



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 20, 2024

SUBJECT

Consider a request by Quick N Clean TX-04, LLC for a Preliminary Plat of the Quick N Clean Addition. The 2.10-acre site is generally located at the northeast corner of the intersection of McKinney Street and Loop 288, in the City of Denton, Denton County, Texas. (PP23-0006a, Quick N Clean Addition, Julie Wyatt)

BACKGROUND

The purpose of this Preliminary Plat is to establish one lot with easements and associated right-of-way dedication for the development of a commercial use. The subject property is zoned Suburban Corridor (SC) District, which permits a variety of commercial and service uses.

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

Date application filed:	February 14, 2023
Planning and Zoning meeting:	March 15, 2023
Days in review:	29 Days
Date extension approved	March 15, 2023
Application withdrawn	April 3, 2023
Date application resubmitted	February 29, 2024
Planning and Zoning meeting	March 20, 2024
Days in review	11 days

This application is being considered under TX LGC 212.009, which was updated as of September 1, 2023, with the passage of House Bill 3699.

OPTIONS

1. Approve as submitted
2. Deny with reasons

RECOMMENDATION

Staff recommends approval of this 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
2002	City Council	Citywide rezoning	Rezoned from Light Industrial District to Employment Center Industrial (EC-I) District
October 17, 2017	City Council	Rezoning from EC-I District to Commercial Mixed Use (CM-G) District (Z17-0015)	Approved
October 1, 2019	City Council	New Zoning Code and City-wide zoning district transition to SC District	Approved
March 15, 2023	Planning and Zoning Commission	Preliminary Plat	Extension approved

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. LLC Members List
5. Preliminary Plat

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

Prepared by:
Julie Wyatt, AICP
Principal Planner