



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: David Gaines

DATE: August 10, 2022

SUBJECT

Consider a request by Allison Engineering, on behalf of Stevenson Properties Denton Texas, LLC, for a Final Plat of Airport Road Addition, Lot 1, Block A. The 6.99-acre site is generally located on the north side of Airport Road, approximately 550 feet east of the intersection of Airport Road and Precision Drive in the City of Denton, Denton County, Texas. (FP22-0022, Airport Road Addition, Ashley Hickok).

BACKGROUND

The purpose of this Final Plat is to establish one industrial lot and dedicate easements. The subject property is intended to be developed in one phase and is zoned Light Industrial (LI).

Date Application Filed:	July 12, 2022
Planning & Zoning Commission Meeting:	August 10, 2022
Days in Review:	29 Days

This application is being considered under TX LGC 212.009. The applicant has requested a one-time 30-day extension to allow for additional time to address staff's comments (Exhibit 5) as permitted by TX LGC 212.009(b-2). An approved extension would bring this item back to P&Z for consideration on August 24, 2022.

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) to the August 24, 2022 Planning & Zoning Commission meeting. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

March 3, 2021	Planning & Zoning Commission	Preliminary Plat (PP21-0001) Extension Request	Extension Approved
March 17, 2021	Planning & Zoning Commission	Preliminary Plat	Preliminary Plat Approved

PUBLIC OUTREACH

No public outreach is required for final plats.

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. Request for Extension
6. LLC Members List

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/
Planning Director

Prepared by:
Ashley Hickok
Assistant Planner