



## Legislation Text

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**File #:** FR16-0013, **Version:** 1

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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:  
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