



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**CM:** Todd Hileman

**DATE:** March 21, 2018

### **SUBJECT**

Hold a public hearing and consider approval of a request by Snow Investments, LLC for a final replat of Lots 1R, 3R-1 and 3R-2, Block A, being a replat of Lots 1 and 3, Block A of Owen's Ranch in Denton, Texas. The approximately 2-acre property is generally located at the southeast corner of Lakeview Boulevard and Rodeo Drive in the City of Denton, Denton County, Texas. (FR17-0026, Owen's Ranch, Shandrian Jarvis Ugwoke). THIS ITEM IS BEING CONTINUED FROM THE FEBRUARY 21, 2018 MEETING OF THE PLANNING AND ZONING COMMISSION

### **BACKGROUND**

The property is currently zoned Neighborhood Residential 2 (NR-2). The purpose of the replat is to create three lots from two existing lots.

A public hearing is required for residential plats per Texas Local Government Code 212.014. To comply with the public hearing notice requirements, 14 notices were sent to property owners within 200 feet of the subject property and included all owners in the original subdivision, 66 courtesy notices were sent to physical addresses within 500 feet of the subject property, a notice was published in the Denton Record Chronicle, and signs were placed on the property. Four letters in support have been received to date.

### **OPTIONS**

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

### **RECOMMENDATION**

The Development Review Committee recommends approval of this request, as it meets the established requirements.

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

None.

### **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. Final Plat
3. Public Notice Responses

Respectfully submitted:  
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Interim Planning Director

Prepared by:  
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DRC Administrator