



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 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. (FP26-0013a, 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 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

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 May 27, 2026.

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

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
6. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Angie Manglaris, AICP
Assistant Planning Director