



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: June 2, 2026

SUBJECT

Consider adoption of an ordinance of the City of Denton extending the approval period for a Specific Use Permit for a multifamily use originally approved via Ordinance S23-0001a for approximately 2.4 acres of land, generally located on the south side of North Elm Street, approximately 560 feet east of Riney Road in the City of Denton, Denton County, Texas; adopting an amendment to the City's official zoning map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing for severability and an effective date. (S26-0002, 3301 N Elm Multifamily, Ashley Ekstedt)

BACKGROUND

The request is to grant a one-year extension to the approval period for the Specific Use Permit (SUP) for a Multifamily use on approximately 2.4 acres of land, originally approved on September 17, 2024, as Ordinance Number S23-0001a (provided as Exhibit 2). The SUP was approved with conditions to allow for the development of a Multifamily use consisting of 67 one- and two- bedroom multifamily units.

Section 2.5.2C.6.b of the Denton Development Code provides for the expiration of a Specific Use Permit if the authorized use or construction is not substantially underway within 24 months after the date of approval unless an extension is granted. Since the approval of the SUP, the applicant for this project has submitted and received approval of civil engineering plans and a final plat and has submitted a building permit application, which is still under staff review. Due to rising costs of materials, labor, and contractor services, the applicant is requesting additional time to begin construction (See Exhibit 3). Staff recognizes that this property is for sale, and while the current property owners may not be who ultimately develops this property, the SUP runs with the land and a future property owner would be required to follow the approved plans.

Sections 2.5.2 and 2.4.8D of the Denton Development Code authorize the City Council, being the original approval body, to grant an extension of the approval period for a SUP for a period of up to one year for good cause. There are no additional criteria for approval that need to be met for this type of request. The developer has provided a letter detailing the rationale for their request for the extension, which is provided as Exhibit 3.

If approved, the requested extension would be valid through September 17, 2027.

OPTIONS

1. Approve as submitted.
2. Approve subject to conditions.
3. Deny.

4. Postpone item.

RECOMMENDATION

Staff recommends approval of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
June 5, 2019	Planning & Zoning Commission	Conveyance Plat	Approved
October 25, 2023	Planning & Zoning Commission	Subdivision Variance (V23-0006)	Approved
July 24, 2024	Planning & Zoning Commission	Specific Use Permit	Recommended Approval
September 17, 2024	City Council	Specific Use Permit	Approved
September 10, 2025	Planning & Zoning Commission	Final Plat	Approved

DEVELOPER ENGAGEMENT DISCLOSURES

No developer contact and/or meeting disclosures have been provided to staff as of the issuance of this report.

EXHIBITS

- Exhibit 1 - Agenda Information Sheet
- Exhibit 2 - Ordinance S23-0001a
- Exhibit 3 - Extension Request
- Exhibit 4 - Draft Ordinance
- Exhibit 5 - Staff Presentation