



# 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:** April 10, 2024

### SUBJECT

Consider a request by Danny McCamish of Spiars Engineering, on behalf of Cyrene at Hickory Creek, LLC, for a Final Plat of Barrel Strap Residential. The approximately 14.1-acre site is generally located on the southwest corner of Hickory Creek Road and FM 2499 in the City of Denton, Denton County, Texas. (FP23-0023b, Barrel Strap Residential, Ashley Ekstedt).

### BACKGROUND

The purpose of this Final Plat is to establish 50 residential lots, nine open space lots, dedicate right-of-way, and dedicate easements. The subject property is intended to be developed in one phase and is zoned Residential 7 (R7).

Date Application Filed:	August 15, 2023
Planning & Zoning Commission Meeting:	September 13, 2023
Days in Review:	29 Days
Extension Approved:	September 13, 2023
Resubmittal Date:	September 12, 2023
Withdrawn:	October 5, 2023
Days in Review:	23 Days
Resubmittal Date:	March 12, 2024
Planning & Zoning Commission Meeting:	April 10, 2024
Days in Review:	29 Days

This application is being considered under TX LGC 212.009.

### OPTIONS

1. Approve as submitted
2. Deny with reasons

### RECOMMENDATION

Staff recommends approval of this plat as it does meet the established criteria for approval.

### PRIOR ACTION/REVIEW (Council, Boards, Commissions)

June 8, 2022	Planning & Zoning Commission	Preliminary Plat (PP22-0003)	Extension Approved
--------------	------------------------------	------------------------------	--------------------

June 22, 2022	Planning & Zoning Commission	Preliminary Plat (PP22-0003)	Approved
September 13, 2023	Planning & Zoning Commission	Final Plat (FP23-0023)	Extension Approved
September 13, 2023	Planning & Zoning Commission	Alternative Environmentally Sensitive Area Plan (AESA22-0004)	Recommend Approval
September 26, 2023	City Council	Alternative Environmentally Sensitive Area Plan (AESA22-0004b)	Approved
February 20, 2024	City Council	Park Development Agreement	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. LLC Members List

Respectfully submitted:  
Tina Firgens, AICP  
Deputy Director of Development Services/  
Planning Director

Prepared by:  
Ashley Ekstedt  
Associate Planner