



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 24, 2018

SUBJECT

Consider a request by Westpark Group, LP and Rayzor Investments Ltd. for approval of a conveyance plat of Lots 11R, 13R, and 13R-1 of the Westpark Addition. The approximately 92.72-acre site is generally located at the southeast corner of the Jim Christal Road and Western Boulevard intersection in the City of Denton, Denton County, Texas. (CV17-0007, 5000 SF Cold Storage, Hayley Zagurski).

BACKGROUND

The property is located within the Industrial Center General (IC-G) District. The property is undeveloped with the exception of a gas well pad site. The purpose of the conveyance plat is to subdivide a tract of land that was previously conveyance platted.

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)

A conveyance plat of the Westpark Addition was approved and filed in November of 2013.

A gas well plat was approved for the pad site located on Lot 11R in September of 2011. Prior to approval of a final plat for the subject property, an agreement will be negotiated and presented to the City as proof that the gas well operator does not oppose the surface development within the boundaries of their gas well 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 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. Conveyance Plat

Respectfully submitted:
Richard Cannone, AICP
Interim Planning Director

Prepared by:
Hayley Zagurski
Senior Planner