



## Legislation Details (With Text)

**File #:** FR17-0009    **Version:** 1    **Name:**  
**Type:** Planning and Zoning Commission  
**File created:** 6/1/2017    **In control:** Planning and Zoning Commission  
**On agenda:** 6/14/2017    **Final action:**  
**Title:** Hold a public hearing and consider a request by Todd Lee Gerwig and Typhony Dawn Gerwig for approval of a Final Replat of Lots 11R-1 and 11R-2, Block A of the Ridge of Southridge; being a replat of Lot 11R, Block A of the Ridge of Southridge. The 0.926 acre property is generally located at Hollyhill Lane, approximately 155 feet west of Lillian Miller Parkway, and approximately 560 feet northeast of Southridge Drive. (FR17-0009, The Ridge of Southridge, Muzaib Riaz).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Replat

Date	Ver.	Action By	Action	Result
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### Planning Report

**FR17-0009 / The Ridge of Southridge**

**City Council District 4**

**Planning & Zoning Commission**

**June 14, 2017**

### REQUEST:

Hold a public hearing and consider a request by Todd Lee Gerwig and Typhony Dawn Gerwig for approval of a Final Replat of Lots 11R-1 and 11R-2, Block A of the Ridge of Southridge; being a replat of Lot 11R, Block A of the Ridge of Southridge. The 0.926 acre property is generally located at Hollyhill Lane, approximately 155 feet west of Lillian Miller Parkway, and approximately 560 feet northeast of Southridge Drive. (FR17-0009, The Ridge of Southridge, Muzaib Riaz).

### ZONING:

Neighborhood Residential 2 (NR-2) District

### NUMBER OF LOTS:

Two residential lots.

### BACKGROUND:

The purpose of this replat is to create two lots from one residential lot. The lot was originally platted as two lots (Lot 11 and Lot 12) in The Ridge of Southridge subdivision in 1984. It was amended to remove the lot line between lot 11 and lot 12 and converted into one lot (Lot 11R) through an Amended Plat (AFP12-0005) in 2012.

### PUBLIC NOIFICATION:

In compliance with the Texas Local Government Code public hearing notice requirements, a notification was published in the Denton Record Chronicle on May 28, 2017, and 16 notifications were mailed to property owners within 200 feet of the original subdivision boundaries. 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:  
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DRC Administrator

Prepared by:  
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Associate Planner