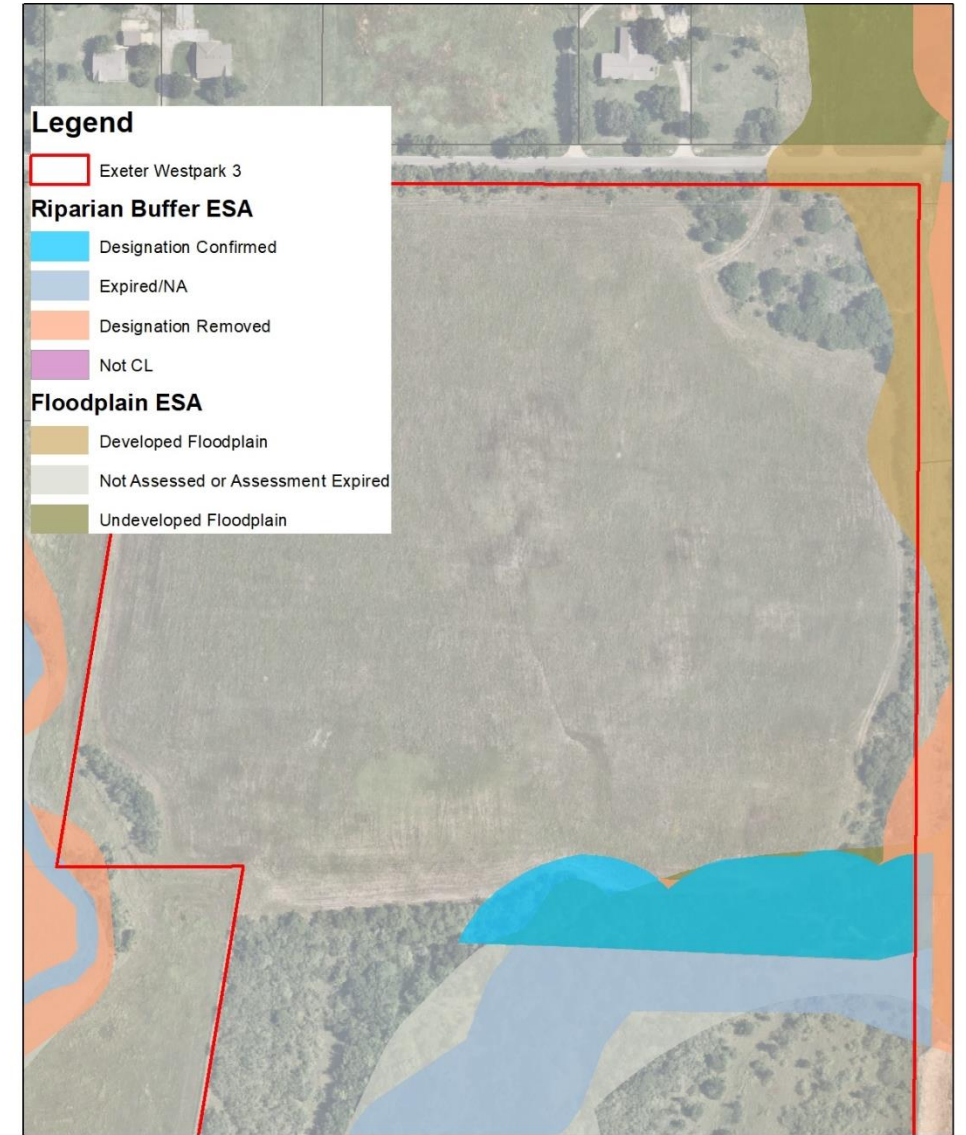
# Site Data and Request

- 96.74 acres southwest of the intersection of Western Boulevard and Jim Christal Road
- August 10, 2022, final plat (FP22-0020) conditionally approved upon approval of this AESA
- Temporarily disturb **0.47** acres of Riparian Buffer ESA



