



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: December 13, 2017

SUBJECT

Consider a request by Marker Stone Realty Partners I, LLC for approval of a final plat of the Evers Way Addition. The approximately 36.02-acre site is generally located on the southwest corner of North Locust Street and Hercules Lane in the City of Denton, Denton County, Texas. (FP17-0031, Evers Way Addition, Julie Wyatt).

BACKGROUND

The purpose of the final plat is to create 190 lots from an unplatted parcel of land in order to develop the site as a single-family residential subdivision.

OPTIONS

1. Approve subject to conditions.
2. Table item.

RECOMMENDATION

The Development Review Committee recommends approval of this request as it meets the established requirements, subject to the following conditions:

- Civil engineering construction plans for West Hercules Lane and all public infrastructure necessary to serve the proposed development 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.
- A Texas Department of Transportation (TxDOT) permit to allow access and improvements to North Locust Street must be obtained before the plat is filed.
- Traffic Impact Analysis (TIA17-0004) must be approved before the plat is filed.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

A preliminary plat of Evers Way was approved by the Planning and Zoning Commission on September 27, 2017 (PP17-0013).

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 City Council 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. Final Plat

Respectfully submitted:
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Interim Planning Director

Prepared by:
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