



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda

Planning and Zoning Commission

Wednesday, July 22, 2026

6:00 PM

Council Chambers

WORK SESSION BEGINS AT 6:00 P.M. IN THE COUNCIL CHAMBERS

REGULAR MEETING BEGINS AT 6:30 P.M. IN THE COUNCIL CHAMBERS

REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING COMMISSION

Individuals may speak during a Planning and Zoning Commission meeting under one of the following categories:

Comments on Agenda Items:

Public comments can be given for any item considered by the Planning and Zoning Commission, EXCEPT work session reports or closed meetings. Individuals are only able to comment one time per agenda item and cannot use more than one method to comment on a single agenda item. Public comments are limited to three (3) minutes per citizen.

Public Hearing Items:

Individuals are limited to four (4) minutes per public hearing item.

Individuals may participate by using one of the following methods:

1. In Person for Regular or Consent Agenda Items:

To provide in-person comments for regular or consent agenda items (excluding public hearing items), Individuals must be present at the meeting and submit a speaker card (available at the meeting location) to the Secretary prior to the item being called.

2. In Person for Public Hearing Items:

For public hearing items, speaker cards are encouraged but not required.

3. eComment:

The agenda is posted online at <https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>. Once the agenda is posted, a link to make virtual comments using the eComment module will be made available next to the meeting listing on the Upcoming Events Calendar. Using eComment, Individuals may indicate support or opposition and submit a brief comment about a specific agenda item. eComments may be submitted up until the start of the meeting at which time the ability to make an eComment will be closed. eComments will be sent directly to members of the Planning and Zoning Commission immediately upon submission and recorded by the Secretary into the Minutes of the Meeting.

After determining that a quorum is present, the Planning and Zoning Commission of the City of Denton, Texas will convene in a Work Session on Wednesday, July 22, 2026, at 6:00 p.m. in the City Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

WORK SESSION

1. Citizen Comments on Consent Agenda Items

This section of the agenda allows citizens to speak on any item listed on the Consent Agenda prior to its consideration. Each speaker will be given a total of three (3) minutes to address any item(s). Any person who wishes to address the Planning and Zoning Commission regarding these items may do so by utilizing the "By Phone" registration process as referenced under the REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING COMMISSION detailed at the beginning of this agenda. Registration is required prior to the time the Planning and Zoning Commission considers this item. Registrants may call in and remain on hold or receive a call back at the time the Work Session is called to Order and are encouraged to ensure they remain accessible to accept the call.

2. Clarification of agenda items listed on the agenda for this meeting

This is an opportunity for Commissioners to ask questions of staff on the Consent and Regular Agenda items, which may include a full briefing on an item in the order it appears on the regular session agenda. Any such briefing will be repeated in regular session.

3. Work Session Reports

- A. [PZ26-118](#) Receive a report and hold a discussion regarding a proposed Denton Development Code Amendment related to Mobile Food Businesses and the Rayzor Ranch Overlay.

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Proposed Amendments Mobile Food Businesses](#)

[Exhibit 3 - Rayzor Ranch Overlay Narrative](#)

In the event that the Planning and Zoning Commission does not finish their work session prior to 6:30 p.m., the Commission may return to the work session agenda after adjourning the regular meeting.

REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, July 22, 2026, at 6:30 p.m. in the City Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas at which time the following items will be considered:

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

“Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES FOR:

- A. [PZ26-115](#) Consider approval of the July 1, 2026, Planning and Zoning meeting minutes.

Attachments: [July 1, 2026](#)

3. CONSENT AGENDA

Staff recommends approval of the following items because they meet the requirements of the Denton Development Code. Approval of the Consent Agenda includes staff recommendations for approvals and authorizes staff to proceed. The Planning and Zoning Commission has reviewed the applications and has had an opportunity to raise questions regarding the items prior to consideration.

- A. [FR26-0006a](#) Consider a request by Traverse Land Surveying, on behalf of Steve & Watson Custom Homes, for approval of a Final Replat of Lot 6R1, Block A, and Lot 4XR1, Block B, Red Bird Ridge Addition. The 4.015-acre property is generally located on the east and north side of Jess Wallace Road, and approximately 275 feet north of Oak Ridge Lane in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (FR26-0006a, Red Bird Ridge, Matt Bodine)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Replat](#)

- B. [FR26-0005](#) Consider a request by MMA, Inc., on behalf of the property owner, DAHC McAdams Holdings, LLC, for a Final Replat of the R.E. Ford Subdivision, Lot 1R, Block 2. The approximately 1.56-acre site is generally located on the north side of Lindsey Street, approximately 105 feet east of I-35E, in the City of Denton, Denton County, Texas (FR26-0005, McAdams Haven, Ashley Ekstedt).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Replat](#)

[Exhibit 5 - LLC Members List](#)

4. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ26-116](#) Hold a discussion regarding the Planning and Zoning Project Matrix.

Attachments: [Matrix 2026](#)

5. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Planning & Zoning Commission or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Planning and Zoning Commission reserves the right to adjourn into a Closed Meeting on any item on its Work Session or Regular Session agenda consistent with Chapter 551 of the Texas Government Code, as amended, including without limitation, Sections 551.071-551.086 of the Texas Open Meetings Act.

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on July 16, 2026, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.



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: July 22, 2026

SUBJECT

Receive a report and hold a discussion regarding a proposed Denton Development Code Amendment related to Mobile Food Businesses and the Rayzor Ranch Overlay.

BACKGROUND

At the July 1, 2024 Work Session discussion, Planning Staff presented several proposed DDC amendments to be considered as part of a future Comprehensive Development Code Update.

The discussion focused on amendments related to the following topics:

- Minor amendments to existing Use-Specific Standards and Definitions, including:
 - Automotive Fuel Sales
 - Smoke Shop
 - Manufacturing Uses
 - Indoor/Outdoor Recreation Facilities
 - Temporary Uses
 - Medical Clinic/Medical Offices
 - Administrative, Professional Government Offices
 - Food Processing, more than 2,500 square feet
 - General Retail Uses
 - Food Trucks/Mobile Food Courts
- Incorporate changes due to State Law:
 - Amendments to Manufactured Housing requirements
- Incorporate Director Determinations as it relates to single-family residential site design standards
- Add the following uses to the DDC:
 - Drone Delivery Services
 - Contractor Services
 - Media Production Facilities
 - Event Venues

During discussion, the Commission had several questions regarding the proposed amendments for Mobile Food Businesses, specifically as it related to the operation of a singular Mobile Food Business verses the operation of a Mobile Food Court and when a Certificate of Land Use would be required. During the July 22, 2026 Work Session Discussion, staff will revisit the proposed amendments related to Mobile Food Businesses and when a Certificate of Land Use would be required.

The Commission had additional questions related to proposed Rayzor Ranch Overlay amendments regarding removal of certain design and orientation guidelines of single-family homes constructed within the Rayzor Ranch South Mixed-Use District-2. Further explanation of the request has been provided by a representative of the landowner and is included as Exhibit 3.

EXHIBITS

1. Agenda Information Sheet
2. Proposed Amendments Mobile Food Businesses
3. Rayzor Ranch Overlay Narrative

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Angie Manglaris, AICP
Assistant Planning Director



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Proposed Amendments – Mobile Food Establishments

Amend 5.2-A Table of Allowed Uses as follows:

Table 5.2-A: Table of Allowed Uses																	
P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply																	
	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Accessory Uses																	
<u>Mobile Food Court, Accessory</u>								<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>5.4.4D</u>

Amend Section 5.4.X: to add standards and requirements for accessory Mobile Food Courts, as follows:

"

D. Mobile Food Court. Accessory Mobile Food Courts shall comply with the following:

1. Operation

- No person or entity shall operate a mobile food business or advertise, offer to lease, sublease, license, or sublicense any portion of their property for the purpose of mobile food sales for which a Certificate of Land Use application has not been properly made and filed with the Development Services Department.
- It shall be the responsibility of the land property owner to obtain and hold a valid Certificate of Land Use.
- Participating mobile food businesses or other authorized vendors shall obtain a business license and any other permits or approvals as required by the State of Texas and the Municipal Code of Ordinances prior to operating within the City of Denton.
- All activities associated with a mobile food business must comply with all health department and fire department requirements.
- All proposed activities shall be conducted on private property owned or otherwise controlled by the applicant.
- Live music shall conform to established noise standards in the City of Denton.

