



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

CM: Todd Hileman

DATE: November 8, 2017

SUBJECT

Consider a request by Denton Creek Realty LP for approval of a preliminary plat of Lots 1-8 and Common Area Lot 1 of the Titus South Addition. The approximately 13.42-acre site is generally located at the northeast corner of North Masch Branch Road and Jim Christal Road in the City of Denton, Denton County, Texas. (PP16-0026, Titus South, Hayley Zagurski).

BACKGROUND

The property is zoned Industrial Center Employment (IC-E) District. The purpose of the preliminary plat is to subdivide three previously unplatted tracts of land into a total of nine (9) lots. Eight (8) of the lots are intended for industrial development and one (1) is a common area lot. Lots 1, 2, 7, and 8 have frontage on North Masch Branch Road, and Lots 3, 4, 5, 6, and Common Area 1 are accessed by means of a public access easement.

OPTIONS

1. Approve as submitted.
2. Approve subject to conditions.
3. Table item.

RECOMMENDATION

The Development Review Committee recommends approval of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

No prior actions have been made related to this preliminary plat.

STRATEGIC PLAN RELATIONSHIP

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: Economic Development

Related Goal: 3.4 Encourage development, redevelopment, recruitment, and retention

EXHIBITS

1. Agenda Information Sheet
2. Preliminary Plat

Respectfully submitted:
Richard Cannone, AICP
Interim Planning Director

Prepared by:
Hayley Zagurski
Senior Planner