



## Legislation Text

---

**File #:** FR16-0023a, **Version:** 1

---

### **Planning Report**

**FR16-0023 / Hale Estate**

**City Council District 4**

**Planning & Zoning Commission**

**March 8, 2017**

### **REQUEST:**

Hold a public hearing and consider a request by Steven and Karen Hale for approval of a Final Replat of Lots 1 and 2, Block B of the Hale Estates; being a residential replat of Lot 13, Block B of the First Installment of Montecito, an Estate Subdivision. The approximately 3.579 acre property is generally located at the northeast corner of Santa Monica Drive and El Paseo Street in Denton County, Texas. This item has been continued from the February 22, 2017 Planning & Zoning Commission meeting (FR16-0023, Hale Estate, Hayley Zagurski).

### **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. FEMA Zone AE and environmentally sensitive areas (ESAs) have been identified on Lot 2, Block B. Any future development of Lot 2 will be subject to the floodplain and ESA development standards found in Subchapters 35.17 and 35.19 of the Denton Development Code.

### **PUBLIC NOTIFICATION:**

To comply with the Texas Local Government Code public hearing notice requirements, a notification was published in the Denton Record Chronicle and 133 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:  
Shandrian Jarvis, AICP  
Development Review Committee Administrator

Prepared by:  
Hayley Zagurski  
Assistant Planner