



November 19, 2024

Lexi Barnett  
City of Denton  
215 E. McKinney Street  
Denton, TX 76201

**Re:    *National Equipment Dealers – I-35  
      S24-0006 – Project Narrative  
      Denton, Texas***

Lexi –

The National Equipment Dealers Denton project is located on the west side of IH-35 approximately 1,200 feet north of W Oak Street. The existing lot is currently undeveloped ag and zoned LI. The lot is currently unplatted and will be final platted with this development. The existing site is an undeveloped lot and drains from west to east towards an existing channel located in a City of Denton drainage easement. There is no existing FEMA Floodplain on-site. There is an existing All Storage located north of the site, Kansas City Southern Railway ROW to the west, an undeveloped lot to the south, and IH-35 ROW to the east.

The proposed development includes an approximately 12,000 SF building. Approximately 5,000 SF are Equipment Sales and Rental, and 7,000 SF are warehouse. The site includes 24 parking spaces (1 of which will be ADA accessible) and 2 bicycle spaces. The project proposes two driveway connection to the IH-35 southbound frontage road. There is currently not any pedestrian site access along IH-35 but the site will provide a sidewalk to the I-35 right-of-way. There is an existing 12" water line along the IH-35 frontage. There is an existing 8" sanitary sewer line that bisects the property and is located within an existing 60' utility easement. The proposed domestic, irrigation and sewer services will connect to these public lines that are adequately sized for this development. A detention pond is proposed to detain proposed runoff back to existing conditions or at Civil Engineering Plans a Downstream Assessment may be pursued in lieu of detention. The proposed solid waste is located on-site in accordance with the City of Denton Solid Waste requirements that is screened from view from the public right-of-way.

Kimley-Horn showed linework for what is potentially believed to be a riparian buffer ESA within this SUP and TPP submittal. Furthermore, this project will submit a City of Denton ESA Assessment on the next available date December 3, 2024. The driveway to the southern portion of the site across the riparian buffer will either a) be removed via a subdivision variance for 1 point of access or B) an Alternative ESA will be pursued later in the project to support the crossing of the riparian buffer.

We look forward to working with the City of Denton on this project. Please contact me at (940-536-0176) or [mack.mattke@kimley-horn.com](mailto:mack.mattke@kimley-horn.com) should you have any questions or need any additional information.

Sincerely,

Mack Mattke, P.E.