

## Wyatt, Julie

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**From:** Ekstedt, Ashley  
**Sent:** Friday, April 11, 2025 4:52 PM  
**To:** Wyatt, Julie  
**Subject:** FW: FR25-0010- Ryan HS Lot 1-R(5), Block A, Denton H. S. #2- 1st DAT Review

I think this extension request is yours!

### Ashley Ekstedt, AICP

Associate Planner  
Department of Development Services | Planning Division  
Office: (940) 349-7187  
401 N. Elm Denton, TX 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)



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**From:** Marc DeGenaro <marc@calstx.com>  
**Sent:** Friday, April 11, 2025 4:49 PM  
**To:** Meza, Miranda <miranda.meza@cityofdenton.com>; Brandon Boyter <bboyter@dentonisd.org>; Anthony Milbitz <amilbitz@tnpinc.com>  
**Cc:** Ekstedt, Ashley <ashley.ekstedt@cityofdenton.com>  
**Subject:** RE: FR25-0010- Ryan HS Lot 1-R(5), Block A, Denton H. S. #2- 1st DAT Review

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

Ashley and Miranda,

Please accept this email as our formal request for the 30-day extension.

Regards,

Marc G. DeGenaro, CST II (0407-2976)

Project Manager  
**Coleman & Assoc. Land Surveying**  
Firm Registration #10095100  
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**From:** Meza, Miranda <[miranda.meza@cityofdenton.com](mailto:miranda.meza@cityofdenton.com)>

**Sent:** Thursday, April 10, 2025 4:22 PM

**To:** Marc DeGenaro <[marc@calstx.com](mailto:marc@calstx.com)>; Brandon Boyter <[bboyter@dentonisd.org](mailto:bboyter@dentonisd.org)>; Anthony Milbitz <[amilbitz@tnpinc.com](mailto:amilbitz@tnpinc.com)>

**Subject:** FR25-0010- Ryan HS Lot 1-R(5), Block A, Denton H. S. #2- 1st DAT Review

Hello,

Please note that there are outstanding comments that need to be addressed for the 1st Review from the Development Assistance Team (DAT) for your Application FR25-0010- Ryan HS Lot 1-R(5), Block A, Denton H. S. #2. Comments are available to view and download from eTRAKiT. The attachments include:

- FR25-0010 1st Submittal- Additional Sheets.pdf 1
- FR25-0010 - 1st Submittal- Ryan HS Replat.pdf 1

**Due to the nature of these comments, a meeting is required before resubmittal. Once comments are digested, please reach out and I will send time available to meet with staff.**

As of today, staff will be making a recommendation for denial of this Final Plat at the Planning and Zoning Commission (P&Z) meeting on Wednesday, April 23<sup>rd</sup>, 2025.

Option 1: Request a withdrawal to avoid the plat being denied at the April 23<sup>rd</sup> P&Z meeting and resubmit at the next eligible platting submittal deadline of April 29<sup>th</sup> for the May 14<sup>th</sup> P&Z date. The withdrawal letter will need to be submitted to Julie by Monday, April 4<sup>th</sup>.

Option 2: Request a 30-day extension to be reviewed at the April 23<sup>rd</sup> P&Z meeting and resubmit at the next eligible platting submittal deadline of April 22<sup>nd</sup> for the May 14<sup>th</sup> P&Z date. The extension letter will need to be submitted to Ashley by Monday, April 4<sup>th</sup>.

Option 3: If the team is not interested in Option 1 or 2, staff will move forward with a recommendation of denial at the April 23<sup>rd</sup> P&Z. The next submittal date for a denied plat is April 29<sup>th</sup> for a May 14<sup>th</sup> P&Z meeting with a 50% denied 3167 resubmittal fee.

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](mailto:miranda.meza@cityofdenton.com)  
401 N. Elm Street, Denton, TX 76201 (**Note: We have moved.**)

For submittal issues or questions about the submittal calendar, please contact Planning Technicians at (940)349-7716 or [PlanningTechnicians@cityofdenton.com](mailto:PlanningTechnicians@cityofdenton.com).

Effective September 1, 2024, all new submittals must adhere to the updated 2024 City of Denton Criteria Manual. The updated Criteria Manual can be accessed [here](#).

Submit request for Water and Wastewater GIS data through the City of Denton Water Utilities for property development purposes [here](#).

All development projects must separately submit a Tree Preservation Plan (TPP) application along with the Zoning Compliance Plan (multi-family and commercial), Preliminary Plat (residential subdivision), or Planned Development or Specific Use Permit (if required for any use).



Your feedback is valuable in helping our service. Please take a few minutes to fill out a brief survey to let us know how we can continue to improve the City's Development Process [here](#).