



# 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 Richard Stroup for approval of a Final Replat of Lots 1R-1 and 1R-2, Block A, Triptych Addition. The 9.873-acre property 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. (FR26-0003, Triptych Addition, Matt Bodine)

### **BACKGROUND**

The purpose of the Final Plat is to create two lots of record. The subject property has a single-family residence and is also used for agricultural purposes. The proposed lots would have access to F.M. 2164 (also known as North Locust Street) from an existing private access easement (also known as Pecan Creek Drive). The lots meet the minimum size requirements for private wells and onsite sanitary sewer facilities (see Exhibit 4).

Pursuant to Denton Development Code (DDC) Subsection 8.3.2.C.2, up to three residential lots may access public road by means of a flag drive within a private access easement. Currently there are twelve existing properties that have access to public right-of-way via the previously mentioned private access easement which would serve the proposed lots. To develop the site as proposed, the applicant is pursuing several applications at the same time:

**Variance Request (V26-0005):** Prior to plat approval, the applicant is required to receive approval of a Subdivision Variance from 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". The applicant has requested a subdivision variance, which is scheduled for consideration by the Planning and Zoning Commission at the April 8, 2026 meeting (this agenda).

**Final Replat (FR26-0003):** The submitted replat would divide the existing lot into two lots with one lot within City of Denton limits, and the other 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 in the ETJ is under the jurisdiction of Denton County. The proposed Final Replat does not meet requirement that no more than three residential lots may take access off a public road by means of a private access easement. If the associated variance request is not approved, a new final replat will need to be submitted with an alternative property configuration that meets the standards of the DDC.

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

Date Application Filed:	December 16, 2025
Withdrawn:	January 6, 2026
Resubmitted:	February 16, 2026
Planning & Zoning Commission Meeting:	March 18, 2026
Days in Review:	30 Days
Extension Granted:	March 18, 2026
Resubmittal:	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.

**OPTIONS**

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

**RECOMMENDATION**

Staff’s recommendation regarding this Final Replat depends upon the outcome of the associated subdivision variance (V26-0005) request, as explained below:

If the associated subdivision variance (V26-0005) is approved, then Staff recommends approval of this Final Replat as the Final Replat would meet the established criteria for approval.

If the associated subdivision variance (V26-0005) is denied, then Staff recommends denial of this Final Replat because the Final Plat does not meet the requirement that no more than three residential lots access a public road by means of a private access easement as set forth in Subchapter 8 of the Denton Development Code and therefore cannot meet the established requirements 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 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 Replat

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
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Assistant Planner