



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 Kimley-Horn and Dentex Land, Cattle and Energy, LP for a Final Plat of Bridle Ridge. The 66.686-acre site is generally located north of Johnson Lane, approximately 2,344.81 feet east of John Paine Road in City of Denton, Denton County, Texas. (FP26-0006a, Bridle Ridge, Angie Manglaris).

BACKGROUND

The purpose of this Final Plat is to facilitate the development of 210 single-family residential lots and five lots to be owned and maintained by the Bridle Ridge Homeowner's Association (HOA) on approximately 66.686 acres of land. The approximately 92-acre parent tract was annexed into the City in 2024 and subsequently rezoned from Rural Residential (RR) to Residential 6 (R6) District and Mixed-Use Neighborhood (MN) District. The purpose of this Final Plat is to subdivide and develop the portion of the property zoned R6.

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 as submitted
2. Deny with reasons
3. Approved requested extension

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 30-day extension to allow for additional time to work through staff’s comments on the plat and additional review (see Exhibit 5). The requested extension could be granted to a date certain of April 29, 2026.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
February 7, 2001	City Council	Restrictive Covenants	Approved
May 21, 2024	City Council	Municipal Services Agreement Ordinance	Approved
May 21, 2024	City Council	Public Hearing	Public hearing held; no further action occurred
May 21, 2024	City Council	First Reading of the Annexation Ordinance	First reading held; no further action occurred
May 26, 2024	NA	Publication of Annexation Ordinance	Published
July 16, 2024	City Council	Second Reading, and adoption of Annexation Ordinance	Second reading held; annexation approved.
July 24, 2024	Planning and Zoning Commission	Comprehensive Plan Amendment (from Rural Areas to Moderate Residential and Community Mixed Use) and Zoning change (from Rural Residential to Residential 6 and Mixed-Use Neighborhood)	Recommended Approval of both
August 20, 2024	City Council	Comprehensive Plan Amendment (from Rural Areas to Moderate Residential and Community Mixed Use) and Zoning change (from Rural Residential to Residential 6 and Mixed-Use Neighborhood)	Approved both
March 18, 2026	Planning and Zoning Commission	Final Plat 30-Day Extension	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
5. Extension Request

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Angie Manglaris, AICP
Assistant Planning Director