



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 Manhard Consulting on behalf of the property owner, Canna Capital, for a Final Plat of the Reserve at Brush Creek. The approximately 15.437-acre site is generally located on the north side of Brush Creek Road and approximately 392 feet east of US 377 in the City of Denton, Denton County, Texas. (FP25-0028c, Reserve at Brush Creek, Angie Manglaris)

BACKGROUND

The purpose of this Final Plat is to create 42 residential lots, 9 homeowner's association lots and dedicate easements and private streets for the development of a residential neighborhood. The subject property is zoned Planned Development – Residential 4 (PD-R4).

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

Date Application Filed:	August 26, 2025
Planning & Zoning Commission Meeting:	September 24, 2025
Resubmittal:	September 23, 2025
Date Extension Granted:	September 24, 2025
Planning & Zoning Commission Meeting:	October 22, 2025
Days in Review:	29 Days
Resubmittal:	November 4, 2025
Planning & Zoning Commission Meeting:	November 19, 2025
Extension Granted:	November 19, 2025
Planning and Zoning Commission Meeting:	December 17, 2025
Days in Review:	28 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 an additional 30-day extension to allow for 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 January 14, 2026. The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

This is the fourth 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 January 14, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

December 1969	City Council	Annexed western 11.359 acres of site into city.	Approved
February 2002	City Council	Rezoned western portion from Agricultural (A) to NR-2 during citywide rezoning.	Approved
September 2002	Planning and Zoning Commission	City initiated rezoning of Western portion of subject site from NR-2 to NR-1	Recommended approval of requests
November 2002	City Council	City initiated rezoning of Western portion of subject site from NR-2 to NR-1	Approved
August 2017	City Council	Annexed eastern 6.71 acres into the city. Placeholder zoning of RD-5x applied upon annexation.	Approved
April 10, 2019	Planning and Zoning Commission	City initiated city-wide rezoning of western portion of subject site from NR-1 to R-1	Recommended approval
April 23, 2019	City Council	City initiated city-wide rezoning of western portion of subject site from NR-1 to R-1	Approved
October 16, 2019	Planning and Zoning Commission	Rezoning request from RR and R1 to MN	Recommended Denial
June 28, 2023	Planning and Zoning Commission	Rezoning request from RR and R1 to R6 and SC	Recommended Denial
November 13, 2024	Planning and Zoning Commission	Rezoning request from RR and R1 to PD-R4 (PD24-0003)	Recommended Approval
December 3, 2024	City Council	Rezoning request from RR and R1 to PD-R4 (PD24-0003)	Approved
September 24, 2025	Planning and Zoning Commission Meeting	Final Plat – 30 Day Extension	Approved Extension

October 22,2025	Planning and Zoning Commission Meeting	Final Plat – 30 Day Extension	Approved Extension
November 19, 2025	Planning and Zoning Commission Meeting	Final Plat – 30 Day Extension	Approved Extension

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. Extension Request

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Angie Manglaris, AICP
Assistant Planning Director