



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: July 23, 2025

SUBJECT

Consider a request by Animas Civil Engineering LLC, on behalf of Luxury Storage Condominiums LLC for approval of a Final Plat of Lot 1 Block A Luxury Storage Condominiums. The 9.405-acre tract is approximately located on the south side of Hickory Creek Road, and approximately 610 feet west of Teasley Lane (F.M. 2181) in the City of Denton, Denton County, Texas. (FP25-0020a, Luxury Storage Condominiums, Matt Bodine)

BACKGROUND

The purpose of the Final Plat is to create a lot of record and dedicate easements for the purpose of developing a self-service storage facility. The current zoning is Suburban Corridor (SC) District with a special use permit for a gas well development approved in 2003 that has since been plugged. This property has access to Hickory Creek Road and Teasley Lane via public access easements through the adjacent, commercial lots on the east side of the property. The property will use City water and wastewater services. A zoning compliance plan associated with this project has been approved, and civil engineering plans are under staff review.

A preliminary plat associated with the property and approved by the Planning and Zoning Commission in April 2022 expired in April 2024 and is not associated with the current project.

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

Date Application Filed:	May 13, 2025
Planning & Zoning Commission Meeting:	June 11, 2025
Days in Review:	29 Days
Extension Approved:	June 11, 2025
Resubmitted:	June 10, 2025
Date Application Filed after Withdrawal:	June 24, 2025
Planning & Zoning Commission Meeting:	July 23, 2025
Days in Review:	29 Days

This is the **2nd extension request** for this plat. The applicant withdrew the plat on June 17, 2025, and then resubmitted on June 24, 2025 as shown in the table above.

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 requested extension could be granted to a date certain of August 13, 2025. 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 August 13, 2025. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
November 19, 1985	City Council	Annexation	Annexed into City Limits
May 26, 2003	Planning and Zoning Commission	Specific Use Permit (Z03-0012)	Recommended Approval
June 3, 2003	City Council	Specific Use Permit (Ordinance 2003-169)	Specific Use Permit Approved
June 27, 2007	Planning and Zoning Commission	Rezone from NR-6 to NRMU District. (Z07-0009)	Recommended Approval
August 7, 2007	City Council	Rezone from NR-6 to NRMU District. (Ordinance 2007-167)	Rezoning Approved
September 23, 2009	Planning and Zoning Commission	Rezone from NRMU to CM-G District. (Z09-006)	Recommended Approval
November 17, 2009	City Council	Rezone from NRMU to CM-G District. (Ordinance 2009-296)	Rezoning Approved
August 8, 2012	Planning and Zoning Commission	Final Plat (FP12-0010)	Approved
October 1, 2019	City Council	New Zoning Code and Citywide zoning district transition from CM-G to SC District. (DCA18-0009)	Approved
April 13, 2022	Planning and Zoning Commission	Preliminary Plat (PP22-0006)	Plat Approved
June 11, 2025	Planning and Zoning Commission	Final Plat Review Extension Request (FP25-0020)	Extension 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. Plat Extension Request Letter
6. LLC Members List

Respectfully submitted:

Tina Firgens, AICP

Deputy Director of Development Services/Planning Director

Prepared by:

Matt Bodine

Assistant Planner