



## Legislation Details (With Text)

**File #:** FP16-0044    **Version:** 1    **Name:**

**Type:** Planning and Zoning Commission

**File created:** 2/1/2017    **In control:** Planning and Zoning Commission

**On agenda:** 2/8/2017    **Final action:**

**Title:** Consider a request by David Rummel for approval of a Final Plat of the Triptych Addition, Lot 1, Block A. The 9.872-acre site is generally located on the east side of North Locust Street, approximately 2,400 feet south of Pecan Creek Road. (FP16-0044, Triptych Addition, Hayley Zagurski).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat

Date	Ver.	Action By	Action	Result
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### Planning Report

FP16-0044 / Triptych Addition

City Council District 2

Planning & Zoning Commission

February 8, 2017

### REQUEST:

Consider a request by David Rummel for approval of a Final Plat of the Triptych Addition, Lot 1, Block A. The 9.872-acre site is generally located on the east side of North Locust Street, approximately 2,400 feet south of Pecan Creek Road. (FP16-0044, Triptych Addition, Hayley Zagurski).

### ZONING:

Neighborhood Residential 4 (NR-4) District and Extraterritorial Jurisdiction (ETJ)

### NUMBER OF LOTS:

One Lot

### BACKGROUND:

The purpose of this plat is to create one lot of record for future development. This property has frontage on North Locust Street and will utilize a 23-foot wide Ingres/Egress and Utility Easement.

### STAFF RECOMMENDATION:

The technical requirements of the plat have been met, and the plat is in order as submitted. The proposed plat complies with the requirements of the Denton Development Code, and staff recommends **approval**.

### EXHIBITS:

- Final Plat

Prepared by:  
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Respectfully submitted:  
Shandrian Jarvis, AICP  
Development Review Committee Administrator