



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: December 17, 2025

SUBJECT

Consider a request by 97 Land Company for Final Plat of The Burrow Addition. The approximately 6.5-acre site is generally located on the east side of North Bonnie Brae Street approximately 1,165 feet south of Riney Road, in the City of Denton, Denton County, Texas. (FP25-0032a, The Burrow Addition, Julie Wyatt)

BACKGROUND

The purpose of this Final Plat is to create one commercial lot to accommodate development of a community facility. The use, lot dimensions, and associated development standards were established by a Planned Development District with a base zoning of Residential 7 (PD-R7). The proposed use and lot dimensions are consistent with the PD-R7 regulations.

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

Date Application Filed:	October 21, 2025
Planning & Zoning Commission Meeting:	November 19, 2025
Extension Granted:	November 19, 2025
Days in Review:	29 Days
Date Resubmitted:	November 18, 2025
Planning & Zoning Commission Meeting:	December 17, 2025
Days in Review:	29 Days

This application is being considered under Texas Local Government Code (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 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, Board, Commission	Request	Action
2002	City Council	Citywide rezoning from Agriculture (A) to Neighborhood Residential Mixed Use 12 (NRMU-12)	Approved
October 2019	City Council	Zoning transition from NRMU-12 to Residential 7 (R7)	Approved
February 26, 2025	Planning and Zoning Commission	Rezoning request	Recommended approval
March 25, 2025	City Council	Rezoning request	Approved
November 19, 2025	Planning and Zoning Commission	Final Plat (FP25-0031)	Extension 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:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Julie Wyatt, AICP
Principal Planner