



# 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:** January 10, 2018

### **SUBJECT**

Consider a request by Denton Trifecta Partners, LTD for approval of a preliminary plat of Lots 1-8, Block A of Western Gate Business Park. The approximately 104.75-acre site is generally located at the northwest corner of Jim Christal Road and Western Boulevard in the City of Denton, Denton County, Texas. (PP16-0022, Western Gate Business Park, Hayley Zagurski).

### **BACKGROUND**

The property has a base zoning of Industrial Center General (IC-G) District. The purpose of the preliminary plat is to create eight lots from a tract of unplatted land.

### **OPTIONS**

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

### **RECOMMENDATION**

The Development Review Committee recommends approval of this request, as it meets the established requirements.

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

The subject property was rezoned from Employment Center Commercial (EC-C) District to IC-G District in August of 2014.

A Gas Well Site Plan was approved for the drilling and production site located on Lot 8 in August of 2016.

### **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. Preliminary Plat

Respectfully submitted:  
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Prepared by:  
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Senior Planner