



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 1, 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. (FR26-0006, Red Bird Ridge, Matt Bodine)

BACKGROUND

The purpose of the Replat is to redefine lot lines, and create and abandon easements, and abandon a portion of a public right-of-way. 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

This is the **first extension request** for this item.

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. The applicant has requested an additional 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (see Exhibit 5). The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

OPTIONS

1. Approve requested extension
2. Approve as submitted
3. Deny with reasons

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension (Exhibit 5), which could be granted to a date certain of July 22, 2026. 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

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
5. Extension Letter Request

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Matt Bodine
Assistant Planner