



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 Kimley-Horn on behalf of the property owner, Honey Farms Estates, LLC, for a Final Plat of the Honey Farms Estates Addition. The approximately 9.24-acre site is generally located on the south side of Sanders Road, approximately 1,910 feet east of Country Club Road in the City of Denton, Denton County, Texas. (FP26-0011, Honey Farms Estates, Ashley Ekstedt)

BACKGROUND

The purpose of this Final Plat is to create seven residential lots, dedicate right-of-way, and dedicate easements.

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 |

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 has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and allow for additional review (see Exhibit 5). The requested extension could be granted to a date certain of April 29, 2026. The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

This is the first extension request for this item.

OPTIONS

1. Approve requested extension
2. Approve as submitted
3. Deny with reasons

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 extension (Exhibit 5), which could be granted to a date certain of April 29, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

| Date | Council, Board, Commission | Request | Action |
|-------------------|----------------------------|------------|----------|
| February 20, 2001 | City Council | Annexation | 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
5. Extension Request
6. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Ashley Ekstedt, AICP
Associate Planner