



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 Rayzor Investments, Ltd. for approval of a final plat of Retreat Addition, Block A, Lot 1. The approximately 25.13-acre site is generally located at the southeast corner of the future intersection of Precision Drive and West Oak Street in the City of Denton, Denton County, Texas. (FP18-0006, Retreat at Denton, Hayley Zagurski).

BACKGROUND

The property is located within the Neighborhood Residential Mixed Use (NRMU) District. The purpose of the final plat is to create one lot from a previously unplatted tract of land. The lot is intended to be developed with multi-family use. Right of way for the northern extension of Precision Drive is being dedicated as a part of this plat.

OPTIONS

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

RECOMMENDATION

Staff recommends approval of the final plat with the following condition:

- 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)

On May 9, 2018 the Planning and Zoning Commission approve the preliminary plat of this subdivision.

In March of 2018 an Environmentally Sensitive Area (ESA) field assessment was requested by the applicant and completed by staff. The field assessment verified that no ESA exists around the pond on Lot 2 of the subdivision, and as a result the ESA map was subsequently updated.

On November 8, 2017 the Planning and Zoning Commission recommended approval of a rezoning from Industrial Center Employment (IC-E) District to NRMU District and also recommended approval of a Specific Use Permit (SUP) to permit the multi-family use and an outdoor recreation use on the property.

On December 5, 2017 the City Council voted to approve the rezoning and SUP requests.

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:
Richard Cannone, AICP
Interim Planning Director

Prepared by:
Hayley Zagurski
Senior Planner