



## Legislation Text

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**File #:** FR15-0022, **Version:** 1

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### **Planning Report**

**FR15-0022 / Maple Leaf Homes Addition**

**City Council District 1**

**Planning & Zoning Commission**

**November 30, 2016**

### **REQUEST:**

Hold a public hearing and consider a request by Denton McKinney Square, L.P. for a Final Plat of Lots 1-8, Block G, and Lots 7-21, Block H of the Maple Leaf Homes Addition; being a replat of Lot 1, Block G and Lots 7, 8, and 9, Block H of the Maple Leaf Homes Addition. The approximately 2.23 acre property is generally located north of East McKinney Street, approximately 300 feet west of Bellaire Drive (FR15-0022, Maple Leaf Homes Addition, Julie Wyatt).

### **ZONING:**

Neighborhood Residential Mixed Use (NRMU) District

### **NUMBER OF LOTS:**

23 Residential Lots

### **BACKGROUND:**

The purpose of the request is to replat 4 commercial lots into 23 residential lots in order to develop the site with single-family attached homes.

### **PUBLIC NOTIFICATION:**

To comply with the public hearing notice requirements, a notice was published in the Denton Record Chronicle. 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:**

- Plat

Respectfully submitted:  
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Development Review Committee Administrator

Prepared by:  
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