



# 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 Cana Capital Series 9 LLC, for a Final Plat of Red Bird Ridge Addition Phase 2. The 8.247-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. (FP25-0021, Red Bird Ridge Addition Phase 2, Erin Stanley).

### **BACKGROUND**

The purpose of this Final Plat is to establish 7 residential lots and dedicate right-of-way and public utility easements. This plat is intended to be developed as Phase 2 of the Red Bird Ridge Addition with access taken from Jess Wallace Road, a 60-foot public right-of-way dedicated by a Final Plat for Red Bird Ridge Addition approved and filed earlier this year. 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)**

No prior action has been taken on this property by any Council, Board, or Commission.

**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 Plat
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