2. Location and Design.

- A minimum lot or parcel area of 2,000 square feet is required to operate a mobile food business.
- All proposed activities shall be conducted on private property owned or otherwise controlled by the applicant.
- The proposed mobile food court shall not impede pedestrian or vehicular traffic in the public way.
- The proposed mobile food court shall not be located within any fire lane or emergency access easement.
- No portion of the mobile food court shall occupy required parking stalls of any principal use of the site.

- f. No mobile food vehicle or trailer shall be permitted to operate within the required front-, side-, and rear-yard setback of the applicable zoning district.
- g. Seating areas, shade structures, and other furniture intended for use by the customers may be permitted within required setbacks, provided the area(s) designated for these items maintain a minimum three feet from a rear or side property line.
- h. No mobile food business may operate while located within 10 feet of an existing structure, fence, or another mobile food vehicle or trailer.
- i. The total operating area shall not exceed 50% of the gross floor area of the principal use. The total operating area for mobile food businesses shall include the following:
 - i. A minimum 10 feet wide, 20 feet long parking space for each mobile food business vehicle and/or trailer.
 - ii. Any seating areas intended for the customers of the mobile food business, and
 - iii. Any shade structures, activity areas, and other furniture intended for use by the customers of the mobile food business.

3. Signs

- a. Notwithstanding Section 33-13 of the Code of Ordinances, each Mobile Food Court shall be allowed to have portable signs that advertise the mobile food business operating on-site, during the operating hours of those businesses.
- b. Sign(s) shall follow the permitting procedures established in Section 33 of the Code of Ordinance, as amended.

Amend Section 9.2: Definitions, to update the definition as follows:

Mobile Food Business: A business that serves food or beverages from a self-contained unit either motorized or in a trailer on wheels, and is readily movable, without disassembling, for transport to another location. Such use shall be accessory to a primary business on the same lot or be permitted within an approved Mobile Food Court.

Mobile Food Court: The lot or parcel where ~~a one or more~~ Mobile Food Business(es) may operate ~~mobile food truck(s) or trailer(s) can be located for the business of selling food on a permanent basis.~~ A Mobile Food Court may include site improvements such as lighting, seating, fixed utility connections for Mobile Food Businesses, and parking.

Mobile Food Court, Accessory: The portion of a lot, area, or parcel where a Mobile Food Business may operate on a permanent basis and as accessory to a primary use on the same lot, area, or parcel ~~mobile food truck(s) or trailer(s) can be located for the business of selling.~~ A Mobile Food Court, Accessory may include site improvements such as lighting, seating, and fixed utility connections for Mobile Food Businesses. This term does not apply to singular Mobile Food Businesses which may operate on a portion of a lot, area, or parcel on a temporary basis and with no site improvements.

**Rayzor Ranch Overlay District Code Amendment
Rayzor Cottages
Narrative**

This narrative is intended to address the questions raised in the Planning and Zoning Commission Work Session on July 1, 2026 pertaining to the proposed code amendment associated with the Rayzor Ranch Overlay District.

First, the proposed code amendment applies to one area of the Rayzor Ranch South Mixed-Use District – 2, known as “Rayzor Cottages”. The Rayzor Cottages development is a 37-lot residential subdivision bordered by Bonnie Brae, Panhandle, and Crescent Streets. The property is platted and the utility infrastructure and streets are constructed.

Rayzor Cottages is subject to DDC Appendix A – Guidelines for Single Family Residential Development in RR-SMUD-2 (attached). The highlighted sections on page 2 are specific to the Rayzor Cottages development only. The property is restricted to the development of garden-style, single-family homes.

Intent of the Property Owner

When Rayzor Cottages was entitled and platted, the intent of the property owner (developer) was to build small, cottage-style homes. However, shortly after the property was platted, construction prices escalated quickly to a place that a one bedroom home could no longer be constructed for a price that was marketable.

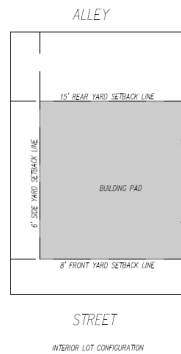
These one bedroom homes have all been fully designed by an architect. Two of the four home plans include a loft area. By changing the code to allow for one- or two-bedroom homes, the project is more financially feasible. The property owner no longer intends to construct the homes himself, and has been talking to a few homebuilders about developing the property. However, the homebuilders have consistently stated that the project is infeasible without allowing for some two-bedroom homes.

The intent of the property owner is to amend the building plans with lofts to convert those lofts into a second functioning bedroom. There is no intent to completely redesign the project. Since the infrastructure is already constructed and the lots are platted, it would be very challenging to redesign the site.

Discussion Topics in the Work Session

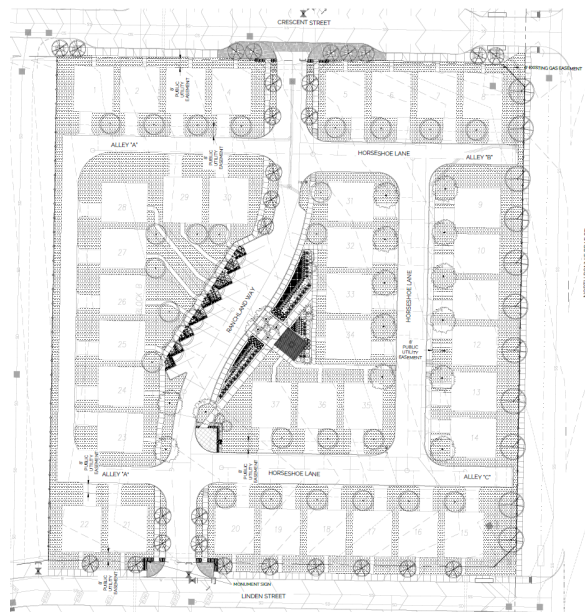
- 1) **Affordability:** This site remains subject to the Architectural Standards (attached) adopted as a part of the Rayzor Ranch Overlay District, which governs building materials, architectural elements, and other requirements that will impact the cost of construction and the affordability of the homes. However, due to the lot sizes, setback requirements, and restriction to garden-style homes, the homes will be smaller than average. See a typical lot layout with setback requirements shown below:

Typical Lot



The typical lot dimensions for Rayzor Cottages is 42' wide and 70' deep. This will restrict the size of the home significantly. Some of the homes have lofts in the plans and are therefore 2-story. These plans would be converted to have a second bedroom upstairs.

- 2) **Flag Lots:** Some concerns were expressed regarding the flag lots towards the interior of the site. See an image of the site layout below. The flag lots face open space and have garage/driveway access from the alley in the back of the lots.



LANDSCAPE PLAN

The intent of the property owner is to develop the property as shown in the approved Zoning Compliance Plan and Final Plat, consistent with the Rayzor Ranch Overlay District architectural requirements. The goal is to have a mix of one- and two-bedroom homes on the property.

MINUTES
PLANNING AND ZONING COMMISSSION
July 1, 2026

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Work Session on Wednesday, July 1, 2026, at 5:03 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Sherri McDade, and Mary Ann McDuff

ABSENT: Commissioner: Keith Ketchersid

WORK SESSION

1. In Person for Regular or Consent Agenda Items:

None

2. Clarification of agenda items listed on the agenda for this meeting.

Commissioner McDuff noted a spelling error on the May 27, 2026, meeting minutes.

The following items were not presented, and no discussion was had:

3.A (MP26-0004a)

The following items were presented, and no discussion was had:

4.D (FP26-0018) and 4.E (FP26-0014b)

The following items were presented, and discussion was had:

4.A (FP26-0016), 4.B (FP26-0017), 4.C (FR26-0006), and 5.A (Z26-0003a)

The following item was postponed:

5.B (PDA26-0004)

3. Work Session Reports

- A. PZ26-112 Receive a report and hold a discussion regarding a Comprehensive Denton Development Code Amendment. Amendments include, but are not limited to, revisions to the Table of Allowed Uses, Use-Specific Standards, Definitions, and Rayzor Ranch Overlay Sections of the Denton Development Code.

Staff presented the report to the Commission and a discussion followed.

Following discussion, the Commission provided feedback and staff noted their comments.

The Work Session was adjourned at 6:32 p.m.

REGULAR MEETING

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Regular Meeting on Wednesday, July 1, 2026, at 6:41 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Sherri McDade, and Mary Ann McDuff

ABSENT: Commissioner: Keith Ketchersid

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ26-111 Consider approval of the June 10, 2026, Planning and Zoning meeting minutes.

Staff confirmed that the spelling error was on the May 27, 2026, Planning and Zoning meeting minutes and would be corrected.

