



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** December 17, 2025

### **SUBJECT**

Consider a request by Lang Sycamore LLC for a Final Plat of the Railyard Phase 2 Addition. The approximately 4.3-acre site is generally located northwest of the corner of East Sycamore Street and Exposition Street, in the City of Denton, Denton County, Texas. (FP25-0031a, Railyard Ph 2, Julie Wyatt)

### **BACKGROUND**

The purpose of this Final Plat is to create one commercial lot to accommodate a multifamily development. The 4.3-acre site is zoned Mixed Use Downtown (MD) District. The proposed lot and use correspond to the minimum lot size and dimensions and allowable uses for the governing zoning district.

A full analysis of the criteria for approval is provided as Exhibit 2.

Date Application Filed:	October 21, 2025
Planning & Zoning Commission Meeting:	November 19, 2025
Extension Granted:	November 19, 2025
Days in Review:	29 Days
Date Resubmitted:	November 18, 2025
Planning & Zoning Commission Meeting:	December 17, 2025
Days in Review:	29 Days

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023, with the passage of House Bill 3699.

### **OPTIONS**

1. Approve as submitted
2. Deny with reasons

### **RECOMMENDATION**

Staff recommends approval of this plat as it meets the established criteria for approval. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

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

Date	Council, Board, Commission	Request	Action
2002	City Council	Citywide rezoning from Heavy Industrial (HI) and Light Industrial (LI) to Downtown Commercial General-DC-G)	Approved
October 2019	City Council	Zoning transition from DC-G to Mixed-Use Downtown (MD)	Approved
November 19, 2025	Planning and Zoning Commission	Final Plat (FP25-0031)	Extension Approved

**PUBLIC OUTREACH**

No public outreach is required for a final plat.

**DEVELOPER ENGAGEMENT DISCLOSURES**

No developer contact disclosures have been provided to staff from members of this body as of the issuance of this report.

**EXHIBITS**

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Final Plat
5. LLC Members List

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Julie Wyatt, AICP  
Principal Planner