



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 Brian Bridgewater of Manhard Consulting, on behalf of the property owner, for a Final Replat of Lot 1R, Block 1, of the Haisler Addition. The approximately 14.367-acre site is generally located on the east side of North Locust Street, at the intersection of Beall Street and North Locust Street, in the City of Denton, Denton County, Texas. (FR25-0023a, Haisler Addition, Sean Jacobson)

BACKGROUND

The purpose of this Final Replat is to dedicate easements to facilitate the development of a multifamily use. The subject property is zoned Suburban Corridor (SC).

Date Application Filed:	October 21, 2025
Planning & Zoning Commission Meeting:	November 19, 2025
Days in Review:	21 Days
Date of Extension:	November 19, 2025
Planning & Zoning Commission Meeting:	December 17, 2025
Days in Review	28

This application is being considered under (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. Approve with conditions
3. Deny with reasons

RECOMMENDATION

Staff recommends approval of this Final Replat. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation of approval with conditions.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
February 5, 2002	City Council	Citywide rezoning from Agricultural and SF-10 to Neighborhood Residential 6 (NR-	Approved

		6), Neighborhood Residential 3 (NR-3), and Community Mixed-Use General (CM-G)	
June 26, 2019	Planning and Zoning Commission	City-Initiated Rezoning from NR-6, NR-3, and CM-G to Suburban Corridor (SC) District	Recommended Approval
July 23, 2019	City Council	City-Initiated Rezoning from NR-6, NR-3, and CM-G to Suburban Corridor (SC) District	Approved
October 26, 2022	Planning and Zoning Commission	Specific Use Permit for Multifamily Use	Recommended Approval
November 15, 2022	City Council	Specific Use Permit for Multifamily Use	Approved
August 14, 2024	Planning and Zoning Commission	Amending Specific Use Permit for Multifamily Use	Recommended Approval
September 17, 2024	City Council	Amending Specific Use Permit for Multifamily Use	Approved
January 15, 2025	Planning and Zoning Commission	Final Plat	Approved
December 19, 2025	Planning and Zoning Commission	Final Replat	Extension Approved

PUBLIC OUTREACH

No public outreach is required for a Final Replat of subdivision in which no lots have been zoned for single-family residential use.

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 Replat

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Sean Jacobson
Associate Planner