



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 29, 2026

SUBJECT

Consider a request by Mack Mattke of Kimley Horn & Associates on behalf of CATDENTON 35 for a Final Plat of Summit 35 Addition. The approximately 68.175-acre property is generally located east of North Interstate 35, north of Loop 288, and southwest of Highway 77 (North Elm Street) in the City of Denton, Denton County, Texas. (FP26-0012a, Summit 35, Julie Wyatt)

BACKGROUND

The purpose of this Final Plat is to create six lots on 68 acres zoned Planned Development-General Office (PD-GO). While an end user has not yet been identified, all lots are intended to be developed to accommodate industrial, office, or warehouse uses in accordance with the approved zoning.

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

Date Application Filed:	March 9, 2026
Planning & Zoning Commission Meeting:	April 8, 2026
Days in Review:	30 Days
Resubmittal Date:	April 6, 2026
Planning & Zoning Commission Meeting:	April 29, 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 has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and allow for additional review (see Exhibit 5). The requested extension could be granted to a date certain of May 27, 2026. The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

This is the second extension request for this item.

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
July 16, 1991	City Council	Ordinance 91-101 established PD-142 with permitted uses, development standards, and Development Plan	Approved
August 27, 2025	Planning and Zoning Commission	Rezoning to PD-GO (Z25-0008)	Recommended Approval
September 16, 2025	City Council	Rezoning to PD-GO (Z25-0008)	Approved
April 8, 2026	Planning and Zoning Commission	Plat Extension Request	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