



Legislation Text

File #: FP16-0021, **Version:** 1

Planning Report

FP16-0021/Sherman Crossing Phase 1

City Council District 2

Planning & Zoning Commission

October 12, 2016

REQUEST:

Consider a Final Plat of the Sherman Crossing Addition, Phase 1. The approximately 30.59 acre property is generally located on the west side of East Sherman Drive (FM 428) between North Loop 288 and Hercules Lane, within the S. McCracken Survey, Abstract No. 817, in the City of Denton, Denton County, Texas. (FP16-0021, Sherman Crossing Phase 1, Mike Bell)

ZONING:

Neighborhood Residential 6 (NR-6) District

Neighborhood Residential Mixed Use (NRMU) District

Community Mixed Use General (CM-G) District

NUMBER OF LOTS:

Seven non-residential lots

One common-area lot for drainage and detention

BACKGROUND:

The purpose of this plat is to create eight non-residential lots. Block C, Lot 3 is completely encumbered by a Drainage and Detention Easement and will serve as the detention area for both Phase 1 and Phase 2 of the Sherman Crossing Addition. A General Development Plan (GDP) for Sherman Crossing (GDP13-0002) was approved on December 12, 2014, and the Preliminary Plat for Sherman Crossing Phase 1 (PP15-0009) was approved on June 3, 2015.

STAFF RECOMMENDATION:

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

EXHIBITS:

- Final Plat

Respectfully submitted:
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Development Review Committee Administrator

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