



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: February 11, 2026

SUBJECT

Consider a request by Allison Engineering Group, on behalf of Denton & North Texas Railroad LLC, for approval of a final plat of Lot 1, Block 1 Ganzer Railroad Addition. The 119.653-acre tract is generally located on the north side of Ganzer Road, and approximately 380 feet west of Rector Road in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (FP26-0001, DNT Interchange Development, Matt Bodine)

BACKGROUND

The purpose of the final plat is to create a lot of record. The subject property is undeveloped and is surrounded by residential and undeveloped properties. The Burlington Northern and Santa Fe Railway owns railroad tracks forming the eastern and northern property boundaries. The subject property is partially encumbered by floodplain, and it has street frontage on Ganzer Road.

The subject property is in the City of Denton's Extraterritorial Jurisdiction Division 1 (ETJ). While the City of Denton's subdivision regulations are applicable in the ETJ, the City has no zoning authority or land use authority in the ETJ. Additionally, building permit review is under the jurisdiction of Denton County.

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

Date Application Filed:	January 12, 2026
Planning & Zoning Commission Meeting:	February 11, 2026
Days in Review:	29 Days

This is the **first extension request** for this item.

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. The applicant has requested an additional 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (see Exhibit 5). The requested extension could be granted to a date certain of February 25, 2026. The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

OPTIONS

1. Approve requested extension
2. Approve as submitted
3. Deny with reasons

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension (Exhibit 5), which could be granted to a date certain of February 25, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

No prior actions by City of Denton City Council, Boards, or Commissions.

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. Extension Letter Request
6. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Matt Bodine
Assistant Planner