

Staff Analysis

PP22-0013 / Railyard, Ph 1

City Council District #1

Planning & Zoning Commission

REQUEST:

Preliminary Plat for an approximately 9.3388-acre tract.

APPLICANT:

Aimee Bissett with 97 Land Company on behalf of Lang Sycamore LLC.

RECOMMENDATION:

Staff recommends approval, as the proposed Preliminary Plat meets the established approval criteria, as shown in the following table:

Preliminary Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. Findings: The Preliminary Plat meets all review criteria as required by the Preliminary Plat Checklist (PPC) authorized per Denton Development Code Section 2.4.4B.	☒	☐	☐
b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. Findings: 	☒	☐	☐
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. Findings: 	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
2. Prior Approvals				
a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities. Findings: The proposed preliminary plat for commercial development is consistent with the existing zoning.		☒	☐	☐
3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans. Findings: Denton 2040 Comprehensive Plan Future Land Use Map designates the subject property as Downtown Denton. The proposed use is consistent with the FLUM.		☒	☐	☐
a. The decision-making authority shall weigh competing plan goals, policies, and strategies Findings: 		☐	☐	☒
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. Findings: 		☐	☐	☒
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
4. Compliance with this DDC				
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. Findings: The proposed Preliminary Plat complies with all applicable standards.		☒	☐	☐
b. Compliance with these standards is applied at the level of detail required for the subject submittal. Findings: The proposed Preliminary Plat provides sufficient detail for review.		☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
5. Compliance with Other Applicable Regulations				
a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. Findings: The Preliminary Plat meets the requirements.		☒	☐	☐
6. Consistent with Interlocal and Development Agreements				
a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements and comply with the terms and conditions of any such agreements incorporated by reference into this DDC. Findings:		☐	☐	☒
7. Minimizes Adverse Environmental Impacts				
a. The proposed development should be designed to minimize negative environmental impacts and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation. Findings: The proposed Preliminary Plat meets the requirements.		☒	☐	☐
8. Minimizes Adverse Impacts on Surrounding Property				
a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section. Findings: This development is not expected to result in significant adverse impacts on the surrounding properties.		☒	☐	☐
9. Minimizes Adverse Fiscal Impacts				
a. The proposed development should not result in significant adverse fiscal impacts on the city. Findings: This development is not expected to result in significant adverse fiscal impacts on the city.		☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
10. Compliance with Utility, Service, and Improvement Standards				
a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards. Findings: The proposed Preliminary Plat complies with all standards and specifications.		☒	☐	☐
11. Provides Adequate Road Systems				
a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. Findings: There is adequate capacity to serve the proposal.		☒	☐	☐
12. Provides Adequate Public Services and Facilities				
a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties. Findings:		☒	☐	☐
13. Rational Phasing Plan				
a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases. Findings: No phasing is proposed.		☐	☐	☒

Preliminary Plat Review Applicability Criteria (DDC Section 2.6.e.D)		Applicability		
		Met	Not Met	N/A
14. Provides a layout of lots, roads, driveways, utilities, drainage, and other public facilities and services designed to minimize the amount of disturbance to sensitive natural areas or other community resources. Findings: 		☒	☐	☐
15. Provides evidence of public water and sewer system connections. Findings: 		☒	☐	☐
16. Identifies and adequately mitigates known natural hazard areas. Findings: 		☐	☐	☒
17. Proposes reasonable project phasing in terms of infrastructure capacity. Findings: The proposed Preliminary Plat provides does not include phasing.		☐	☐	☒