



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: July 23, 2025

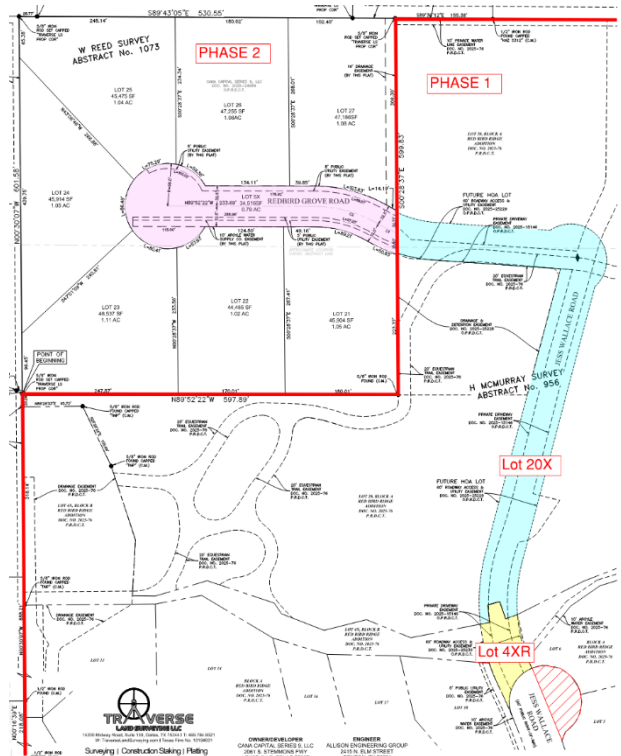
SUBJECT

Consider a request by Chase Carrick of Traverse Land Surveying on behalf of Cana Capital Series 9 LLC, for a Final Plat of Red Bird Ridge Addition Phase 2. The 8.247-acre site is generally located south of Country Club Road, north of Oak Ridge Lane, and west of Fincher Trail, in City of Denton's ETJ Division 1, Denton County, Texas. (FP25-0021a, Red Bird Ridge Addition Phase 2, Erin Stanley).

BACKGROUND

The purpose of this Final Plat is to establish 7 residential lots, one common area lot, and dedicate public utility and access easements. This plat is intended to be developed as Phase 2 of the Red Bird Ridge Addition While the City of Denton's subdivision regulations are applicable in the ETJ, the City has no land use or zoning authority over ETJ properties.

This plat must be considered with the approval of the Final Replat of Red Bird Ridge Phase 1 (FR25-0017) due to access considerations. Access is taken from Jess Wallace Road, a 60-foot public right-of-way dedicated by a Final Plat for Red Bird Ridge Addition approved and filed earlier this year. The Replat of Red Bird Ridge Phase 1 extends said Jess Wallace Road to Redbird Grove Road (shaded in purple in the adjacent image) in Phase 2 via a private road access easement overlayed on two common area lots in Phase 1 (20X and 4XR, shaded in teal and yellow, respectively, in the adjacent image), owned and maintained by the Homeowner's Association.



A full analysis of the criteria for approval is provided as Exhibit 2.

Date Application Filed:	May 27, 2025
Planning & Zoning Commission Meeting:	June 25, 2025
Days in Review:	29 Days
Extension Approved:	June 25, 2025
Date Resubmitted:	June 24, 2025
Planning & Zoning Commission Meeting:	July 23, 2025

Days in Review:

29 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
June 25, 2025	Planning & Zoning Commission	FP25-0021	Approved First Extension

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

Prepared by:
Erin Stanley
Assistant Planner