



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 8, 2026

SUBJECT

Consider a request by Double R. Devco, LLC for a Final Plat of Hickory Grove, Phase 6. The 66.521-acre site is generally located at the southeast corner of Jackson Road and Nail Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP26-0003b, Hickory Grove 6, Mia Hines).

BACKGROUND

The purpose of this Final Plat is to facilitate the development of 174 single-family residential lots and five lots to be owned and maintained by the Hickory Grove HOA. The property is located within the Legends Ranch Municipal Utility District (MUD), and the full development originally proposed six phases for the construction of the single-family residential lots. This proposed Final Plat is for the third phase of this development. Construction plans are currently under review for this phase.

The approved Preliminary Plat included a total of 1,516 single-family residential lots, one amenity center lot, one multi-family lot, 48 lots to be owned and maintained by the Hickory Grove HOA, and a variety of other lots to be utilized for park space, commercial development, and utilities. Although Preliminary Plats are not typically allowed within the ETJ, as part of the City Council's consent to the creation of the MUD, a development agreement was entered into that included provisions allowing for the MUD developers to submit a preliminary plat to phase the development.

Date Application Filed:	January 27, 2026
Planning & Zoning Commission Meeting:	February 25, 2026
Days in Review:	29 Days
Date Extension Granted:	February 25, 2026
Date Application Resubmitted:	February 23, 2026
Planning & Zoning Commission Meeting:	March 18, 2026
Days in Review:	23 Days
Date Extension Granted:	March 18, 2026
Date Application Resubmitted:	March 16, 2026
Planning & Zoning Commission Meeting:	April 8, 2026
Days in Review:	23 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 6), which would be the third 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 6). The requested extension could be granted to a date certain of April 29, 2026.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
June 28, 2022	City Council	Legends Ranch MUD consent and development agreement	Approved
August 10, 2022	Planning & Zoning Commission	Legends Ranch Preliminary Plat (PP22-0017)	Extension approved
October 26, 2022	Planning & Zoning Commission	Legends Ranch Preliminary Plat (PP22-0017)	Approved
February 25, 2026	Planning & Zoning Commission	Hickory Grove Phase 6 Final Plat	Extension approved
March 18, 2026	Planning & Zoning Commission	Hickory Grove Phase 6 Final Plat	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. LLC Members List
- 6. Extension Request

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Mia Hines, AICP
Senior Planner