



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: March 29, 2023

SUBJECT

Consider a request by Pisces Denton Logistics Center, LP for approval of a Preliminary Plat of the Denton Logistics Center Addition. The 22.452-acre site is generally located on the south side of FM 1173, just east of the Gulf, Colorado and Santa Fe Railroad, in the City of Denton, Denton County, Texas. (PP23-0004b, Denton Logistics Center Addition, Cameron Robertson)

BACKGROUND

The purpose of this Preliminary Plat is to establish one lot with easements and associated right-of-way reservation for the development of a new warehouse and wholesale facility. The subject property is zoned Light Industrial (LI) District, which permits the use.

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

Date Application Filed:	January 31, 2023
Planning and Zoning Meeting:	March 1, 2023
Days in Review:	29 Days
Date Extension Approved:	March 1, 2023
Date Application Resubmitted:	March 2, 2023
Days in Review:	27 Days

This application is being considered under TX LGC 212.009.

OPTIONS

1. Approve as submitted
2. Deny with reasons

RECOMMENDATION

Staff recommends approval of the Preliminary Plat as it meets the established criteria for approval. See Exhibit 2 for detailed reasons for the recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
October 1, 2019	City Council	New Zoning Code and City-wide zoning district	Approved

		transition to Mixed-Use Regional (MR) District	
July 14, 2021	Planning and Zoning Commission	Rezoning from MR District to LI District (Z20-0005)	Recommended Approval (5-1)
August 3, 2021	City Council	Rezoning from MR District to LI District (Z20-0005)	Approved (7-0)
March 1, 2023	Planning and Zoning Commission	Preliminary Plat (PP23-0004)	Extension Approved (7-0)

PUBLIC OUTREACH

No public outreach is required for preliminary plats.

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

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

Prepared by:
Cameron Robertson, AICP
Principal Planner