



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: May 27, 2026

SUBJECT

Consider a request by Mitchell Ryan of Trailspur, LLC, on behalf of the property owner, for approval of a Flex Business Park Addition, Block 1, Lot 1. The approximately 4.991-acre site is generally located on the west side of Rankin Drive, at the intersection of Rankin Drive and Leatherwood Lane, in the City of Denton's Extraterritorial Jurisdiction Division 1, Denton County, Texas. (FP26-0015, Flex Business Park Addition, Sean Jacobson)

BACKGROUND

The purpose of this Final Plat is to create one platted lot from an existing unplatted tract.

The property is in the City's Extraterritorial Jurisdiction (ETJ) Division 1. 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.

Date Application Filed:	April 27, 2026
Planning and Zoning Meeting:	May 27, 2026
Days in Review:	30 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. The applicant has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and allow for additional review (see Exhibit 5). The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

This is the first extension request for this item.

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 June 10, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

No prior action/review.

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 Request
6. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Sean Jacobson
Senior Planner