



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: September 10, 2025

SUBJECT

Consider a request by Travis Pruett of Jacob and Hefner, LLC, on behalf of the property owner, SY3M, LLC, for a Final Plat of 3301 N. Elm Street. The approximately 2.4-acre site is 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. (FP25-0024, 3301 N. Elm Street, Ashley Ekstedt).

BACKGROUND

The purpose of this Final Plat is to establish the lot and easement for a multifamily development. The subject property is zoned Residential 7 (R7).

Date Application Filed:	June 24, 2025
Withdrawn:	July 9, 2025
Days in Review:	15 Days
Resubmittal Date:	July 22, 2025
Withdrawn:	August 1, 2025
Days in Review:	10 Days
Resubmittal Date:	August 12, 2025
Planning & Zoning Commission Meeting:	September 10, 2025
Days in Review:	29 Days

This application is being considered under (TX LGC) 212.009, which was updated as of September 1, 2023 with the passage of House Bill 3699.

OPTIONS

1. Approve as submitted
2. Deny with reasons

RECOMMENDATION

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

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

June 5, 2019	Planning & Zoning Commission	Conveyance Plat	Approved
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October 25, 2023	Planning & Zoning Commission	Subdivision Variance (V23-0006)	Approved
July 24, 2024	Planning & Zoning Commission	Specific Use Permit for Multifamily (S23-0001)	Recommended Approval
September 17, 2024	City Council	Specific Use Permit for Multifamily (S23-0001)	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

Respectfully submitted:
Hayley Zagurski, AICP
Interim Planning Director

Prepared by:
Ashley Ekstedt, AICP
Associate Planner