



# 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 TNP Inc., on behalf of LYDA Properties LLC, for approval of a Final Plat of Lot 1, Block A, Lyda Addition. The 36.66-acre lot is located on the southeast corner of the intersection of Westcourt Road and Airport Road (F.M. Highway 1515) in the City of Denton, Denton County, Texas. (FP26-0018, Alliance DriveAway, Matt Bodine)

### **BACKGROUND**

The purpose of the Final Plat is to create a lot of record and dedicate public right-of-way and easements necessary for the construction of a light manufacturing development. The subject property is zoned for the Heavy Industrial (HI) District, and it has frontage on Westcourt Road and Airport Road (also known as F.M. Highway 1515). Airport Road is classified as a Primary Arterial and Westcourt Road is classified as a Secondary Arterial in the Denton Mobility Plan. Public improvements are being made to Westcourt Road as part of ongoing development in the area making off-site improvements.

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) to Heavy Industrial (HI)	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