# ESA Field Assessment

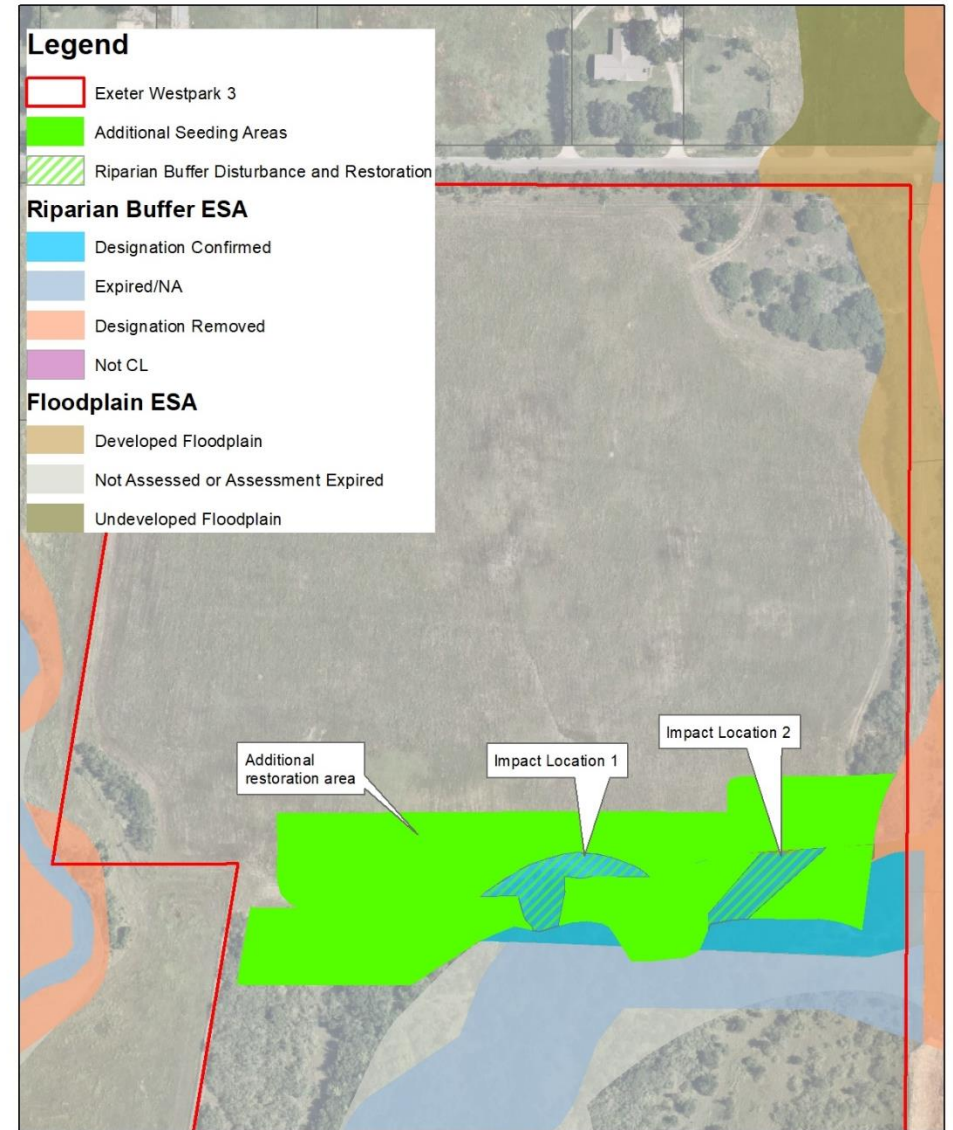
- Riparian Buffer ESA
  - Tributary of Dry Fork of Hickory Creek
  - An intermittent stream with a habitat in fair condition
- Undeveloped Floodplain ESA
  - Floodplain immediate to the requested disturbance area remains in its natural state