Commissioner Garland moved to approve the June 10, 2026, Planning and Zoning meeting minutes. Motion seconded by Vice-Chair Riggs. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Lisa Dyer, Erica Garland, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

3. CONSENT AGENDA

MP26-0004a Consider a request by Lizette Zepeda for approval of a Final Plat of Lots 1 and 2, Block A, Lizette Zepeda Subdivision. The 14.966-acre tract is generally located on the west side of private road Indian Wells Road and approximately 2,320 feet north of Gribble Springs Road in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (MP26-0004a, Zepeda Addition, Matt Bodine)

Commissioner McDuff moved to approve the Consent Agenda. Motion seconded by Vice-Chair Riggs. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Lisa Dyer, Erica Garland, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A.** FP26-0016 Consider a request by Atwell LLC, on behalf of BW Gas & Convenience Real Estate LLC, for approval of a Final Plat of Lot 1, Block A, Allsup's West Denton Addition. The 5.089-acre lot is located on the southwest corner of the intersection of U.S. Highway 380 and Western Boulevard in the City of Denton, Denton County, Texas. (FP26-0016, Denton Allsup's, Matt Bodine)

City staff presented the item. No discussion followed.

Commissioner McDuff moved to approve the extension of the item to a date certain of July 22, 2026. Motion seconded by Commissioner Dyer. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Lisa Dyer, Erica Garland, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- B.** FP26-0017 Consider a request by Kimley Horn, on behalf of Denton Enterprise Owner LLC, for approval of a Final Plat of Lots 1-3, Block A, Denton Airport Industrial Addition. The 102.9888-acre property is generally located on the east side of Westcourt Road, and approximately 1,510 feet south of Airport Road in the City of Denton, Denton County, Texas. (FP26-0017, Denton Enterprise Logistics Park, Matt Bodine)

City staff presented the item. No discussion followed.

Vice-Chair Riggs moved to approve the extension of the item to a date certain of July 22, 2026. Motion seconded by Commissioner Dyer. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Lisa Dyer, Erica Garland, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- C.** FR26-0006 Consider a request by Traverse Land Surveying, on behalf of Steve & Watson Custom Homes, for approval of a Final Replat of Lot 6R1, Block A, and Lot 4XR1, Block B, Red Bird Ridge Addition. The 4.015-acre property is generally located on the east and north side of Jess Wallace Road, and approximately 275 feet north of Oak Ridge Lane in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (FR26-0006, Red Bird Ridge, Matt Bodine)

City staff presented the item. No discussion followed.

Commissioner McDuff moved to approve the extension of the item to a date certain of July 22, 2026. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruet, Vice-Chair Riggs, Commissioners: Lisa Dyer, Erica Garland, Sherri McDade, and Mary Ann McDuff
NAYS (0): None

- D.** FP26-0018 Consider a request by TNP Inc., on behalf of LYDA Properties LLC, for approval of a Final Plat of Lot 1, Block A, Lyda Addition. The 36.66-acre lot is located on the southeast corner of the intersection of Westcourt Road and Airport Road (F.M. Highway 1515) in the City of Denton, Denton County, Texas. (FP26-0018, Alliance DriveAway, Matt Bodine)

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to a date certain of July 22, 2026. Motion seconded by Commissioner McDuff. Motion carried.

AYES (6): Chair Eric Pruet, Vice-Chair Riggs, Commissioners: Lisa Dyer, Erica Garland, Sherri McDade, and Mary Ann McDuff
NAYS (0): None

- E.** FP26-0014b Consider a request by Grayson Hughes of Sutherland King Consulting, on behalf of the property owner, for approval of a Final Plat of Affordable Estates, Lot 1, Block 1. The approximately 1.832-acre site is generally located on the west side of Hinkle Drive, approximately 107 feet south of the southeast corner of the intersection of Hinkle Drive and Meadow Ridge Drive, in the City of Denton, Denton County, Texas. (FP26-0014b, Affordable Estates, Sean Jacobson)

Commissioner McDade recused from this item.

City staff presented the item. No discussion followed.

Vice-Chair Riggs moved to approve the item as presented. Motion seconded by Commissioner McDuff. Motion carried.

AYES (5): Chair Eric Pruet, Vice-Chair Riggs, Commissioners: Lisa Dyer, Erica Garland, and Mary Ann McDuff
NAYS (0): None
ABSTAINED (1): Commissioner Sherri McDade

5. PUBLIC HEARINGS

- A.** Z26-0003a Hold a public hearing and consider making a recommendation to City Council regarding a request by Aimee Bissett of McAdams, on behalf of the property owner, Joel Rifkin, to rezone approximately 9.487 acres of land from a Rural Residential (RR) zoning district to a Residential 1 (R1) zoning district. The subject site is generally located on the south side of FM 2153, approximately 4,646 feet east of the intersection of FM 2153 and

Running Bear Road in the City of Denton, Denton County, Texas. (Z26-0003a, Rifkin Addition, Sean Jacobson).

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Chair Pruett closed the Public Hearing.

Vice-Chair Riggs moved to recommend approval of the item as presented. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Lisa Dyer, Erica Garland, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- B. PDA26-0004 Hold a public hearing and consider making a recommendation to City Council regarding a request by Denton West Joint Venture for an amendment to an existing Overlay Planned Development-Suburban Corridor (PD-SC) District, with amendments including but not limited to modification to the development standards. The approximately 9.6-acre site is generally located on the west side of Teasley Lane (F.M. 2181), between Hunter's Creek Road and East Ryan Road in the City of Denton, Denton County, Texas. (PDA26-0004, Denton West Joint Venture, Julie Wyatt).

This item was postponed by the applicant. The item was not presented or discussed.

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ26-113: Staff provided updates regarding the matrix and City Council items. The following items were requested:

Commissioner McDuff requested a work session on Council priorities. Charlie Rosendahl, Director of Development Services, stated that last it was discussed staff stated they would send them out after the Council Retreat and then have a work session on P&Z items related to Council priorities. Commissioner McDuff also requested a work session on Roberts Rule of Order.

7. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 7:07 p.m.

X _____
Eric Pruett, Planning and Zoning Commission Chair Date

X _____
Cathy Welborn, Administrative Assistant Date

Minutes approved on: _____

July 1, 2026 Planning and Zoning Meeting - EXHIBIT A

Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone

Name	Address	Agenda Item	Position	Method	Comments
Hannah Haber (Applicant)	4400 State Hwy 121 Suite 800, Lewisville, 75036	Z26-0003	Support	In Person	Please see video for comment.



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: July 22, 2026

SUBJECT

Consider a request by Traverse Land Surveying, on behalf of Steve & Watson Custom Homes, for approval of a Final Replat of Lot 6R1, Block A, and Lot 4XR1, Block B, Red Bird Ridge Addition. The 4.015-acre property is generally located on the east and north side of Jess Wallace Road, and approximately 275 feet north of Oak Ridge Lane in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (FR26-0006a, Red Bird Ridge, Matt Bodine)

BACKGROUND

The purpose of the Replat is to redefine lot lines. The subject property consists of common area lots for a 16-lot residential subdivision. The subject property contains utility and Argyle water easements to serve the subdivision.

The subject property is in the City of Denton's Extraterritorial Jurisdiction Division 1 (ETJ). While the City of Denton's subdivision regulations are applicable in the ETJ, the City has no zoning authority or land use authority in the ETJ. Additionally, building permit review is under the jurisdiction of Denton County.

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

Date Application Filed:	June 1, 2026
Planning & Zoning Commission Meeting:	July 1, 2026
Days in Review:	30 Days
Extension Approved:	July 1, 2026
Resubmitted:	June 29, 2026
Planning & Zoning Commission Meeting:	July 22, 2026
Days in Review:	24 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.

OPTIONS

1. Approve as submitted
2. Approve with conditions
3. Deny with reasons

RECOMMENDATION

Staff recommends approval of this plat as it meets the established criteria for approval. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
September 25, 2024	Planning & Zoning Commission	FP24-0016	Extension Approved
December 11, 2024	Planning & Zoning Commission	FP24-0016a	Plat Approved
January 29, 2025	Planning & Zoning Commission	FP24-0016b	Revised Plat Approved
June 25, 2025	Planning & Zoning Commission	FR25-0017	Extension Approved
July 23, 2025	Planning & Zoning Commission	FR25-0017a	Final Replat Approved
July 1, 2026	Planning & Zoning Commission	FR26-0006	Extension Approved

PUBLIC OUTREACH

No public outreach is required for a Final Replat.

