

From: Omar Oweis <omaroweis@canacapital.com>
Sent: Monday, June 16, 2025 12:45 PM
To: Stanley, Erin
Cc: CCarrick@traverselandsurveying.com; Reynolds, Michelle; Grayson CeBallos
Subject: Re: FP25-0021 Red Bird Ridge Addition Phase 2-1st DAT Review Comments are available to view/download

This message has originated from an **External Source**. Please be cautious regarding links and attachments.

Erin we already sent a request to extend both plats. If you didn't get that then use this email as my request for that. Please confirm receipt.

Omar Oweis

Managing Partner - Cana Capital

Cell: (512) 924-7279

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Website: www.canacapital.com

On Jun 16, 2025, at 11:42 AM, Stanley, Erin <Erin.Stanley@cityofdenton.com> wrote:

Good morning,

Please see Michelle's email below. If you would like to request a 30-day extension to work through the outstanding comments, please respond to this email with your request in writing. If you take no action, Staff will recommend denial of the plat at the Planning and Zoning Commission meeting next week, June 25.

Staff is still reviewing FR25-0017, the replat of Phase 1, and comments will be sent to you later this week. However, I am already aware that Staff will be recommending denial to the Planning and Zoning Commission on June 25, unless I receive an extension request or withdrawal for that project as well.

Please let us know your intention for both plats as soon as possible.

Thank you,

Erin Stanley | Assistant Planner

Department of Development Services

Desk: (940) 349-8351 | Main: (940) 349-8600

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From: Meza, Miranda <miranda.meza@cityofdenton.com> **On Behalf Of** Reynolds, Michelle
Sent: Thursday, June 12, 2025 5:09 PM
To: ccarrick@traverselandsurveying.com; omaroweis@canacapital.com
Subject: FP25-0021 Red Bird Ridge Addition Phase 2-1st DAT Review Comments are available to view/download

Good Afternoon,

Please note that there are outstanding comments that need to be addressed for the 1st review from the Development Assistance Team (DAT) for your Final Plat Application FP25-0021; Red Bird Ridge Addition Phase 2 comments are available to view and download from eTRAKiT. The attachments include:

- FP25-0021 - 1st DAT Review Markup

Due to the nature of these comments, staff will be making a recommendation for denial of this final plat at the June 25, 2025, Planning and Zoning Commission meeting. In accordance with Chapter 212 of the Texas Local Government Code, Section 212.009, you as the applicant, may pursue the following consideration:

(b-2) Notwithstanding Subsection (a) or (b), the parties may extend the 30-day period described by those subsections for a period not to exceed 30 days if:

- (1) the applicant requests the extension in writing to the municipal authority responsible for approving plats or the governing body of the municipality, as applicable; and
- (2) the municipal authority or governing body, as applicable, approves the extension request.

The above consideration applies to you as the applicant, and the City of Denton has no authority to request that you pursue an extension request. Requests for a 30-day extension for the Final Plat application review period must be submitted formally in writing in a letter by Monday, June 16, 2025, to your assigned project facilitator and planner, Erin Stanley.

An email reply confirming that you received these comments is greatly appreciated.

Miranda Meza | Development Project Facilitator
Department of Development Services
940-349-7783
miranda.meza@cityofdenton.com
401 N. Elm Street, Denton, TX 76201 (**Note: We have moved.**)