



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: June 10, 2026

SUBJECT

Consider a request by Grayson Hughes of Sutherland King Consulting, on behalf of the property owner, for approval of a Final Plat of Affordable Estates, Lot 1, Block 1. The approximately 1.832-acre site is generally located on the west side of Hinkle Drive, approximately 107 feet south of the southeast corner of the intersection of Hinkle Drive and Meadow Ridge Drive, in the City of Denton, Denton County, Texas. (FP26-0014a, Affordable Estates, Sean Jacobson)

BACKGROUND

The purpose of this Final Plat is to create one platted lot from an existing unplatted tract.

The property is currently zoned Residential 3 (R3).

Date Application Filed:	April 27, 2026
Planning and Zoning Meeting:	May 27, 2026
Days in Review:	30 Days
Extension Approved:	May 27, 2026
Date Resubmitted:	May 26, 2026
Planning and Zoning Meeting:	June 10, 2026
Days in Review:	15 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 a 30-day extension to allow for additional time to work through staff's comments on the plat and allow for additional review (see Exhibit 5). The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

This is the second 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 July 1, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

February 2002	City Council	New DDC Zoning Code & City-wide zoning change – rezoned to new Neighborhood Residential 2 (NR-2) district.	Approved
October 1, 2019	City Council	Citywide Zoning Map Update – Zoning Reclassified to R3	Approved Citywide Zoning Map Update
May 27, 2026	Planning & Zoning Commission	Final Plat	Extension 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. Extension Request

Respectfully submitted:
 Hayley Zagurski, AICP
 Planning Director

Prepared by:
 Sean Jacobson
 Senior Planner