



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: July 23, 2025

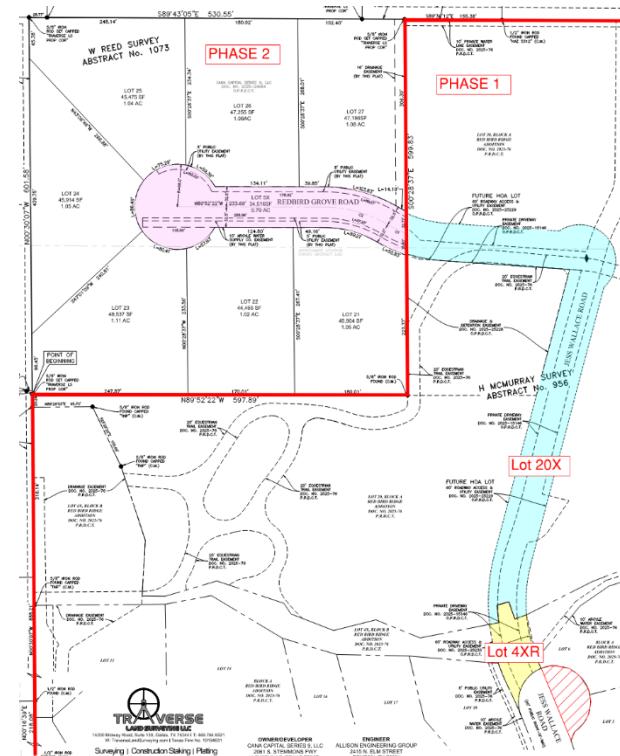
SUBJECT

Consider a request by Chase Carrick of Traverse Land Surveying on behalf of Red Bird Ridge LLC for a Final Replat of Red Bird Ridge Addition. The 25.978-acre site is generally located south of Country Club Road, north of Oak Ridge Lane, and west of Fincher Trail, in City of Denton's ETJ Division 1, Denton County, Texas. (FR25-0017a, Red Bird Ridge Addition, Erin Stanley).

BACKGROUND

The purpose of this Final Replat is to redefine lot lines, create a common lot, create and abandon easements, and to abandon a portion of a public right-of-way previously dedicated by plat. While the City of Denton's subdivision regulations are applicable in the ETJ, the City has no land use or zoning authority over ETJ properties.

This plat must be considered with the approval of the Final Plat of Red Bird Ridge Phase 2 (FP25-0021) due to access considerations. This replat proposes to eliminate the cul-de-sac at the terminus of public Jess Wallace Road and extend Jess Wallace Road to Phase 2 via a private road access easement overlayed on two common area lots (20X and 4XR, shaded teal and yellow, respectively, in adjacent image). The private road is continued into Phase 2 as Red Bird Grove Road (shaded purple in adjacent image) and terminates in a cul-de-sac with a 68-foot radius, replacing the cul-de-sac at the terminus of public Jess Wallace Road in Phase 1.



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

Date Application Filed:

May 27, 2025

Planning & Zoning Commission Meeting:

June 25, 2025

Days in Review:

29 Days

Extension Approved:

June 25, 2025

Date Resubmitted:

June 24, 2025

Planning & Zoning Commission Meeting:

July 23, 2025

Days in Review:

29 Days

OPTIONS

1. Approve as submitted
2. Deny with reasons

RECOMMENDATION

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

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
September 25, 2024	Planning & Zoning Commission	FP24-0016	Approved First Extension
December 11, 2024	Planning & Zoning Commission	FP24-0016a	Final Plat Approved
January 29, 2025	Planning & Zoning Commission	FP24-0016b	Final Plat Revision Approved
June 25, 2025	Planning & Zoning Commission	FR25-0017	Approved First Extension

PUBLIC OUTREACH

No public outreach is required for final plats.

DEVELOPER ENGAGEMENT DISCLOSURES

No developer contact disclosures have been provided to staff from members of this body as of the issuance of this report.

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Final Replat
5. LLC Members List

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

Prepared by:
Erin Stanley
Assistant Planner