



# City of Denton

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

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Kenneth Hedges

**DATE:** July 1, 2026

### **SUBJECT**

Consider a request by Atwell LLC, on behalf of BW Gas & Convenience Real Estate LLC, for approval of a Final Plat of Lot 1, Block A, Allsup's West Denton Addition. The 5.089-acre lot is located on the southwest corner of the intersection of U.S. Highway 380 and Western Boulevard in the City of Denton, Denton County, Texas. (FP26-0016, Denton Allsup's, Matt Bodine)

### **BACKGROUND**

The purpose of the Final Plat is to create a lot of record by combining four tracts of land for the development of a gas station on the site. The property is zoned for the General Office (GO) district. The proposed gas station development will take access from U.S. Highway 380 (also known as University Drive) and Western Boulevard. Both roads are classified as Primary Arterials on the Denton Mobility Plan. Western Boulevard will be improved as part of the associated 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	Citywide Zoning Transition from Employment Center – Commercial (EC-C) District to General Office (GO) 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