



# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** March 29, 2023

### **SUBJECT**

Consider a request by Tyler Rank of Eagle Surveying for a Final Replat of Lynch Farms, Lots 1R and 2R, Block A. The approximately 10.4-acre site is generally located on the west side of Green Valley Circle, approximately 480 feet south of Warschun Road in the City of Denton, Denton County, Texas. (FR23-0004, Lynch Farms, Ashley Ekstedt).

### **BACKGROUND**

The purpose of this Final Replat is to adjust the lot lines between two residential lots to facilitate the completion of the construction of a single-family dwelling. The subject property is zoned Rural Residential (RR).

Date Application Filed:	February 28, 2023
Planning & Zoning Commission Meeting:	March 29, 2023
Days in Review:	29 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 does meet the established criteria for approval. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

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

Date	Council, Board, Commission	Request	Action
2005	City Council	Annexation	Involuntary Annexation for approximately 5,800 acres of land
April 23, 2019	City Council	New Zoning Code and City-wide zoning district transition	Transition from RD-5X District to RR District

**PUBLIC OUTREACH**

Public outreach is not required for Final Replats.

**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 Replat

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

Prepared by:  
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Assistant Planner