



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: February 11, 2026

SUBJECT

Consider a request by Double R. Devco, LLC and for a Final Plat of Hickory Grove Multifamily Addition. The 41.391-acre site is generally located just north of West University Drive (US 380) and approximately 2,800 feet west of Golden Hoof Drive, partially in the City of Denton's ETJ Division 1 and partially in the City of Denton, Denton County, Texas. (FP25-0038, Hickory Grove Multifamily Addition, Mia Hines).

BACKGROUND

The purpose of this Final Plat is to facilitate the development of no more than 625 multifamily residences. 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 fourth 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. Since the approval of this preliminary plat, the City and developer have amended the Development Agreement and a portion of the land intended for multifamily residences has been annexed into the City of Denton to allow the City to levy taxes on a portion of the anticipated development. Accordingly, the proposed Final Plat is intended to establish one lot within the City limits and one lot within the City's ETJ. Both lots are still intended for multifamily development.

Date Application Filed:	December 16, 2025
Planning & Zoning Commission Meeting:	January 14, 2026
Days in Review:	29 Days
Extension Granted:	January 14, 2026
Resubmitted:	January 26, 2026
Planning & Zoning Commission Meeting:	February 11, 2026
Days in Review:	28 Days

OPTIONS

1. Approve as submitted
2. Deny with reasons

RECOMMENDATION

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

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
1974	City Council	Annexation	Approved
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
August 23, 2024	City Council	Amended Hickory Grove MUD Development Agreement	Approved
October 14, 2025	City Council	Municipal Services Agreement	Approved
October 14, 2025	City Council	Public Hearing for Annexation	Public hearing held; no further action occurred
October 14, 2025	City Council	First Reading of the Annexation Ordinance	First reading held; no further action occurred
November 18, 2025	City Council	Second Reading of the Annexation Ordinance	Second reading held; Annexation Ordinance approved
December 17, 2025	Planning and Zoning Commission	Comprehensive Plan Amendment Request	Recommended Approval
December 17, 2025	Planning and Zoning Commission	Rezoning Request	Recommended Approval
January 13, 2026	City Council	Comprehensive Plan Amendment Request	Approved
January 13, 2026	City Council	Rezoning Request	Approved
January 14, 2026	Planning and Zoning Commission	Final Plat	Extension Approved
February 3, 2026	City Council	Rezoning Request	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

Respectfully submitted:
Hayley Zagurski, AICP

Planning Director

Prepared by:
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Senior Planner