



## Legislation Text

---

**File #:** FR17-0005, **Version:** 1

---

### **Planning Report**

**FR17-0005 / East Ponder Estates**

**Planning & Zoning Commission**

**June 14, 2017**

#### **REQUEST:**

Hold a public hearing and consider a request by Greenway Enterprise, Inc. for approval of a Final Replat of 6 lots from Lot 13R-1 to Lot 13R-6, Block 1 of the East Ponder Estates; being a replat of Lot 13, Block 1 of the East Ponder Estates. The 13.12 acre property is generally located at Seaborn Road, approximately 1920 feet east of Kelly Lane, in the City of Denton ETJ. (FR17-0005, East Ponder Estates, Muzaib Riaz).

#### **ZONING:**

Extra-Territorial Jurisdiction (ETJ) of the City of Denton

#### **NUMBER OF LOTS:**

Six residential lots.

#### **BACKGROUND:**

The purpose of this replat is to create six lots from a previously platted lot for single family residential use.

#### **PUBLIC NOTIFICATION:**

In compliance with the Texas Local Government Code public hearing notice requirements, a notification was published in the Denton Record Chronicle on May 28, 2017, and 14 notifications were mailed to property owners within 200 feet of the original subdivision boundaries. One phone inquiry was made in support of the proposed replat.

#### **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  
DRC Administrator

Prepared by:

Muzaib Riaz

Associate Planner