



# 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 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. (FP26-0012, 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

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 **first 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
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

**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. 1st Extension Request

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Julie Wyatt, AICP  
Principal Planner