



## Legislation Text

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**File #:** FR16-0022, **Version:** 1

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### **Planning Report**

**FR16-0022 / Titus Addition**

**City Council District 3**

**Planning & Zoning Commission**

**November 30, 2016**

### **REQUEST:**

Hold a public hearing and consider a request by Denton Creek Realty, L.P. for a Final Plat of Lots 1R1-1R6, Block A of the Titus Addition; being a replat of the Titus Addition. The approximately 24.64 acre property is generally located on the east side of North Masch Branch Road, approximately 790 feet from Jim Christal Road (FR16-0022, Titus Addition, Julie Wyatt).

### **ZONING:**

Industrial Center Employment (IC-E) District

### **NUMBER OF LOTS:**

Six Industrial Lots

### **BACKGROUND:**

The purpose of the replat is to modify electrical easements and add a gas easement to accommodate an industrial development.

### **PUBLIC NOTIFICATION**

To comply with the public hearing notice requirements, a notice was published in the Denton Record Chronicle. No responses or inquiries regarding the notice have been received to date.

### **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:**

- Plat

Respectfully submitted:  
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Development Review Committee Administrator

Prepared by:  
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Senior Planner