



Legislation Details (With Text)

File #: FR16-0013 **Version:** 1 **Name:**
Type: Planning and Zoning Commission
File created: 9/30/2016 **In control:** Planning and Zoning Commission
On agenda: 10/12/2016 **Final action:**
Title: Hold a public hearing and consider a Final Replat of Haddad Addition, Lots 1 & 2, Block A, being a replat of Ryan Road Estates Addition, Lot 3, and Thetford Addition, Lot 3. The approximately 5.89 acre property is generally located on the north side of West Ryan Road, approximately 1,060 feet east of Country Club Road and within T.J. Martin Survey, Abstract Number 900. (FR16-0013, Haddad Addition, Julie Wyatt)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Final Replat

Date	Ver.	Action By	Action	Result
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Planning Report

FR16-0013 / Haddad Addition

City Council District 4

Planning & Zoning Commission

October 12, 2016

REQUEST:

Hold a public hearing and consider a Final Replat of Haddad Addition, Lots 1 & 2, Block A, being a replat of Ryan Road Estates Addition, Lot 3, and Thetford Addition, Lot 3. The approximately 5.89 acre property is generally located on the north side of West Ryan Road, approximately 1,060 feet east of Country Club Road and within T.J. Martin Survey, Abstract Number 900. (FR16-0013, Haddad Addition, Julie Wyatt)

ZONING:

Neighborhood Residential 2 (NR-2) District

NUMBER OF LOTS:

2 Residential Lots

BACKGROUND:

The applicant is requesting a replat in order to modify the boundaries of two existing residential lots, located in separate subdivisions. Since the request is a residential replat, a public hearing in accordance with the Texas Local Government Code Section 212.015 is required.

PUBLIC NOTIFICATION:

To comply with the public hearing notice requirements, 28 notices were sent to property owners within Ryan Road Estates Addition and Thetford Addition and a notice was published in the Denton Record Chronicle. No

responses 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
Development Review Committee Administrator

Prepared by:
Julie Wyatt
Senior Planner