



# 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:** July 1, 2026

### **SUBJECT**

Consider a request by Lizette Zepeda for approval of a Final Plat of Lots 1 and 2, Block A, Lizette Zepeda Subdivision. The 14.966-acre tract is located on the west side of private road Indian Wells Road and approximately 2,320 feet north of Gribble Springs Road in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (MP26-0004a, Zepeda Addition, Matt Bodine)

### **BACKGROUND**

The purpose of the Final Plat is to create two lots of record. The subject property is developed for single-family residential and agricultural uses. It has access to public right-of-way (Gribble Springs Road) via an existing road easement labelled on some maps as Indian Wells Road. The property receives water from the Bolivar Water Supply Corporation and meets the land size requirements for onsite sanitary sewer facilities.

At the June 10, 2026 meeting, the Planning and Zoning Commission approved a subdivision variance (V26-0008) for the property from DDC 8.3.2.C.2.a to allow for more than three single-family residential lots to access a public street by means of a private access easement.

The subject property is in the City of Denton's Extraterritorial Jurisdiction Division 1 (ETJ). While the City of Denton's subdivision regulations are applicable in the ETJ, the City has no zoning authority or land use authority in the ETJ. Additionally, building permit review is under the jurisdiction of Denton County.

A full analysis of the criteria for approval is provided as Exhibit 2.

Date Application Filed:	March 9, 2026
Planning & Zoning Commission Meeting	April 8, 2026
Days in Review	30 Days
Resubmitted:	April 6, 2026
Withdrawn	April 16, 2026
Days in Review:	10 Days
Resubmitted:	June 1, 2026
Planning and Zoning Commission Meeting	July 1, 2026
Days in Review:	30 Days

### **OPTIONS**

1. Approve as submitted
2. Deny with reasons

**RECOMMENDATION**

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

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

Date	Council, Board, Commission	Request	Action
April 8, 2026	Planning & Zoning Commission	Plat Extension (MP26-0004)	Extension Approved
June 10, 2026	Planning & Zoning Commission	Subdivision Variance (V26-0008)	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

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Matt Bodine  
Assistant Planner