



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: April 23, 2025

SUBJECT

Consider a request by Aimee Bissett of 97 Land Company, on behalf of Robert Harris, for approval of a subdivision variance from the 2019 Denton Development Code Subsection 8.3.2A.9 regarding the minimum required frontage for each mixed-use or nonresidential lot on an existing or proposed public street. The two proposed lots in question, 6.527 acres and 1.205 acres respectively, are located west of Interstate 35 (I-35) and approximately 1,700 feet south of North Loop 288 in the City of Denton, Denton County, Texas. (V25-0023, Harris Ranch Industrial, Erin Stanley)

BACKGROUND

This subdivision variance request is associated with the development of 84.140 acres of land for future industrial use. The property owner is requesting a subdivision variance from the Denton Development Code (DDC) Subsection 8.3.2A.9, which states: "Each mixed-use and nonresidential lot shall have a minimum 20 feet of frontage along an existing or proposed public street." Ordinance DCA22-0002d was approved by City Council on July 19, 2022, and it established the process for subdivision variances to be considered by the Planning and Zoning Commission when the strict application of the City's subdivision regulations would result in unnecessary hardship.

The current property owner, Robert Harris, owns a total of 91.872 acres of land located west of I-35, outlined in red in the aerial image below. Urban Logistics Realty (ULR) is in contract to purchase 84.140 acres from Mr. Harris for future industrial development. Mr. Harris intends to maintain ownership of the remaining 7.642 acres, which is split into two distinct areas highlighted in yellow in the image below. There are existing gas well and communications equipment pad sites in these areas of the subject property, which Mr. Harris has leased to the respective operations companies.



The intent of this request is to allow said gas well and communications pad sites to be platted as individual lots, allowing Mr. Harris to retain ownership. If the variance request is approved, access easements will be platted through the Harris Ranch Industrial site to said gas well and communications pad site lots, meeting all other requirements of DDC Subsection 8.3, Subdivision Design, as shown in the preliminary site plan below, including the minimum dimensional standards for the access easements.



It should be noted that there are exceptions built into the DDC for lots that do not abut public streets to be accessed via easements only. However, those exceptions only apply in situations where the lots are located within an already developed property and therefore do not apply to this situation where the lots without street frontage are being created as part of a development project. This subdivision variance is being requested early in the development process, in advance of any plat submittal, to enable the approval of the Zoning Compliance Plan and Civil Engineering Plans for the proposed industrial development. Following those applications, a plat will be required for the entire 91.872-acre parent parcel to subdivide the property, creating the subject lots.

A full analysis is provided as Exhibit 2.

OPTIONS

1. Approve as submitted
2. Approve with conditions
3. Deny with reasons

RECOMMENDATION

Staff recommends approval of this request as it meets the established criteria for approval. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
September 14, 2021	City Council	A21-0001c	Annexation
November 3, 2021	Planning and Zoning Commission	Initial zoning of LI (Z21-0016)	Recommend Approval
December 7, 2021	City Council	Initial zoning of LI (Z21-0016a)	Approved

PUBLIC OUTREACH

No public outreach is required for a subdivision variance request.

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. Variance Exhibit
5. Variance Request Narrative

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/Planning Director

Prepared by:
Erin Stanley
Assistant Planner