



# City of Denton

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

**DEPARTMENT:** Department of Development Services

**ACM:** Kenneth Hedges

**DATE:** June 10, 2026

### **SUBJECT**

Consider a request by Lizette Zepeda 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 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. (V26-0008, Zepeda Addition 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 Final Plat (see Exhibit 4) for the subdivision of the subject property into two lots for single-family residential use. The plat was withdrawn from review to pursue this subdivision variance. Property in the City's Extraterritorial Jurisdiction Division 1 (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. The subject property has access to Gribble Springs Road via an existing, private access easement that encompasses a private gravel road labeled on some maps as Indian Wells Road. The intent of this request is to allow said easement to also be used to provide access to an additional property (Lot 2). The access easement currently provides access to a public road for seven properties with single-family residences. If the variance request is approved, a total of eight properties would take access from the private access easement.

The Denton Mobility Plan proposes a Secondary Arterial traversing north-south along the western edge of the subject property where the private access easement currently exists. A 55 foot wide Right-of-Way (R.O.W.) Reservation along the subject property's west property line would be required with the approval of a Final Plat of the subject property. 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)**

No prior action had been made on the subject property.

## **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. Variance Narrative
5. Final Plat
6. Dedication of Easements

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
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Assistant Planner