Planning Staff Analysis

PP22-0028 / Oak Vista Addition
City Council District #1
Planning & Zoning Commission

REQUEST:
Preliminary Plat for an approximately 21.802-acre tract.

APPLICANT:
ZPS Engineers on behalf of Linken Real Estate, LP

RECOMMENDATION:
Staff recommends approval as the proposed Preliminary Plat meets the established approval criteria, as shown in the following table:

Preliminary Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**

1. Generally
   a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.
   Findings:
 	
The Preliminary Plat meets all general Review Criteria.
	☒	☐	☐

b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. **Findings:** The Preliminary Plat meets the additional Approval Criteria.	☒	☐	☐
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. **Findings:** There is no conflict.	☐	☐	☒
2. Prior Approvals			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities. **Findings:** The Preliminary Plat is consistent with the zoning designations of R6 and R4 District.	☒	☐	☐
3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans. **Findings:** The applicant proposes a Preliminary Plat and development consistent with the Denton 2040 Comprehensive Plan's Future Land Use designation of Moderate Residential.	☒	☐	☐
a. The decision-making authority shall weigh competing plan goals, policies, and strategies. **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. **Findings:** The overall goals of the Comprehensive Plan are met with the proposed Preliminary Plat.	☐	☐	☒
4. Compliance with this DDC			
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. **Findings:** The proposed development complies with all applicable standards of the DDC.	☒	☐	☐
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The Preliminary Plat was submitted at an adequate level of detail for review.	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
5. **Compliance with Other Applicable Regulations**			
a. **The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.** **Findings:** The Preliminary Plat complies with all other regulations.	☒	☐	☐
6. **Consistent with Interlocal and Development Agreements**			
a. **The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.** **Findings:** No interlocal or development agreements are applicable to this project.	☐	☐	☒
7. **Minimizes Adverse Environmental Impacts**			
a. **The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.** **Findings:** Phase 1 of the proposed development will not impact the adjacent ESA. With the development of Phase 2, Duchess Drive must be extended as a Mobility Plan roadway. Although this extension will impact the ESA, roadways identified on the City Mobility Plan are exempt from ESA regulations, as long as the disturbed areas are restored to minimize erosion and promote the recovery of the ESA. (DDC Section 7.4).	☒	☐	☐
8. **Minimizes Adverse Impacts on Surrounding Property**			
a. **The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.** **Findings:** The proposed development is not expected to cause significant adverse impacts on surrounding properties.	☒	☐	☐
9. **Minimizes Adverse Fiscal Impacts**			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
a. The proposed development should not result in significant adverse fiscal impacts on the city. **Findings:** The proposed development is not expected to have significant adverse fiscal impacts on the City.	☒	☐	☐
10. Compliance with Utility, Service, and Improvement Standards			
a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards. **Findings:** The proposed preliminary plat is compliant with all regulations.	☒	☐	☐
11. Provides Adequate Road Systems			
a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. **Findings:** There is adequate road capacity to accommodate the proposed use.	☒	☐	☐
12. Provides Adequate Public Services and Facilities			
a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties. **Findings:** Current capacity can accommodate the proposed development.	☒	☐	☐
13. Rational Phasing Plan			
a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases. **Findings:** The applicant has provided a rational Phasing Plan.	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
14. Whether the preliminary plat provides a layout of lots, roads, driveways, utilities, drainage, and other public facilities and services designed to minimize the amount of disturbance to sensitive natural areas or other community resources. **Findings:** The Preliminary Plat reflects the required services to serve this development and limits disturbances to community resources.	☒	☐	☐
15. Whether the preliminary plat provides evidence of public water and sewer system connections. **Findings:** Adjacent water and wastewater are available for connection and extension through the development.	☒	☐	☐
16. Whether the preliminary plat identifies and adequately mitigates known natural hazard areas. **Findings:** The subject property does not contain any known natural hazard areas.	☐	☐	☒
17. Whether the preliminary plat proposes reasonable project phasing in terms of infrastructure capacity. **Findings:** A reasonable project phasing plan is provided.	☒	☐	☐