



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: June 22, 2022

SUBJECT

Consider a request by Lang Sycamore LLC for approval of a Preliminary 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. (PP22-0013b, Railyard Ph 1 Addition, Julie Wyatt)

BACKGROUND

The purpose of the Preliminary 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.

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

Date Application Filed:	May 10, 2022
Planning and Zoning Meeting:	June 8, 2022
Days in Review:	29 Days
Date Extension Granted	June 8, 2022
Planning and Zoning Commission	June 22, 2022
Days in Review	14 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 plat as it meets the established criteria for approval. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Commission	Board,	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 PP22-013	Extension Approved

PUBLIC OUTREACH

No public outreach is required for a Preliminary 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. LLC Members List
5. Preliminary Plat

Respectfully submitted:

Tina Firgens, AICP

Deputy Director of Development Services/Planning Director

Prepared by:

Julie Wyatt

Senior Planner