



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: David Gaines

DATE: August 10, 2022

SUBJECT

Consider a request by Ironwood Realty Partners, LLC, on behalf of Rayzor Investments, LTD., for approval of a Preliminary Plat for Cowboy Distribution. The approximately 80.561-acre property is generally located at the northeast and southwest intersection of N. Western Boulevard and Jim Christal Road in the City of Denton, Denton County, Texas. (PP22-0018, Cowboy Distribution, Angie Manglaris)

BACKGROUND

The purpose of the Preliminary Plat is to establish the easements, right-of-way dedication, and boundaries for two lots to accommodate a proposed industrial use. The majority of the property is zoned Heavy Industrial (HI); approximately 10 acres of the property is currently zoned Residential 2 (R2) as discussed below.

In order to develop the site as proposed, the applicant is pursuing several applications at the same time. The Denton Development Code permits concurrent reviews in order to expedite the overall review process (Sections 2.4.4H):

- **Zoning (Z22-0009):** The Zoning application to change a 10-acre portion of the subject property from R2 District to HI District is scheduled for public hearing on this agenda and for a final public hearing and consideration at the September 20, 2022 City Council meeting.
- **Preliminary Plat (PP22-0018):** The proposed Preliminary Plat is to establish the easements, right-of-way dedication, and boundaries for two lots to accommodate the proposed industrial use.

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

Date Application Filed:	July 12, 2022
Planning and Zoning Meeting:	August 10, 2022
Days in Review:	29 Days

This application is being considered under TX LGC 212.009. The applicant has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (Exhibit 5). In accordance with Texas Local Government Code Section 212.009 the extension cannot exceed 30 days and could be granted to a date certain of August 24, 2022.

OPTIONS

1. Approve as submitted.
2. Deny with reasons.
3. Approve request for extension.

RECOMMENDATION

Staff recommends denial of this plat as it fails to meet the established criteria for approval; however, staff has no exceptions to the requested one-time extension to a date certain of August 24, 2022. See Exhibit 2 for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

There have been no prior actions related to this request.

PUBLIC OUTREACH

No public outreach is required for a Preliminary 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. Preliminary Plat
5. Request for Extension

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

Prepared by:
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Senior Planner