



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

CM: Todd Hileman

DATE: January 10, 2018

SUBJECT

Consider a request by Creekside on Ryan Road LLC for approval of a preliminary plat of the Creekside subdivision. The approximately 47.47-acre site is generally located at the south side of Ryan Road, approximately 140 feet east of Andrew Avenue in Denton County, Texas. (PP17-0010, Creekside, Hayley Zagurski).

BACKGROUND

The property is located in the Extraterritorial Jurisdiction of the City of Denton and is under a Pre-Annexation Development Agreement (PAA) with the City of Denton. The purpose of the preliminary plat is to create 137 residential lots and 3 common area lots from a tract of unplatted land in accordance with the terms of the PAA.

The PAA for the subject property and adjoining tracts of land was approved by the City Council in August of 2016. The PAA outlines the development standards for the subject property, including a stipulation that the property be voluntarily annexed into to the City of Denton upon approval of a Final Plat for the subdivision. Other requirements of the PAA included the approval of a Site Plan and Preliminary Plat for the subdivision and a provision that the existing Gas Well on the property be plugged.

According to Section 7 of Exhibit B of the PAA, the well must be plugged prior to approval of a Final Plat, and at any time in which the well is not plugged the site must comply with the City of Denton's gas well regulations. The gas well operator has signed an agreement to plug the well and has commenced operations to close and abandon the site in accordance with state requirements.

OPTIONS

1. Approve as submitted.
2. Approve subject to conditions.
3. Table item.

RECOMMENDATION

The Development Review Committee recommends approval of this request with the following condition:

1. The existing gas well must be plugged in accordance with the terms of PAA. A Final Plat shall not be considered for approval by the Planning and Zoning Commission until the well is plugged.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The PAA for the subject property and adjoining tracts of land was approved by the City Council in August of 2016. The PAA included a Detail Plan for the subdivision and required that the site be platted and developed in accordance with this plan.

A Site Plan for the subdivision was submitted and approved by staff in accordance with the PAA.

STRATEGIC PLAN RELATIONSHIP

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: Economic Development

Related Goal: 3.4 Encourage development, redevelopment, recruitment, and retention

EXHIBITS

1. Agenda Information Sheet
2. Preliminary Plat

Respectfully submitted:
Richard Cannone, AICP
Interim Planning Director

Prepared by:
Hayley Zagurski
Senior Planner