



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ICM:** Cassey Ogden

**DATE:** April 8, 2026

### **SUBJECT**

Consider a request by Richard Stroup for approval of a subdivision variance from the 2019 Denton Development Code Subsection 8.3.2.C.2.a. regarding the maximum number of residential lots permitted to take access from a private access easement. The 9.873-acre tract is located on the east side of F.M. 2164 and approximately 4,950 ft north of Loop 288 in the City of Denton and in the City's Extraterritorial Jurisdiction Division 1, Denton County, Texas. (V26-0005, Triptych Addition Private Access Easement Variance, Matt Bodine)

### **BACKGROUND**

The property owner is requesting a subdivision variance from the Denton Development Code (DDC) Subsection 8.3.2.C.2.a, which states: "Up to three single-family detached or townhome residential dwelling units may access a public road by means of a flag drive within a private access easement as provided in the Transportation Design Criteria Manual." Specifically, the property owner is asking for a variance from the number of lots able to take access from a private access easement. DCA22-0002d was approved by City Council on July 19, 2022, and established the process for subdivision variances to be considered by the Planning and Zoning Commission.

The variance request is associated with a submitted Final Replat (FR26-0003, provided as Exhibit 4 and on this agenda for consideration), and for the subdivision of the subject property into two lots for single-family residential and agricultural use. The replat intends to subdivide the property along the City of Denton limits line with Lot 1R-1 on the replat being in City limits and Lot 1R-2 on the replat being in the City's Division 1 Extraterritorial Jurisdiction (ETJ). Property in the City's ETJ 1 is not subject to zoning regulations but is required to comply with the DDC Subchapter 8, Subdivisions, which regulates land subdivision and is applicable to platting and property access. Lot 1R-1 has street frontage on F.M. 2164 (also known as North Locust Street), and Lot 1R-2 has access via an existing, private access easement that encompasses a private gravel road labeled on some maps as Pecan Creek Road. The intent of this request is to allow said easement to also be used to provide access to the proposed lots. The access easement provides access to a public road for twelve existing properties of which nine have existing single-family residences. If the variance request and associated Final Replat are approved, a total of thirteen properties would take access from the private access easement.

The Denton Mobility Plan proposes a Primary Arterial that traverses east-west to be situated along the northern portion of the subject property where the private access easement currently exists. A 67.5 ft width Right-of-Way (R.O.W.) Reservation along the subject property's north property line is shown on the submitted Plat (see Exhibit 4). The R.O.W. reservation does not transfer land ownership, but it does preserve the future corridor by prohibiting new structures being built within it.

A full analysis is provided as Exhibit 2.

**OPTIONS**

1. Approve as submitted
2. Approve with conditions
3. Deny with reasons

**RECOMMENDATION**

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

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
February 8, 2017	Planning & Zoning Commission	Final Plat (FP16-0044)	Approved
March 18, 2026	Planning & Zoning Commission	Final Replat (MR25-0017)	Extension Granted

The project number for the Final Replat was changed from MR25-0017 to FR26-0003 (current project number) after the March 18, 2026 meeting to accurately reflect the plat type.

**PUBLIC OUTREACH**

No public outreach is required for a subdivision variance request.

**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. Associated Final Replat
5. Project Narrative
6. VE Gailor Survey Abstract

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
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