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 Replat

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Matt Bodine
Assistant Planner

Planning Staff Analysis

FR26-0006a/ Red Bird Ridge

City of Denton ETJ 1

Planning & Zoning Commission

REQUEST:

Final Replat for an approximately 4.015-acre site.

APPLICANT:

Traverse Land Surveying on behalf of Steve and Watson Custom Homes.

RECOMMENDATION:

Staff recommends approval of this Final Replat as it meets the established approval criteria.

Final Replat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. Findings: The Final Replat meets all applicable review criteria.	☒	☐	☐
b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. Findings: The Final Replat meets all applicable review criteria.	☒	☐	☐
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. Findings: There is no conflict.	☒	☐	☐
2. Prior Approvals			
a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.	☒	☐	☐

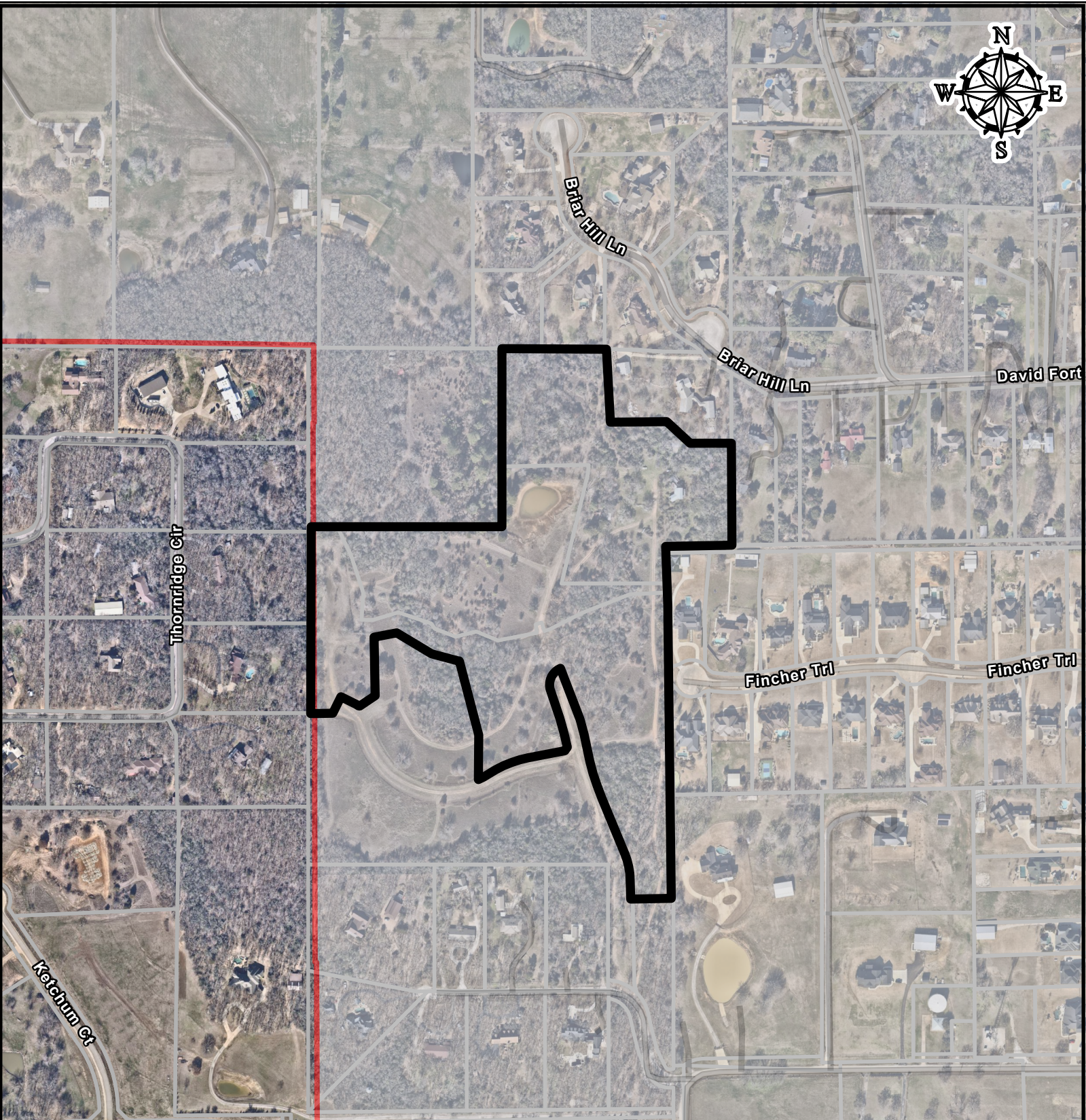
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
Findings: The Final Replat is compliant with this criterion.				
3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
4. Compliance with this DDC				
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. Findings: The Final Replat is compliant with this criterion.		☒	☐	☐
b. Compliance with these standards is applied at the level of detail required for the subject submittal. Findings: The Final Replat is compliant with this criterion.		☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
5. Compliance with Other Applicable Regulations				
a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. Findings: The Final Replat is compliant with this criterion.		☒	☐	☐
6. Consistent with Interlocal and Development Agreements				
a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC. Findings: There are no development agreements applicable to this proposed Final Replat.		☐	☐	☒
7. Minimizes Adverse Environmental Impacts				
a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property				
a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒
9. Minimizes Adverse Fiscal Impacts				

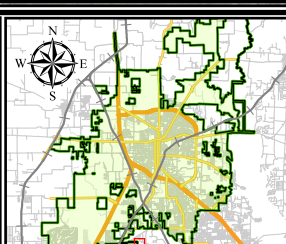
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
a. The proposed development should not result in significant adverse fiscal impacts on the city. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards				
a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards. Findings: The Final Replat is compliant with this criterion.		☒	☐	☐
11. Provides Adequate Road Systems				
a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. Findings: The Final Replat is compliant with this criterion.		☒	☐	☐
12. Provides Adequate Public Services and Facilities				
a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties. Findings: The Final Replat is compliant with this criterion.		☒	☐	☐
13. Rational Phasing Plan				
a. If the application involves phases, each phase of the proposed development shall contain all the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases. Findings: There is no phasing plan associated with the Final Replat.		☐	☐	☒

Final Replat Review Applicability Criteria (DDC Section 2.6.7.D)		Applicability		
		Met	Not Met	N/A
14. Whether the Replat is consistent with the intent of the underlying zoning district. Findings: This criterion is not applicable because the Final Replat is in the City's ETJ 1.		☐	☐	☒
15. Whether the Replat complies with applicable dimensional and development standards in this DDC. Findings: The Final Replat is compliant with this criterion.		☒	☐	☐
16. Whether the Replat does not affect a recorded easement without approval from the easement holder. Findings: The Final Replat is compliant with this criterion.		☒	☐	☐
17. Whether the Replat will not result in adverse impacts to surrounding property. Findings: The Final Replat is compliant with this criterion.		☒	☐	☐
18. Whether the Replat will not limit the city's ability to provide adequate and sufficient facilities or services. Findings: The Final Replat is compliant with this criterion.		☒	☐	☐
19. Whether the Replat complies with all other ordinances and plans and regulations adopted by the city, including the Comprehensive Plan and other long-range or special purpose area planning documents. Findings: The Final Replat is compliant with this criterion.		☒	☐	☐

