



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**CM:** Todd Hileman

**DATE:** March 21, 2018

### **SUBJECT**

Consider a request by Creekside on Ryan Road LLC for approval of a final plat of the Creekside subdivision. The approximately 47.47-acre site is generally located on the south side of Ryan Road, approximately 140 feet east of Andrew Avenue in Denton County, Texas. (FP17-0028, Creekside, Hayley Zagurski).

### **BACKGROUND**

The property is located within the Extraterritorial Jurisdiction (ETJ) of the City of Denton and is under a Pre-Annexation Development Agreement (PAA) with the City of Denton. The purpose of the final 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 prior to Final Plat approval.

According to Section 7 of Exhibit B of the PAA, the gas well was required to be plugged prior to approval of a Final Plat. As of the issuance of this report the well has been plugged, associated equipment has been removed from the pad site, and the operator has restored the pad site to a state that was acceptable to the current property owner in accordance with the regulations of the Texas Railroad Commission.

### **OPTIONS**

1. Approve subject to conditions.
2. Table item.

### **RECOMMENDATION**

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

1. Civil engineering construction plans for all public infrastructure necessary to serve the proposed development must be approved before the plat is filed. If any utility easement locations need to be modified as a result of the final civil engineering construction plans, DRC approval shall be required prior to filing.

### **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. The Planning and Zoning Commission approved a Preliminary Plat for the subdivision on January 10, 2018.

### **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

Respectfully submitted:  
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Prepared by:  
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