



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 DB Denton for approval of a final plat of Lots 17, 18, 19, and 20 of Block A and Lot 1 of Block B of the Rayzor Ranch Town Center. The approximately 20.75-acre site is generally located on the northwest and southwest corners of the future intersection of Panhandle Drive and Heritage Trail in the City of Denton, Denton County, Texas. (FP17-0023, RRTC – Phase 3 East).

BACKGROUND

The property is zoned Regional Center Commercial Downtown (RCC-D) District and is located within the Rayzor Ranch Overlay District. The purpose of the final plat is to create five lots of record and dedicate right-of-way for future roadway extensions. Each of the lots will have frontage on either Panhandle Drive or Heritage Trail.

OPTIONS

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

RECOMMENDATION

The Development Review Committee recommends approval of this request with the following condition:

1. Civil engineering construction plans must be approved before the plat is filed. If any utility easement locations need to be modified as a result of the final civil engineering construction plans, DRC approval shall be required prior to filing.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Lots 17, 18, 19, and 20 of Block A were previously part of a preliminary plat approved by the Planning and Zoning Commission on January 25, 2017. Lot 1 of Block B was previously approved as part of a conveyance plat by the Planning and Zoning Commission on February 22, 2017.

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: Public Infrastructure

Related Goal: 2.1 Optimize resources to improve quality of City Roadways

EXHIBITS

1. Agenda Information Sheet
2. Final Plat

Respectfully submitted:
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Interim Planning Director

Prepared by:
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