FR26-0006a Aerial Site Location



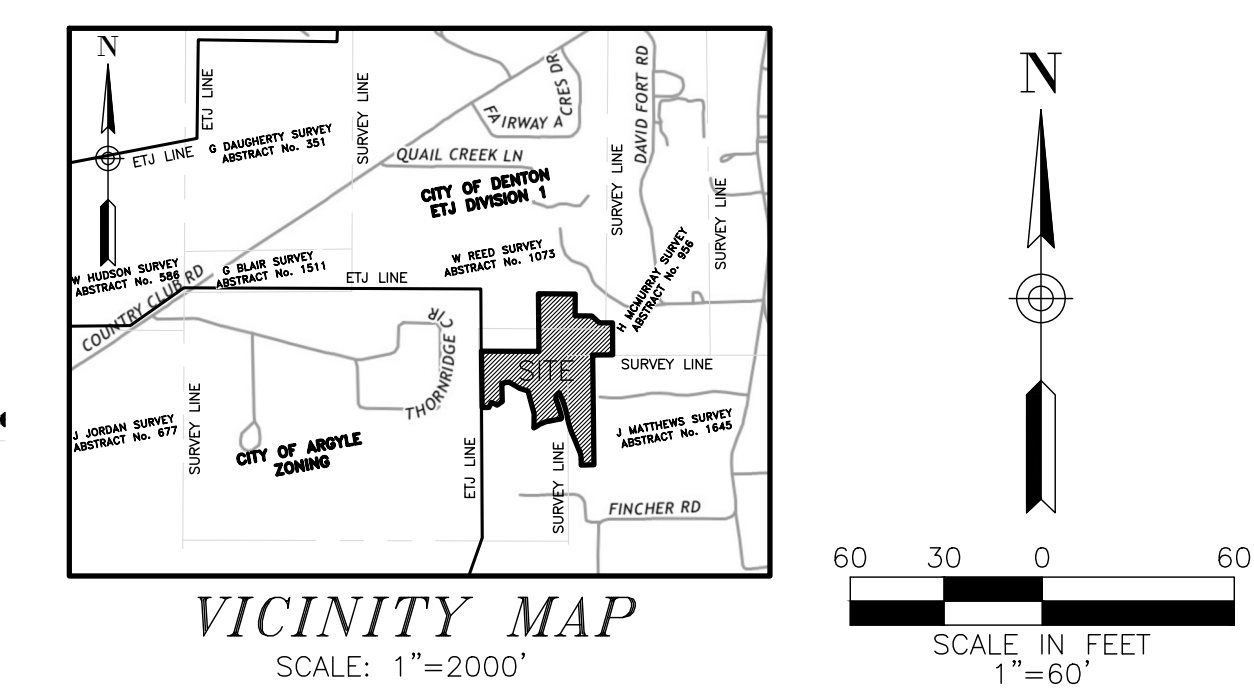
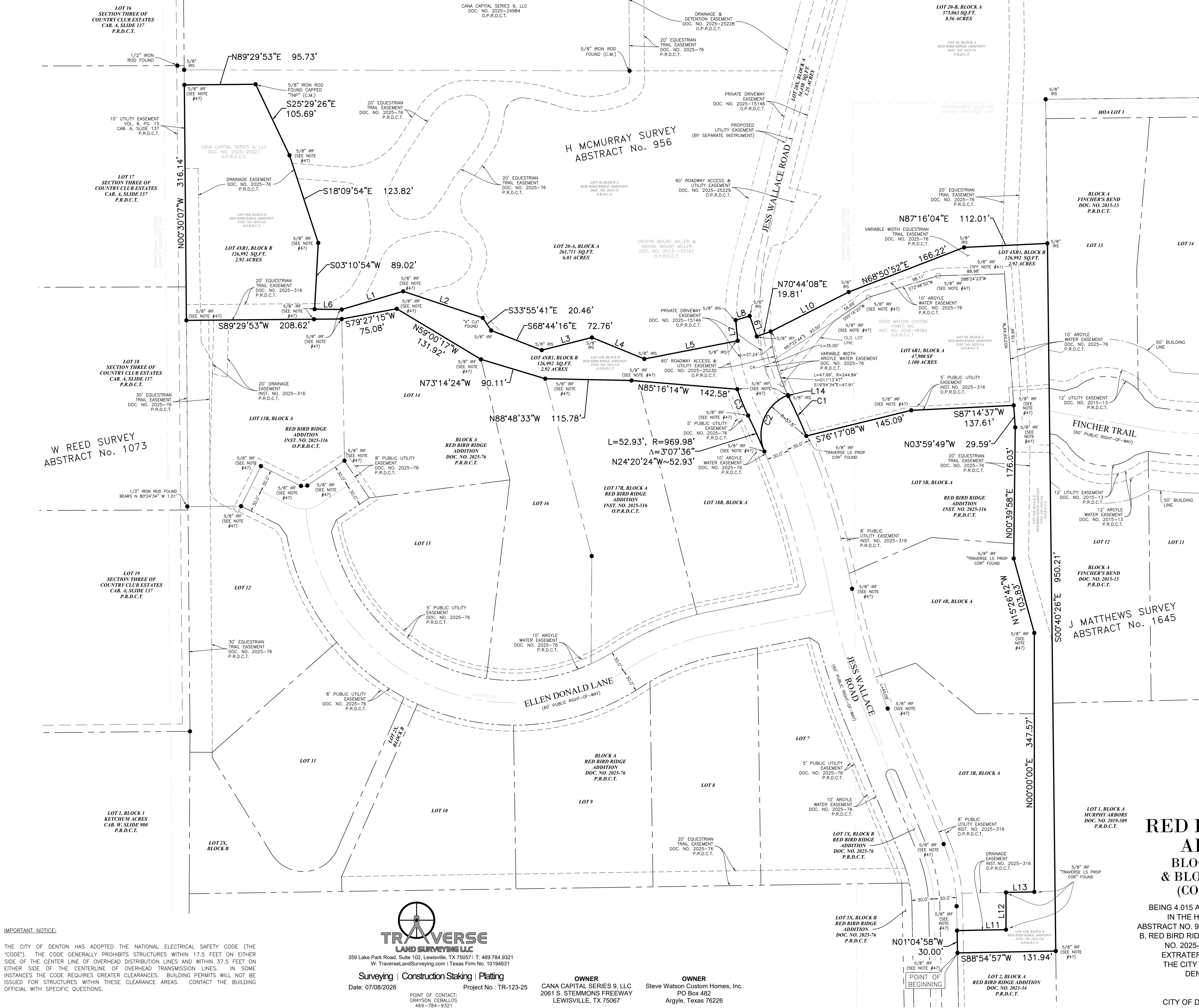
- COD
- ETJ
- ETJ 2
- NAA 8/1/20
- NAA 8/1/40



0 125 250 500 Feet

CITY OF DENTON
Development Services • GIS
Date: 7/16/2025

"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied. Utilization of this map indicates the understanding that there is no guarantee to the accuracy of this data."



- LEGEND
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
C.M. CONTROLLING MONUMENT
CAB. SLIDE CABINET AND SLIDE
DOC. NO. DOCUMENT NUMBER
VOL., PG. VOLUME AND PAGE
IRS 5/8" IRON ROD SET CAPPED "TRAVERSE LS PROP COR"
- SUBJECT PROPERTY LINE
--- EXISTING EASEMENT LINE
--- PROPOSED EASEMENT LINE
- FOUND/SET MONUMENT (SEE LABEL)

Line Data Table		
Line #	Distance	Bearing
L1	86.11'	N73°32'03"E
L2	112.54'	S71°32'22"E
L3	69.46'	N75°52'13"E
L4	76.09'	S67°45'48"E
L5	127.76'	N78°58'40"E
L6	36.40'	S89°17'11"E
L7	27.81'	N06°00'59"W
L8	19.71'	N73°17'32"E
L9	29.08'	S19°07'12"E
L10	117.29'	N63°07'20"E
L11	65.72'	N88°54'57"E
L12	50.01'	N00°00'30"W
L13	38.00'	N88°54'57"E
L14	1.33'	N26°13'50"W

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	58.78'	1030.00'	003°16'10"	N24°16'04"W	58.77'
C2	91.21'	57.50'	090°53'21"	S22°40'04"W	81.95'
C3	38.19'	303.96'	007°11'57"	N22°18'14"W	38.17'
C4	35.00'	245.00'	008°11'06"	N17°32'24"W	34.97'

RE PLAT
RED BIRD RIDGE
ADDITION
BLOCK A, LOT 6R1,
& BLOCK B, LOT 4XR1
(COMMON AREA)

BEING 4.015 ACRES (174,892 SQ.FT.) OF LAND
IN THE HIRAM McMURRAY SURVEY,
ABSTRACT NO. 956, LOT 6R, BLOCK A & 4XR, BLOCK
B, RED BIRD RIDGE ADDITION, RECORDED IN DOC.
NO. 2025-316, P.R.D.C.T., WITHIN THE
EXTRATERRITORIAL JURISDICTION OF
THE CITY OF DENTON (DIVISION ONE)
DENTON COUNTY, TEXAS

JULY 2026

CITY OF DENTON PROJECT NO. FP26-0006

IMPORTANT NOTICE:

THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 7.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

TRAVERSE
LAND SURVEYING LLC
359 Lake Park Road, Suite 102, Lewisville, TX 75057 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: 07/08/2026 Project No.: TR-123-25

