



# 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