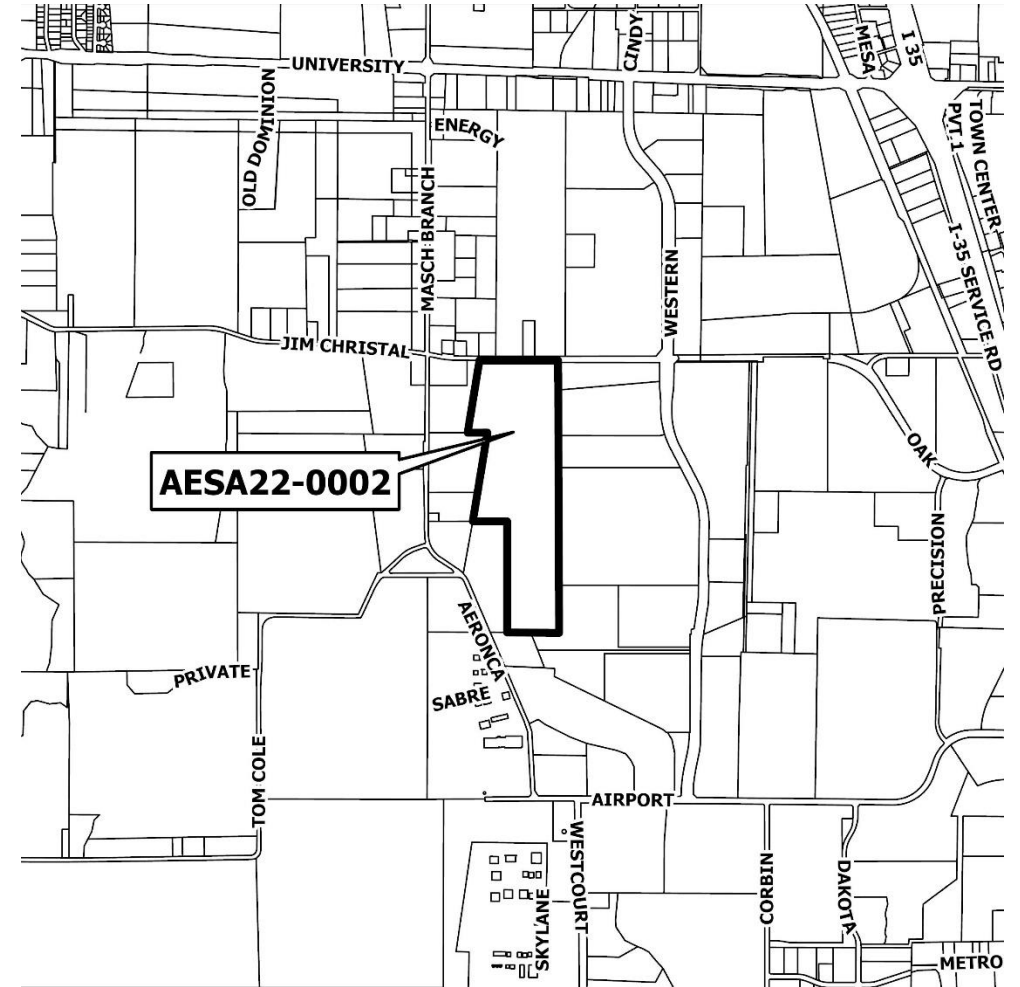
# Purpose/Request

- Construction of two stormwater outfall structures
  - Placement of utilities in Undeveloped Floodplain is a permitted activity
- Revegetate impacted areas with a native seed mix adapted to drainfields



# Notification

- **Website Notice:** July 24, 2022
  - **Newspaper Notice:** July 24, 2022
  - **Posted Signs:** July 31, 2022
  - **Mailed Notices:**
    - 200 ft. Public Hearing Notices mailed: 19
    - 500 ft. Courtesy Notices mailed: 25
  - **Responses:**
    - In Opposition: 0
    - In Favor: 0
    - Neutral: 0
- Neighborhood Meeting:** July 21, 2022, no attendees



# Recommendation

Planning and Zoning Commission recommends **approval** (4-0) of the proposed mitigation plan with the following conditions.

1. **Land disturbances** within the Riparian Buffer ESA are **limited to approximately 0.47 acres**, as described and depicted in Exhibits “C-1” and “C-2”.
2. Within **14 days** following the construction of the stormwater infrastructure the applicant shall apply a vegetative cover of the stormwater infrastructure, as described in Exhibit D.
3. **Vegetation established** as a part of the approved revegetation plan are to be seeded and maintained **across a 3.81-acre** area by the Property owner/developer for a period of three (3) years following installation. Any plants that are removed, destroyed, or die within that three (3) year period are required to be replaced by the Property owner/developer to achieve a minimum 90% land cover rate.
4. Following the installation and inspection of the revegetation, the Property owner shall submit an annual report to the Environmental Services Director during the first three (3) years describing the cumulative mitigation work performed and the survivability of the plantings for staff review and inspection. Within 30 days of approval of the report by staff, the applicant shall replace any plants that were identified in the report as removed, destroyed, or dead.
5. The Property owner retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep and maintenance of the AESA Property, and the responsibility to implement and enforce the requirements of the Alternative ESA Plan, and cure any defaults of the Alternative ESA Plan.