



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 Lang Sycamore LLC for approval of a Final Plat for Railyard Phase 1 Addition. The approximately 9.3388-acre site is generally located on the south side of East Sycamore Street, approximately 670 feet east of Bell Avenue, in the City of Denton, Denton County, Texas. (FP22-0024, Railyard Ph 1 Addition, Julie Wyatt)

BACKGROUND

The purpose of the Final Plat is to establish the easements, right-of-way dedication, and boundaries for one commercial lot to facilitate the development of multifamily dwellings. The subject property is zoned as Mixed-Use Neighborhood (MN) District, which permits the use. The proposed Final Plat is consistent with the approved Preliminary Plat (PP22-0013).

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 6). 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 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 6), which could be granted to a date certain of August 24, 2022. See Staff Analysis (Exhibit 2) for detailed reasons for denial.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
2002	City Council	Citywide rezoning from Heavy Industrial District to Downtown Commercial General (DC-G) District	Approval
October 2019	City Council	Zoning transition from DC-G District to Mixed Use Neighborhood (MN) District	Approval
June 8, 2022	Planning and Zoning Commission	Preliminary Plat PP22-0013	Extension Approved
June 22, 2022	Planning and Zoning Commission	Preliminary Plat PP22-0013	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. LLC Members List
6. Extension Request Letter

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

Prepared by:
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Senior Planner