



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 Kimley-Horn, on behalf of Velocis Denton South JV, LP and Earl Edwards, for a Preliminary Plat of the Mayhill 380 Business Park Addition. The approximately 19.508-acre site is generally located on the southwest corner of East University Drive and Mayhill Road in the City of Denton, Denton County, Texas. (PP23-0003, Mayhill 380 Business Park Addition, Cameron Robertson).

BACKGROUND

The purpose of this Preliminary Plat is to establish one industrial lot. The subject property is generally vacant with a single-family dwelling located along Mayhill Road and zoned Light Industrial (LI). The subject property is intended to be developed in one phase and is approximately 19.508 acres.

A version of this preliminary plat, PP22-0015b, was originally approved on August 10, 2022 for an approximately 18.661-acre site. However, since August 2022 the applicant has purchased a neighboring property, adding an additional 0.847 acres to the site.

Date Application Filed:	March 2, 2023
Planning & Zoning Commission Meeting:	March 29, 2022
Days in Review:	27 Days

This application is being considered under TX LGC 212.009. The applicant has requested a one-time 30-day extension to allow for additional time to address staff's comments (Exhibit 5) as permitted by TX LGC 212.009(b-2). An approved extension would bring this item back to the Planning and Zoning Commission for consideration on April 26, 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 5) to the April 26, 2022 Planning and Zoning Commission meeting. See Staff Analysis (Exhibit 2) for detailed reasons for 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 transition to Light Industrial (LI) District	Approved
July 13, 2022	Planning and Zoning Commission	Preliminary Plat (PP22-0015)	Extension Approved (7-0)
August 10, 2022	Planning and Zoning Commission	Preliminary Plat (PP22-0015b)	Recommended Approval (5-0)

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
5. Extension Request

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

Prepared by:
Cameron Robertson, AICP
Historic Preservation Officer/
Principal Planner