



## Legislation Text

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**File #:** PP16-0010, **Version:** 1

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### **Planning Report**

**PP16-0010 / Rancho Vista Addition**

**City Council District 3**

**Planning & Zoning Commission**

**September 14, 2016**

### **REQUEST:**

Consider approval of a Preliminary Plat of the Rancho Vista Addition. The approximately 2.359 acre property is generally located on the north side of Emery Street, approximately 310 feet east of North Bonnie Brae Street, within the R. Beaumont Survey, Abstract No. A-31. (PP16-0010, Rancho Vista Addition, Julie Wyatt)

### **ZONING:**

Community Mixed Use General (CM-G) District

### **NUMBER OF LOTS:**

Six commercial lots

### **BACKGROUND:**

The purpose of this plat is to create 6 lots of record to develop the site with commercial uses. A final plat will be required prior to development.

### **STAFF RECOMMENDATION:**

The technical requirements of the plat have been met, and the plat is in order as submitted. The proposed plat complies with the requirements of the Denton Development Code, and staff recommends **approval**.

### **EXHIBITS:**

- Plat

Respectfully submitted:  
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Development Review Committee Administrator

Prepared by:  
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Senior Planner