



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 9, 2018

SUBJECT

Hold a public hearing and consider a request by Marker Stone Realty Partners II LLC for approval of a Final Replat of Beall Way Addition; being a residential replat of a part of La Hacienda Heights Phase I and previously unplatted land. The approximately 54.05-acre property is generally located west of North Locust Street in between Hercules Lane and Beall Street in the City of Denton, Denton County, Texas. This item has been continued from the May 9, 2018 Planning and Zoning Commission meeting. (FR17-0024, Beall Way Addition, Hayley Zagurski).

BACKGROUND

The purpose of this plat is to replat a previously platted subdivision together with a previously unplatted tract of land to create a new residential subdivision. The subdivision would include 191 residential lots and 3 common area lots. The property is zoned Neighborhood Residential 6 (NR-6) District.

A public hearing is required for replats of residential areas per Texas Local Government Code 212.015. To comply with notification requirements for the public hearing, certified letters were sent to owners or properties within the original subdivision as well as property owners within 200 feet of the subject property. A notice was also published in the Denton Record Chronicle. The applicant also held a neighborhood meeting on April 26, 2018.

This item was continued from the May 9, 2018 P&Z meeting, at which time there was a concern raised about the language in Note 6 on the plat. This note has since been revised to clarify the HOA ownership and maintenance of common area lots and drainage easements with the exception of drainage easements on Lot 38, which is intended to be separately sold and maintained.

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, subject to the following conditions:

- 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 plat of La Hacienda Heights Phase I was approved by the Planning and Zoning Commission in 2005.

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 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 Replat
3. Notification Map and Responses

Respectfully submitted:
Richard Cannone, AICP
Planning Director

Prepared by:
Hayley Zagurski
Senior Planner