



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: February 11, 2026

SUBJECT

Consider a request by Baird, Hampton & Brown on behalf of H-E-B, L.P. for a Final Replat of the North Lakes Shopping Center Addition. The 15.843-acre site is generally located on the east side of Bonnie Brae Street, approximately 214 feet north of US 380, in City of Denton, Denton County, Texas. (FR25-0019a, North Lakes Shopping Center Addition, Cameron Robertson).

BACKGROUND

The purpose of this Final Replat is to replat Lots 1 and 2 of the North Lakes Shopping Center and incorporate an offsite 3.2-acre property into a single lot of record. This Final Replat will redefine lot lines, as well as create and abandon easements to create a single lot of 15.843 acres for retail use.

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

Date Application Filed:	July 15, 2025
Planning & Zoning Commission Meeting:	August 13, 2025
Days in Review:	29 Days
Extension Granted:	August 13, 2025
Resubmitted:	December 18, 2025
Withdrawn:	December 31, 2025
Resubmitted:	January 14, 2026
Planning & Zoning Commission Meeting:	February 11, 2026
Days in Review:	28 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 Final Replat 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
1960	City Council	Annex into City Limits	Approved
1974	City Council	Rezone to General Retail	Approved
2002	City Council	City-wide zoning transition to CM-G	Approved
August 5, 2015	Planning & Zoning Commission	CV15-0003	Conveyance Plat Approved
January 25, 2017	Planning & Zoning Commission	FP16-0014	Final Plat Approved
2019	City Council	City-wide zoning transition from CM-G to Suburban Corridor (SC)	Approved
August 13, 2025	Planning & Zoning Commission	Final Replat – 30 Day Extension	Approved Extension

PUBLIC OUTREACH

No public outreach is required for final replats.

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 Replat

Respectfully submitted:
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Planning Director

Prepared by:
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Principal Planner