



Legislation Details (With Text)

**File #:** FR17-0014    **Version:** 1    **Name:**

**Type:** Planning and Zoning Commission

**File created:** 7/28/2017    **In control:** Planning and Zoning Commission

**On agenda:** 8/9/2017    **Final action:**

**Title:** Hold a public hearing and consider a request by Majid Hemmasi, Mike Dallas, Beta Mu LLC, and Swan-Weils Partnership Ltd. for approval of a Final Replat of Lot 1, Block A of the E. Puchalski Survey, Abstract 996; being a replat of a lot in the E. Puchalski Survey, Abstract No. 996. The approximately 2.87 acre property is generally located on the south side of Scripture Street between Normal Street and Bryan Street in the City of Denton, Denton County, Texas. (FR17-0014, Park 7 Denton, Julie Wyatt).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Replat

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**Planning Report**

**FR17-0014 / Park 7**

**City Council District 3**

**Planning & Zoning Commission**

**August 9, 2017**

**REQUEST:**

Hold a public hearing and consider a request by Majid Hemmasi, Mike Dallas, Beta Mu LLC, and Swan-Weils Partnership Ltd. for approval of a Final Replat of Lot 1, Block A of the E. Puchalski Survey, Abstract 996; being a replat of a lot in the E. Puchalski Survey, Abstract No. 996. The approximately 2.87 acre property is generally located on the south side of Scripture Street between Normal Street and Bryan Street in the City of Denton, Denton County, Texas. (FR17-0014, Park 7 Denton, Julie Wyatt).

**ZONING:**

Downtown Commercial General (DC-G) and Downtown Residential 2 (DR-2) Districts

**NUMBER OF LOTS:**

One commercial lot

**BACKGROUND:**

The purpose of the replat is to combine a previously platted lot with four unplatted tracts in order to develop the site with multi-family dwellings.

**PUBLIC NOTIFICATION:**

To comply with the public hearing notice requirements, a notification was published in the Denton Record

Chronicle. No responses or inquiries regarding the notice have been received to date.

**STAFF RECOMMENDATION:**

The technical requirements of the plat have been met, and the plat is in order as submitted. The proposed plat complies with all subdivision regulations, and staff recommends approval.

**EXHIBITS:**

- Final Replat

Respectfully submitted:  
Shandrian Jarvis, AICP  
DRC Administrator

Prepared by:  
Julie Wyatt  
Senior Planner