



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: July 1, 2026

SUBJECT

Consider a request by Kimley Horn, on behalf of Denton Enterprise Owner LLC, for approval of a Final Plat of Lots 1-3, Block A, Denton Airport Industrial Addition. The 102.9888-acre property is generally located on the east side of Westcourt Road, and approximately 1,510 feet south of Airport Road in the City of Denton, Denton County, Texas. (FP26-0017, Denton Enterprise Logistics Park, Matt Bodine)

BACKGROUND

The purpose of the Final Plat is to create three lots of record and dedicate public right-of-way and easements necessary for an industrial warehouse development. The property is zoned for the Heavy Industrial (HI) District and is generally located on the east side of Westcourt Road, approximately 1,510 feet south of Airport Road. Westcourt Road is classified as a Secondary Arterial and adjacent Spring Side Road is classified as a Collector in the Denton Mobility Plan. Road improvements and utility extensions are being made to Westcourt Road and Spring Side Road as part of this development.

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

Date Application Filed:	June 1, 2026
Planning & Zoning Commission Meeting:	July 1, 2026
Days in Review:	30 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 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 July 22, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
2019	City Council	City-wide Zoning Transition from Industrial Center – General (IC-G) District to Heavy Industrial (HI) District	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. Extension Letter Request
6. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Matt Bodine
Assistant Planner