

Planning Staff Analysis

FR25-0017 / Red Bird Ridge Addition

Planning & Zoning Commission

REQUEST:

Final Replat for an approximately 10.155-acre site

APPLICANT:

Chase Carrick of Traverse Land Surveying on behalf of Red Bird Ridge LLC

RECOMMENDATION:

Staff recommends denial of this Final Replat as it does not meet the established approval criteria; however, staff has no objection to the requested extension, which could be granted to July 23, 2025.

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
1. Generally			
<p>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.</p> <p>Findings:</p> <div data-bbox="253 1031 1071 1843" style="border: 1px solid black; padding: 10px;"> <p>The Final Replat does not meet all review criteria, as detailed in the following items as required by the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B:</p> <p>PLAN1.1 Provide a legend for all abbreviations, graphic symbols, and line types used (FPC 2.12)</p> <p>PLAN1.2 Use City of Denton Standard Plat Notes to create your plat notes, owner's dedication blocks, and signature blocks. (FPC 5.8)</p> <p>PLAN1.4 Provide owner's authorization form for Red Bird Ridge (attn. Turid) as they are owner listed on DCAD and on the plat. (FPC 1.2)</p> <p>PLAN1.5 Provide a copy of a current title policy or title survey for the subject property. (FPC 1.5)</p> <p>PLAN1.12 Label Denton ETJ boundary (FPC 4.5)</p> <p>PLAN1.18 Add metes and bounds label for missing segment. (FPC 2.10)</p> <p>PLAN1.10 Fix overlapping text. (FPC 2.1)</p> <p>PLAN1.19 Ensure calls and monumentation match plat graphic. (FPC 5.2)</p> <p>PLAN1.6 Add project number FR25-0017 (FPC 2.2)</p> <p>PLAN1.7 Add the name of the person who prepared the plat. (FPC 2.4)</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
	PLAN1.8 Please show ETJ/COD limits on the vicinity map. (FPC 2.8, 4.5) ENG - 1.1) Provide a project narrative for Red Bird Ridge Addition. Include City assigned project number FR25-0017 on cover sheet. (FPC 1.6)			
	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 does not meet the review criteria of DDC Section 2.6.4D as described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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. Findings: The proposed Final Replat is consistent with the Final Plat approved for the subdivision except for the requested modifications to easements and lot lines allowed for in State legislature and the Denton Development Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	a. 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
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: <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> The overall goals of the Comprehensive Plan are met with the proposed Final Replat. </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> All applications shall include all required information requested by the Director to demonstrate compliance with City codes per DDC Section 2.4.4B. The proposed Final Replat does not comply with the following applicable DDC requirements: PLAN1.11 Cul-de-sac is necessary as this is the end of the public road. If the desire is for this to go away and the road continue, the access drive on Lot 20 continuing into Phase 2 needs to be a public/private street constructed to city standards and on its own lot/dedicated as ROW. (DDC 7.8.6C.3a) </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Compliance with these standards is applied at the level of detail required for the subject submittal. Findings: <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> The Final Replat was submitted at an adequate level of detail. </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> The Final Replat does not comply with all access and roadway design specifications as required in the City of Denton Standard Details and as detailed herein: TRAN 1.01 Provide Cul-de-sac per DCM 5.5.3 standards. </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
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: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Minimizes Adverse Fiscal Impacts				
a. The proposed development should not result in significant adverse fiscal impacts on the city. Findings: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <div> The Final Replat does not comply with all access and roadway design specifications as required in the Denton Development Code and City of Denton Standard Details and as detailed herein: TRAN 1.01 Provide Cul-de-sac per DCM 5.5.3 standards. </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
11. Provides Adequate Road Systems				
<p>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.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Replat does not comply with all access and roadway design specifications as required in the Denton Development Code and City of Denton Standard Details and as detailed herein:</p> <p>TRAN 1.01 Provide Cul-de-sac per DCM 5.5.3 standards.</p> </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Provides Adequate Public Services and Facilities				
<p>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.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Adequate public service and facility capacity exists to serve the property. Lots will be served by Town of Argyle water and private septic systems permitted by Denton County.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Rational Phasing Plan				
<p>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.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Replat proposes changes to access design that conflict with the safe ingress and egress of lots in Phase 1.</p> <p>TRAN 1.01 Provide Cul-de-sac per DCM 5.5.3 standards.</p> </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)		Applicability		
		Met	Not Met	N/A
<p>14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</p> <p>Findings:</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)		Applicability		
		Met	Not Met	N/A
Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, preliminary plats are no longer required. A preliminary plat was not prepared for this project.				
15. Whether the development will substantially comply with all requirements of this DDC. Findings: <div>As discussed herein, the Final Replat does not comply with the applicable requirements of the Denton Development Code.</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. Findings: <div>As discussed herein, the Final Replat does not comply with the applicable Standard Details adopted by the City.</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>