



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Withdrawn:	December 22, 2022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Withdrawn:	January 12, 2023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Withdrawn:	February 22, 2023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)

Date	Council, Board, Commission	Request	Action
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