



# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ICM:** Cassey Ogden

**DATE:** April 8, 2026

### **SUBJECT**

Consider a request by Glenn Engineering on behalf of Responsive Education Solutions for a Final Plat of R.E.S Denton Addition. The approximately 20.92-acre property is generally located south of Vintage Boulevard, approximately 540 feet east of the I-35W Vintage Boulevard Ramp, in the City of Denton, Denton County, Texas. (FP26-0008a, R.E.S Denton Addition, Julie Wyatt)

### **BACKGROUND**

The purpose of this Final Plat is to create two lots within Planned Development 139 (PD-139), which governs the permitted uses, lot dimensions, and associated development standards. Lot 1, Block A is intended to be developed in accordance with PD-139 and the approved Development Plan which depicts site details for a charter school. There are no current, approved plans for Lot 2, Block A; therefore, in order to develop, the property owner must either seek approval of a Development Plan or a rezoning request.

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

Date Application Filed:	February 16, 2026
Planning & Zoning Commission Meeting:	March 18, 2026
Days in Review:	30 Days
Extension Granted:	March 18, 2026
Resubmitted:	March 16, 2026
Planning & Zoning Commission Meeting:	April 8, 2026
Days in Review:	23 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. The applicant is requesting a 30-day extension (see Exhibit 5), which would be the **second extension for this plat**. Based upon recent updates to Section 212.009, the applicant may request additional 30-day extensions in the future if they are determined to be necessary.

### **OPTIONS**

1. Approve requested extension
2. Approve as submitted
3. Deny with reasons

**RECOMMENDATION**

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension (Exhibit 5), which could be granted to a date certain of April 29, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

Date	Council, Board, Commission	Request	Action
March 5, 1991	City Council	Rezoning to PD-139	Approved (Ordinance 91-034)
September 7, 1999	City Council	Amendment to Concept Plan	Approved (Ordinance 1999-317)
May 14, 2002	City Council	Amendment to Concept Plan	Approved (Ordinance 2002-147)
September 17, 2019	City Council	Transition to 2019 DDC and established PD procedures	Approved (Ordinance DCA18-0009u)
September 15, 2020	City Council	Detailed Plan (PD20-0003)	Approved
November 18, 2025	City Council	Development Plan Amendment (PDA25-0002a)	Approved
March 18, 2026	Planning and Zoning Commission	Final Plat (FP26-0008)	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
5. 2nd Extension Request

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Julie Wyatt, AICP  
Principal Planner