



## Legislation Text

---

**File #:** FP16-0028, **Version:** 1

---

### **Planning Report**

**FP16-0028/Country Club Village**

**City Council District 3**

**Planning & Zoning Commission**

**September 14, 2016**

### **REQUEST:**

Consider a Final Plat of Lots 41-46, Block 1, Phase 2-A of the Country Club Village. The approximately 2.44 acre property is generally located on the south side of Fairway Drive, approximately 1,500 feet east of Fort Worth Drive (US 377), within the George W. Daugherty Survey, Abstract No. 351, in the City of Denton, Denton County, Texas. (FP16-0028, Country Club Village, Mike Bell)

### **ZONING:**

Neighborhood Residential 2 (NR-2) District

### **NUMBER OF LOTS:**

Six residential lots

### **BACKGROUND:**

The purpose of this plat is to create six lots for single-family development. The subject property is part of a larger General Development Plan (GDP15-0002) approved on May 11, 2016. A Preliminary Plat for Phase 2, which included 25 lots, was approved on May 25, 2016. The proposed Final Plat complies with the GDP and Preliminary Plat.

### **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:  
Shandrian Jarvis, AICP  
Development Review Committee Administrator

Prepared by:  
Michael J. Bell  
Senior Planner