



# 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 Linken Real Estate, LP, for a Preliminary Plat of Oak Vista Addition, Phase 1. The 21.802-acre site is generally located west Lane Street and Mockingbird Lane and north of the terminus of Trailhead Lane, in the City of Denton, Denton County, Texas. (PP22-0028, Oak Vista Addition, Erin Stanley).

### **BACKGROUND**

The purpose of this Preliminary Plat is to establish the Phasing, easements, right-of-way dedication, and lot boundaries for a duplex development. The Preliminary Plat includes two phases: Phase One includes 64 duplex lots and four open space lots; Phase Two includes one 5.8-acre lot zoned Residential 4 (R4) District.

Property in Phase One was recently rezoned from Planned Development Residential 7 (PD-R7) to Residential 6 (R6) District without conditions. This project will meet all standards of Residential 6 (R6) District.

Date Application Filed:	November 15, 2022
Planning & Zoning Commission Meeting:	December 14, 2022
Days in Review:	29 Days
Extension Approved:	December 14, 2022
Resubmittal Date:	December 13, 2022
Withdrawn:	December 22, 2022
Days in Review:	9 Days
Resubmittal Date:	December 27, 2022
Withdrawn:	January 12, 2023
Days in Review:	16 Days
Resubmittal Date:	January 31, 2023
Withdrawn:	February 22, 2023
Days in Review:	22 Days
Resubmittal Date:	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 Preliminary Plat as it meets all the established criteria for approval. See Exhibit 2 for detailed reasons for the recommendation.

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

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
2002	City Council	Citywide Rezoning	Rezoning from Agriculture to Neighborhood Residential (NR-4) District
December 4, 2018	City Council	Rezoning from NR-4 to Neighborhood Residential Mixed Use 12 (NRMU-12) with overlay conditions	Approved
October 1, 2019	City Council	New Zoning Code and City-wide zoning district transition to PD-R7	Approved
December 6, 2022	City Council	Rezoning from PD-R7 District to straight R6 District (Z22-0016b)	Approved
December 14, 2022	Planning and Zoning Commission	Preliminary Plat (PP22-0028)	Extension Approved

## **PUBLIC OUTREACH**

No public outreach is required for preliminary 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. Preliminary Plat

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

Prepared by:  
Erin Stanley  
Assistant Planner