



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 McAdams on behalf of Giving Grace Holdings, Inc for a Final Plat of the Giving Grace Addition. The 15.903-acre site is generally located south of East McKinney Street, approximately 990 feet east of Mayhill Road, in the City of Denton, Denton County, Texas. (FP25-0036a, Giving Grace Addition, Mia Hines)

BACKGROUND

The subject property is located just south of East McKinney Street, approximately 990 feet east of Mayhill Road. In 2022, a planned development was approved to allow for the development proposed multifamily development. Since this approval, the applicants have redesigned their proposed development plans to include two points of access. The purpose of this Final Plat is to establish one plated lot with easements consistent with the approved multifamily development plans for the subject property.

Date Application Filed:	October 21, 2025
Planning & Zoning Commission Meeting:	November 19, 2025
Days in Review:	29 Days
Date Application Extended:	November 19, 2025
Planning & Zoning Commission Meeting:	December 17, 2025
Days in Review:	28 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. The applicant has previously received a 30-day extension to allow for additional time to work through staff's comments on the plat and additional review.

OPTIONS

1. Approve as submitted
2. Deny with reasons

RECOMMENDATION

Staff recommends approval of this Final Plat as it meets the established criteria for approval. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

(Continued on next page.)

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
November 15, 1983	City Council	Annexation of 3.71 acres	Approved
May 4, 2010	City Council	Annexation of 11.76 acres	Approved
October 1, 2019	City Council	City-wide zoning transition from NRMU-12 to R7	Approved
March 9, 2022	Planning and Zoning Commission	Rezone from R7 to PD	Continued the public hearing and postponed consideration of the item
March 23, 2022	Planning and Zoning Commission	Rezone from R7 to PD	Recommended conditional approval
April 5, 2022	City Council	Rezone from R7 to PD	Approved
November 19, 2025	Planning and Zoning Commission	Final Plat	Extension approved

PUBLIC OUTREACH

No public outreach is required for final 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. Final Plat

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Mia Hines, AICP
Senior Planner