



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: May 23, 2018

SUBJECT

Consider a request by Allegiance Hillview, L.P. for approval of a Conveyance Plat of Lot 4, Block 1, Rayzor Ranch South. The approximately 6.55-acre site is generally located 288 feet west of Bonnie Brae Street on the south side of a future extension of Linden Street in the City of Denton, Denton County, Texas. (CV18-0002, Rayzor Ranch East Tracts14, Hayley Zagurski).

BACKGROUND

The property is located within the South Mixed Use District of the Rayzor Ranch Overlay District (RROD). The purpose of the conveyance plat is to create one lot from a previously conveyance platted tract of land. Lot 4 is intended to be developed with an age-restricted multi-family use in accordance with the previously approved General Development Plan (GDP).

OPTIONS

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

RECOMMENDATION

Staff recommends approval of the conveyance plat as it meets the established requirements.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On March 21, 2018 the Planning and Zoning Commission approved a GDP for Rayzor Ranch East. The subject property was reflected as Tracts 8 and 9 on the GDP.

In 2008 the Planning and Zoning Commission approved a conveyance plat of the entire 256.9 acres of Rayzor Ranch South, which included the subject property.

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. Conveyance Plat

Respectfully submitted:
Richard Cannone, AICP
Interim Planning Director

Prepared by:
Hayley Zagurski
Senior Planner