POINT OF CONTACT:
GRAYSON CEBALLOS
469-784-9321

OWNER
CANA CAPITAL SERIES 9, LLC
2061 S. STEMMONS FREEWAY
LEWISVILLE, TX 75067

OWNER
Steve Watson Custom Homes, Inc.
PO Box 482
Argyle, Texas 76226

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Cana Capital Series 9, LLC and Steve Watson Custom Homes Inc are the owners of a 4.015 acre tract of land within the Hiram McMurray Survey, Abstract number 956, Denton County, Texas, being all of Lot 6R, Block A and Lot 4XR, Block B of Replat Red Bird Ridge Addition, an addition to the City of Denton, as recorded in Instrument Number 2025–316, Plat Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the southernmost southwest corner of said Lot 4X, same being the northwest corner of Lot 2, Block A, Red Bird Ridge Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2021–34, P.R.D.C.T. and lying on the East right-of-way line of Jess Wallace Road (60 foot right-of-way);

THENCE North 01 Degrees 04 Minutes 58 Seconds West, with the east right-of-way line of said Jess Wallace Road, a distance of 30.00 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for the southwest corner of Lot 3R, Block A of Red Bird Ridge, an addition to the City of Denton, as recorded in Instrument Number 2025–316, Plat Records, Denton County, Texas;

THENCE North 88 degrees 54 minutes 57 seconds East, departing the east right-of-way line of Jess Wallace Road, with the south line of said Lot 3R, a distance of 65.72 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 00 degrees 00 minutes 30 seconds West, with an east line of said Lot 3R, a distance of 50.01 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 88 degrees 54 minutes 57 seconds East, with a southeast line of said Lot 3R, a distance of 38.00 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, with the east line of said Block A, a distance of 347.57 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE North 15 degrees 26 minutes 42 seconds West, with the east line of said Block A, a distance of 103.83 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 00 degrees 39 minutes 58 seconds East, with the east line of said Block A, a distance of 176.03 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE North 03 degrees 59 minutes 49 seconds West, with an east line of said Block A, a distance of 29.59 feet to a 5/8 inch rebar capped "TNP" found for the southeast corner of said Lot 6R;

THENCE South 87 degrees 14 minutes 37 seconds West, with the north line of Lot 5R, a distance of 137.61 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE South 76 degrees 17 minutes 08 seconds West, with the north line of said Lot 5R, a distance of 145.09 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for the northwest corner of said Lot 5R and being the beginning of a curve to the left with a radius of 1030.00 feet, a central angle of 03 degrees 16 minutes 04 seconds West, a distance of 58.77 feet;

THENCE with said curve to the left, with the east right-of-way line of said Jess Wallace Road, an arc length of 58.78 feet;

THENCE North 26 degrees 13 minutes 50 seconds West, with the east right-of-way line of said Jess Wallace Road, a distance of 1.33 feet to a 5/8 inch rebar capped "TRAVRESE LS PROP COR" set for corner and being the beginning of a curve to the left with a radius of 57.50 feet, a central angle of 90 degrees 53 minutes 21 seconds and a chord bearing and distance of South 22 degrees 40 minutes 04 seconds West, a distance of 81.95 feet;

THENCE with said curve to the left, an arc length of 91.21 feet to a 5/8 inch rebar capped "TNP" found on the east line of Lot 18R, Block A of said Red Bird Ridge and being the beginning of a curve to the left with a radius of 969.98 feet, a central angle of 03 degrees 07 minutes 36 seconds and a chord bearing and distance of North 24 degrees 20 minutes 24 seconds West, a distance of 52.93 feet;

THENCE with said curve to the left, an arc length of 52.93 feet and being the beginning of a curve to the right with a radius of 303.96 feet, a central angle of 07 degrees 11 minutes 57 seconds and a chord bearing and distance of North 22 degrees 18 minutes 14 seconds West, a distance of 38.17 feet;

THENCE with said curve to the right, an arc length of 38.19 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE North 85 degrees 16 minutes 14 seconds West, with the north line of said Lot 18R, a distance of 142.58 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE North 88 degrees 48 minutes 33 seconds West, with the north line of said Lot 17R, a distance of 115.78 feet to a 5/8 inch rebar capped "TNP" found for the northeast corner of Lot 16, Block A of Red Bird Ridge Addition, an addition to the City of Denton, as recorded in Document Number 2025–76, Plat Records, Denton County, Texas;

THENCE North 73 degrees 14 minutes 24 seconds West, with the north line of said Lot 16, a distance of 90.11 feet to a northeast corner of Lot 14, Block A of said second referenced Red Bird Ridge Addition;

THENCE North 59 degrees 00 minutes 17 seconds West, with the north line of said Lot 14, a distance of 131.92 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE South 79 degrees 27 minutes 15 seconds West, with the north line of said Lot 14, a distance of 75.08 feet to a 5/8 inch rebar capped "TNP" found for the northwest corner of said Lot 14, same being the northeast corner of Lot 13R, Block A of said first referenced Red Bird Ridge Addition;

THENCE South 89 degrees 29 minutes 53 seconds West, with the north line of said Lot 13R, a distance of 208.62 feet to a 5/8 inch rebar capped "TNP" found for the northwest corner of said Lot 13R, same being a point on the east line of Lot 18 of Section Three of Country Club Estates, an addition to the City of Denton, as recorded in Cabinet A, Page 137, Plat Records, Denton County, Texas;

THENCE North 00 degrees 30 minutes 07 seconds West, with the east line of said Lot 18, continuing with the east line of Lot 17 of said Section Three of Country Club Estates, a distance of 316.14 feet to a 5/8 inch rebar capped "TNP" found for the northwest corner of said Lot 4XR;

THENCE North 89 degrees 29 minutes 53 seconds East, with the north line of said Lot 4XR, a distance of 95.73 feet to a 5/8 inch rebar capped "TNP" found for a northeast corner of said Lot 4XR;

THENCE South 25 degrees 29 minutes 26 seconds East, with a west line of Lot 20–A, Block A of Red Bird Ridge Addition, an addition to the City of Denton, as recorded in Instrument Number 2025–76, Plat Records, Denton County, Texas, a distance of 105.69 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE South 18 degrees 09 minutes 54 seconds West, with the west line of said Lot 20–A, a distance of 123.82 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE South 03 degrees 10 minutes 54 seconds West, with the west line of said Lot 20–A, a distance of 89.02 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE South 89 degrees 17 minutes 11 seconds East, with the south line of said Lot 20–A, a distance of 36.40 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE North 73 degrees 32 minutes 03 seconds East, with the south line of said Lot 20–A, a distance of 86.11 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE South 71 degrees 32 minutes 22 seconds East, with the south line of said Lot 20–A, a distance of 112.54 feet to an "X" Cut found for corner;

THENCE South 33 degrees 55 minutes 41 seconds East, with the south line of said Lot 20–A, a distance of 20.46 feet to a 5/8 inch rebar found capped "TRAVERSE LS PROP COR";

THENCE South 68 degrees 44 minutes 16 seconds East, with the south line of said Lot 20–A, a distance of 72.76 feet to a 5/8 inch rebar found capped "TRAVERSE LS PROP COR";

THENCE North 75 degrees 52 minutes 13 seconds East, with the south line of said Lot 20–A, a distance of 69.46 feet to a 5/8 inch rebar found capped "TRAVERSE LS PROP COR";

THENCE South 67 degrees 45 minutes 48 seconds East, with the south line of said Lot 20–A, a distance of 76.09 feet to a 5/8 inch rebar found capped "TRAVERSE LS PROP COR";

THENCE North 78 degrees 58 minutes 40 seconds East, with the south lien of said Lot 20–A, a distance of 127.76 feet to a 5/8 inch rebar found capped "TRAVERSE LS PROP COR";

THENCE North 06 degrees 00 minutes 59 seconds West, a distance fo 27.81 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE North 73 degrees 17 minutes 32 seconds East with the south line of an access easement known as Jess Wallace, a distance of 19.71 feet;

THENCE South 19 degrees 07 minutes 12 seconds East, with the southwest line of Lot 20–A, Block A of said first referenced Red Bird Ridge Addition, a distance of 29.08 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 70 degrees 44 minutes 08 seconds East, with the southwest line of said Lot 20–A, a distance of 19.81 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 63 degrees 07 minutes 20 seconds East, with the south line of said Lot 20–B, a distance of 117.29 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 68 degrees 50 minutes 52 seconds East, with the south line of said Lot 20–B, a distance of 166.22 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 87 degrees 16 minutes 04 seconds East, with the south line of said Lot 20–B, a distance of 112.01 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner and lying on the west line of Block A of Fincher's Bend, an addition to the City of Document Number 2015–13, Plat Records, Denton County, Texas;

THENCE South 00 degrees 40 minutes 26 seconds East, with the west line of said Finchers Bend, continuing with the west line of Lot 1, Block A of Murphy Arbors, an addition to the City of Denton, as recorded in Document Number 2019–309, Plat Records, Denton County, Texas, a total distance of 950.21 feet to a 5/8 inch rebar capped "TNP" found for the northeast corner of Lot 2, Block A of Red Bird Ridge Addition, an addition to the City of Denton, as recorded in Instrument Number 2021–34, Plat Records, Denton County, Texas;

THENCE South 88 degrees 54 minutes 57 seconds West, departing the west line of said Murphy Arbors, with the north line of said Lot 2, a distance of 131.94 feet to THE POINT OF BEGINNING and containing 174,892 square feet or 4.015 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Cana Capital Series 9 LLC, and Steve Watson Custom Homes Inc do hereby adopt this Replat designating the herein above described property as **REPLAT RED BIRD ADDITION, LOT 6R1 & 4XR, BLOCK B** an addition within the extraterritorial jurisdiction of the City of Denton, Texas, and do hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, easements and public places shown hereon for the purposes and consideration therein expressed. Any and all public utilities shall have the right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, operation and efficiency of its respective system within the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and addition to or removing all or part of its respective systems without the necessity of procuring the permission of anyone.

