



# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** June 25, 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 10.155-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. (FR25-0017, Red Bird Ridge Addition, Erin Stanley).

### **BACKGROUND**

The purpose of this Final Replat is to redefine lot lines, 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.

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

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. Based upon recent updates to Section 212.009, the applicant may request additional 30-day extensions in the future if they are determined to be necessary. The applicant is requesting for 30-day extension (see Exhibit 6).

### **OPTIONS**

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

### **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 one-time 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (see Exhibit 6). The requested extension could be granted to a date certain of July 23, 2025.

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

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

### **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
6. Extension Request

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

Prepared by:  
Erin Stanley  
Assistant Planner