



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: December 17, 2025

SUBJECT

Consider a request by McAdams on behalf of the property owner, AXYS, LLC., for a Final Plat of Project Transpere. The approximately 8.904-acre site is generally located on the north side of US 380, approximately 298 feet east of the intersection of Geesling Road and US 380 in the City of Denton, Denton County, Texas. (FP25-0034b, Project Transpere, Angie Manglaris).

BACKGROUND

The purpose of this Final Plat is to establish one industrial lot and dedicate easements to facilitate the development of a warehouse use. The subject property is intended to be developed in one phase and is zoned Light Industrial (LI), which permits a variety of industrial uses, including the proposed warehouse use.

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)

April 23, 2019	City Council	New Zoning Code and City-wide rezoning district transition	Transition from EC-I to LI Zoning District
December 14, 2022	Planning and Zoning Commission Meeting	Preliminary Plat – 30 Day Extension	Approved Extension
November 19, 2025	Planning and Zoning Commission	Final Plat – 30 Dat Extension	Approved Extension

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:
Angie Manglaris, AICP
Assistant Planning Director