WITNESS MY HAND, this _____ day of _____, 20_____.

Signature – Cana Capital Series 9, LLC Representative

Printed Name & Title

Signature – Steve Watson Custom Homes Inc Representative

Printed Name & Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Crispin Mount Miller, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

WITNESS my hand and seal of office, this the _____day of _____, 20_____.

Notary Public in and
for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Abigail Mount Miller, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

WITNESS my hand and seal of office, this the _____day of _____, 20_____.

Notary Public in and
for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Cole Carpenter, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this subdivision is true and correct; was prepared from an actual and accurate survey of the land, according to the standards of practice of the Texas Board of Professional Land Surveyors; and that all previously existing property monuments are sufficiently described on this document as found and all set monuments meets or exceeds the requirements of section 138.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure.

PRELIMINARY. THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Cole Carpenter
Registered Public Land Surveyor
Texas Registration No. 6892

STATE OF TEXAS §
COUNTY OF DENTON §

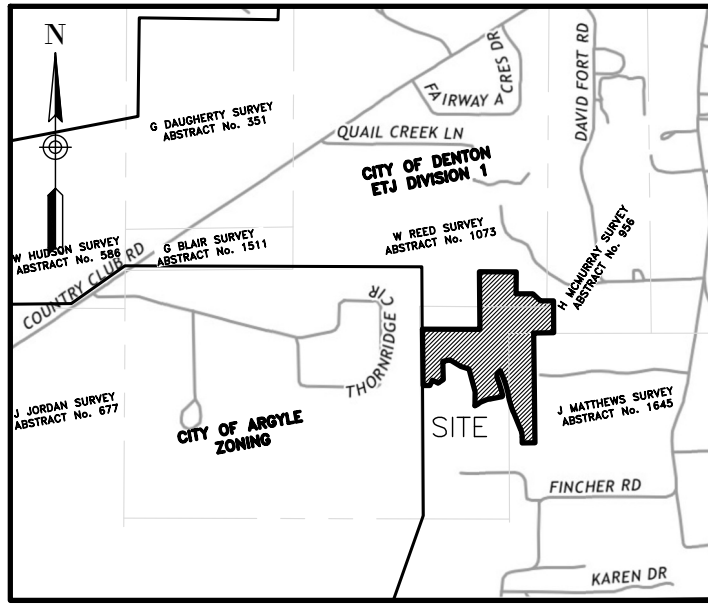
BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Cole Carpenter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 202____.

Notary Public in and for the State of Texas

PLAT NOTES

- The purpose of this Re Plat is to redefine a lot line.
- Elevations used for delineating contour lines are based upon NAVD 1988 datum.
- The bearings and grid coordinates shown on this plat are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD83), 2011. The distances shown hereon represent surface values using a surface adjustment factor of 1.000150630 to scale from grid to surface.
- This plat was prepared without the benefit of a current Title Commitment, or Encumbrance Report. Additional easements, rights-of-way and/or other matters of record may affect this tract that are not shown hereon.. The surveyor has not abstracted the above property.
- This plat lies wholly within the ETJ of the City of Denton, and Denton County.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.
- Approval of this plat will expire two years from Planning and Zoning Commission approval is not recorded in the Real Property Records of the County of Denton.
- There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
- All landscaping and structures, including fences, on or adjacent to easements and at intersection shall conform to the City of Denton and AASHTO site distance requirements for motorists.
- No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under, or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parking lot under the following conditions:
 - The driveway shall be joined at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and
 - There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
 - No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
- Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.
- Encroachment of private improvements into public easements shall not be permitted.
- Wastewater utility service to be provided by an Onsite Sanitary Sewer Facility permitted through Denton County.
- No information has been provided that the property can be sewered conventionally.
- Onsite sewage facilities are prohibited to encroach into public easements.
- Water utility service to be provided by Argyle Water Supply Corporation.
- All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
- Flood Statement: I have reviewed the FEMA Flood Insurance Rate Map for the City of Denton, Community Number 480194 effective date 04–18–2011 and that map indicates as scaled,m that this property is within "Non-Shaded Zone X" defined as "areas determined to be outside the 0.2% annual chance flood (500–year)" as shown on Panel 481210370 G of said map.
- Vertical datum used for the minimum finished floor elevations is NAVD88 and is the same as the datum used to establish 100–year base flood elevations.
- The minimum finished floor elevations shall be provided when a building permit application is submitted. The vertical datum used for the minimum finished floor elevations shall be the same as the datum used to establish 100–Year base flood elevations.
- Private street reserves "Redbird Grove Road" and "Jess Wallace Road" shall provide access to police, fire, emergency vehicles, utility operations and maintenance, and other municipal personnel as needed.
- Property owners are responsible for the maintenance of the facilities located within the access easement(s).
- All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
- All Lot, Boundary and Right-of-Way corners are marked with 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor", unless otherwise noted.
- Development of this property shall be in compliance with the Denton County Fire Code with effective date of January 1, 2017.
- 5/8 inch iron rod found with a cap stamped "TNP".
- The City of Denton is not responsible for private road maintenance.
- Drainage, open space, common areas, facilities and private road maintenance is the responsibility of the Home Owner's Association (HOA) whose covenants have been recorded under Doc. No. 2025–55880 O.P.R.D.C.T.





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: July 22, 2026

SUBJECT

Consider a request by MMA, Inc., on behalf of the property owner, DAHC McAdams Holdings, LLC, for a Final Replat of the R.E. Ford Subdivision, Lot 1R, Block 2. The approximately 1.56-acre site is generally located on the north side of Lindsey Street, approximately 105 feet east of I-35E, in the City of Denton, Denton County, Texas (FR26-0005, McAdams Haven, Ashley Ekstedt).

BACKGROUND

The purpose of this Final Replat is to combine 3 platted lots into 1 lot, dedicate right-of-way, and dedicate easements to facilitate the development of multifamily use. The subject property is intended to be developed in one phase and is zoned Mixed-Use Regional (MR).

Date Application Filed:	March 30, 2026
Withdrawn:	April 21, 2026
Days in Review:	22 Days
Resubmittal:	June 1, 2026
Withdrawn:	June 18, 2026
Days in Review:	17 Days
Resubmittal:	July 6, 2026
Planning & Zoning Commission Meeting:	July 22, 2026
Days in Review:	16 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 Replat as it does meet the established criteria for approval.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

February 17, 2025	City Council	Affordable Housing Tax Credit Resolution	Approved
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PUBLIC OUTREACH

Public outreach is not required for final replats.

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 Replat
5. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Ashley Ekstedt, AICP
Associate Planner

Planning Staff Analysis

FR26-0005 / McAdams Haven

Council District: 3

Planning & Zoning Commission

REQUEST:

Final Replat for approximately 1.56 acres of land.

