



# 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 A&A Denton Properties, LP for a Final Plat of the M-380 Addition. The 17.525-acre site is generally located at the northwest corner of West University Drive (US-380) and Masch Branch Road in the City of Denton, Denton County, Texas. (FP23-0002a, M-380 Addition, Mia Hines).

### **BACKGROUND**

The purpose of the Final Plat is to create and develop 4 commercial lots and dedicate associated right-of-way and easements for the development of 4 warehouse and industrial shell buildings. The subject property is zoned Light Industrial (LI).

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

Date Application Filed:	January 17, 2023
Planning and Zoning Meeting:	February 15, 2023
Days in Review:	29 Days
Date Application Withdrawn:	February 15, 2023
Date Application Resubmitted:	March 7, 2023
Planning and Zoning Meeting:	March 29, 2023
Days in Review:	22 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 this final plat as it meets the established criteria for approval. See Exhibit 2 for detailed reasons for recommendation.

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

Date	Council, Board, Commission	Request	Action
April 10, 2022	Planning & Zoning Commission	City-Wide Rezoning (DCA18-0009)	Recommended Approval

April 23, 2022	City Council	City-Wide Rezoning (DCA18-0009)	Approved
December 14, 2022	Planning & Zoning Commission	Preliminary Plat (PP22-0024)	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

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

Prepared by:  
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Associate Planner