



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: May 27, 2026

SUBJECT

Consider a request by Quiddity Engineering on behalf of TG Duchess Denton, LLC., for a Final Plat of Olivo Apartments. The 18.897-acre site is generally located south of Duchess Drive, approximately 794.21 feet west of Loop 288 in City of Denton, Denton County, Texas. (FP26-0013b, Olivo Apartments, Angie Manglaris).

BACKGROUND

The purpose of this Final Plat is to establish two lots of record and dedicate necessary easements and right-of-way for the development of multifamily and to dedicate park land. The subject property is zoned Suburban Corridor and received a Specific Use Permit (SUP) for a multifamily development in 2023.

Date Application Filed:	March 9, 2026
Planning & Zoning Commission Meeting:	April 8, 2026
Days in Review:	30 Days
Extension Granted:	April 8, 2026
Resubmitted:	April 6, 2026
Planning & Zoning Commission Meeting:	April 29, 2026
Days in Review:	21 Days
Extension Granted:	April 29, 2026
Resubmitted:	April 27, 2026
Planning & Zoning Commission Meeting:	May 27, 2026
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.

OPTIONS

1. Approve as submitted
2. Deny with reasons

RECOMMENDATION

Staff recommends approval of this plat as it meets the established criteria for approval. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
2002	City Council	Citywide rezoning from Commercial (C) District to Community Mixed Use General (CM-G) District	Approved
2019	City Council	Zoning Transition from CM-G-District to Suburban Corridor (SC) District	Approved
October 11, 2023	Planning and Zoning Commission	Specific Use Permit for Multifamily Land Use	Recommended Approval
October 24, 2023	City Council	Specific Use Permit for Multifamily Land Use	Approved
September 16, 2025	City Council	Extend the approval period for the Specific Use Permit	Approved
April 8, 2026	Planning and Zoning Commission	Final Plat 30-day Extension	Extension Approved
April 29, 2026	Planning and Zoning Commission	Final Plat 30-day Extension	Extension Approved
May 19, 2026	City Council	Development Agreement for Parkland Dedication	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. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Angie Manglaris, AICP

Assistant Planning Director