APPLICANT:

MMA Inc., on behalf of the property owner, DAHC McAdams Holdings, LLC

RECOMMENDATION:

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

Final Replat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. Findings: The Final Plat does meet all review criteria, as detailed by the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B.	☒	☐	☐
b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. Findings: The Final Plat does meet the review criteria of DDC Section 2.6.4D as described below.	☒	☐	☐
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. Findings: There is no conflict.	☐	☐	☒
2. Prior Approvals			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities. Findings: The proposed development is consistent with the approved zoning compliance plan and civil engineering plans.		☒	☐	☐
3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒
b. The decision-making authority shall weigh competing plan goals, policies, and strategies Findings: There are no competing plan goals, policies, and strategies for this site.		☐	☐	☒
c. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒
4. Compliance with this DDC				
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. Findings: The final replat meets the applicable standards.		☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
b. Compliance with these standards is applied at the level of detail required for the subject submittal. Findings: The Final Replat provides sufficient level of detail to recommend approval.		☒	☐	☐
5. Compliance with Other Applicable Regulations				
a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. Findings: The proposed Final Replat complies with all other applicable city regulations.		☒	☐	☐
6. Consistent with Interlocal and Development Agreements				
a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC. Findings: No interlocal or development agreements are applicable to this project.		☐	☐	☒
7. Minimizes Adverse Environmental Impacts				
a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property				
a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒

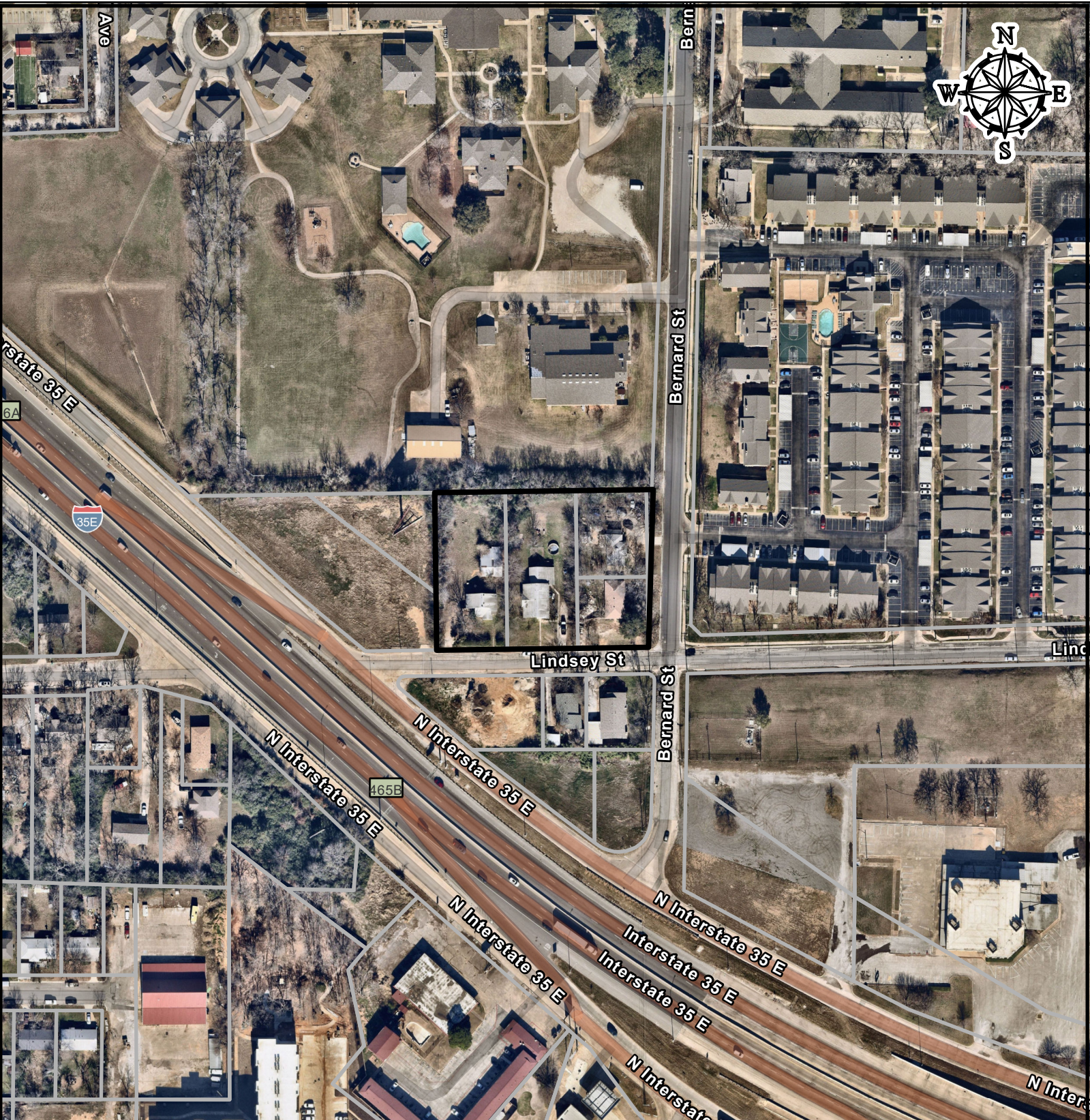
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
9. Minimizes Adverse Fiscal Impacts				
a. The proposed development should not result in significant adverse fiscal impacts on the city. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards				
a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards. Findings: The proposed Final Replat does comply with all City and County regulations.		☒	☐	☐
11. Provides Adequate Road Systems				
a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. Findings: Adequate road capacity exists to serve the development.		☒	☐	☐
12. Provides Adequate Public Services and Facilities				
a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties. Findings: Adequate public service and facility capacity exists to serve the development.		☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
12. Rational Phasing Plan				
a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases. Findings: No phasing is proposed.		☐	☐	☒

Replat Review Approval Criteria (DDC Section 2.6.7.D)		Applicability		
		Met	Not Met	N/A
1. Is consistent with the intent of the underlying zoning district; Findings: The request is consistent.		☒	☐	☐
2. Complies with applicable dimensional and development standards in this DDC; and Findings: The request complies.		☒	☐	☐
3. Does not affect a recorded easement without approval from the easement holder; Findings: The request does not affect a recorded easement.		☒	☐	☐
4. Will not result in adverse impacts to surrounding property; Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒
5. Will not limit the city's ability to provide adequate and sufficient facilities or services; and Findings: There are adequate facilities to serve the development.		☒	☐	☐

Replat Review Approval Criteria (DDC Section 2.6.7.D)	Applicability		
	Met	Not Met	N/A
6. Complies with all other ordinances and plans and regulations adopted by the city, including the Comprehensive Plan and other long-range or special purpose area planning documents. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒

FR26-0005
Aerial_Site_Location



COD

ETJ

ETJ 2

NAA 8/1/20

NAA 8/1/40

0 55 110 220 Feet

CITY OF
DENTON
Development Services • GIS
Date: 4/2/2026

"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied. Utilization of this map indicates the understanding that there is no guarantee to the accuracy of this data."

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:

806239622

Original Date of Filing:

October 1, 2025

Formation Date:

N/A

Tax ID:

32102358317

Duration:

Perpetual

Name:

DAHC McAdams Holdings, LLC

Address:

306 N LOOP 288 STE 127
DENTON, TX 76209-4887 USA

Entity Type:

Domestic Limited Liability Company (LLC)

Entity Status:

In existence

FEIN:

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Name		Address			Inactive Date	
Michelle J. Snedden		9201 N. Central Expwy. 4th Floor Dallas, TX 75231 USA				

Order

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Instructions:

 To place an order for additional information about a filing press the 'Order' button.

2026
Planning and Zoning Commission Requests for Information
Meeting Dates
Updated 7.14.2026

	Request		Request Date	Status
1	Discussion related to removing minimum parking requirements from the DDC.	Villarreal	9/14/2022	This item is on hold given the pending city-wide parking study; City Council to provide subsequent direction at a future date.
2	Further discussion regarding potential code changes to support Communal Living and Small Home Communities. (Follow up to 10/8/2025 work session.)	McDuff	10/8/2025	To be scheduled for future work session.
3	Requested a west 380 study.	Riggs	12/17/2025	To be scheduled for future work session
4	Requested a continued discussion regarding Senate Bills 840 and 15 from the 2025 Legislative session and what the status is, how these bracketed bills operate and what is coming. Note: This will include discussion of how the DDC 2.12 affordability incentives relate to SB 840.	Pruett	1/14/2026	To be scheduled for future work session
5	Requested a discussion of what compatible development is for neighborhood character.	Ketchersid	2/11/2026	To be scheduled for future work session
6	Requested a discussion of Council's priorities and how those may overlaps with the role of P&Z.	McDuff	7/1/2026	To be scheduled for future work session

	Annual Updates		Request Date	Status
1	Provide annual updates related to progress on implementing the Denton 2040 Comprehensive Plan Action Items	Smith	3/9/2022	2025 update provided on February 11, 2026 2024 update provided on August 28, 2024. 2023 update provided on June 14, 2023.