

MINUTES
PLANNING AND ZONING COMMISSION
October 22, 2025

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Work Session on Wednesday, October 22, 2025, at 4:31 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade and Mary Ann McDuff

WORK SESSION

1. In Person for Regular or Consent Agenda Items:

None

2. Clarification of agenda items listed on the agenda for this meeting.

The following item was not presented, and no discussion was had:
3.A(FR25-0010a) and 4.A(PZ25-196)

The following item was presented, and no discussion was had:
4.B(FP25-0028a) and 4.C(FR25-0020a)

The following item was presented, and discussion was had:
5.A(HL25-0002a), 5.B(PDA25-0002), and 5.C(PD25-0004)

3. Work Session Reports

- A. PZ25-189 Receive a report, hold a discussion, and provide suggestions or recommendations regarding updates to the City of Denton Design Criteria Manual.

Staff presented the report to the Commission and a discussion followed.

Following discussion, there was no direction provided as the item was for presentation/discussion purposes.

- B. PZ25-204 Receive a report, hold a discussion, and give staff direction regarding the Craver Ranch planned development, municipal management district, and related agreements.

Staff and Developer presented the report to the Commission and a discussion followed.

Following discussion, there was no direction provided as the item was for presentation/discussion purposes.

The Work Session was adjourned at 6:11 p.m.

REGULAR MEETING

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Regular Meeting on Wednesday, October 22, 2025, at 6:33 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade and Mary Ann McDuff

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ25-197 Consider approval of the October 8, 2025, Planning and Zoning meeting minutes.

Commissioner McDade moved to approve the October 8, 2025, Planning and Zoning meeting minutes. Motion seconded by Vice-Chair Riggs. Motion carried.

AYES (7): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade and Mary Ann McDuff

NAYS (0): None

3. CONSENT AGENDA

- A. FR25-0010a Consider approval of a Final Replat of Lot 1-R(6), Block A, Denton High School #2 Addition; being a replat of Lot 1-R(5), Block A, Denton High School #2 Addition together with 10.51 acres of unplatted property. The total 88.523-acre property is generally located on the north side of East McKinney Street, approximately 1,740 feet east of the intersection of Mayhill Road in the City of Denton, Denton County, Texas. (FR25-0010a, Ryan High School, Julie Wyatt)

Vice-Chair Riggs moved to approve the Consent Agenda as presented. Motion seconded by Commissioner Garland. Motion carried.

AYES (7): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade and Mary Ann McDuff

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. PZ25-196 Consider approval of the 2026 Planning and Zoning Commission meeting calendar.

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the 2026 Planning and Zoning Commission meeting calendar. Motion seconded by Commissioner Garland. Motion carried.

AYES (7): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade and Mary Ann McDuff

NAYS (0): None

- B. FP25-0028a Consider a request by Manhard Consulting on behalf of the property owner, Canna Capital, for a Final Plat of the Reserve at Brush Creek. The approximately 15.437-acre site is generally located on the north side of Brush Creek Road and approximately 392 feet east of US 377 in the City of Denton, Denton County, Texas. (FP25-0028a, Reserve at Brush Creek, Angie Manglaris)

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to date certain of November 19, 2025. Motion seconded by Vice-Chair Riggs. Motion carried.

AYES (7): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade and Mary Ann McDuff

NAYS (0): None

- C. FR25-0020a Consider a request by ECM Eden Village LP for approval of a Replat of the Eden Village Addition. The approximately 35.203-acre property is generally located on the west side of Loop 288, approximately 1,355 feet south of Audra Lane in the City of Denton, Denton County, Texas. (FR25-0020a, Eden Village, Julie Wyatt)

City staff presented the item. No discussion followed.

Commissioner McDuff moved to approve the item as presented. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (5): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Mary Ann McDuff

NAYS (0): None

ABSTAINED (2): Vice-Chair Clay Riggs and Commissioner Sherri McDade

5. PUBLIC HEARINGS

- A. HL25-0002a Hold a public meeting and consider making a recommendation to City Council regarding a request by Lee Anne Todd, the property owner, for a Historic Landmark Designation, in accordance with Section 2.9.4 of the Denton Development Code, for the property located at 3316 Roselawn Drive. The property is located on the northeast corner of Roselawn Drive and Roselawn Circle in the City of Denton, Denton County, Texas. (HL25-0002a, Historic Landmark Designation of 3316 Roselawn Drive, Cameron Robertson)

Chair Pruett opened the public hearing.

This item was presented, and no discussion followed.

Chair Pruett closed the public hearing.

Commissioner McDuff moved to approve the item as presented. Motion seconded by Commissioner Garland. Motion carried.

AYES (7): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade and Mary Ann McDuff

NAYS (0): None

- B. PDA25-0002 Hold a public hearing and consider making a recommendation to City Council regarding a request by Responsive Education Solutions for an amendment to Planned Development District 139 (PD-139), with amendments including but not limited to modifications to the development plan. The approximately 15.375-acre property is generally located south of Vintage Boulevard, approximately 540 feet east of the I-35W Vintage Boulevard Ramp, in the City of Denton, Denton County, Texas. (PDA25-0002, Charter School, Julie Wyatt)

Chair Pruett opened the public hearing.

This item was presented, and no discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

Vice-Chair Riggs moved to approve the item as presented. Motion seconded by Commissioner McDuff. Motion carried.

AYES (7): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade and Mary Ann McDuff

NAYS (0): None

- C. PD25-0004 Hold a public hearing and consider making a recommendation to City Council regarding a request by applicant, Trey Jacobson, Momentum Advisory Services, for a zoning change from Residential 1 (R-1) Districts to an Overlay Planned Development – Suburban Corridor (PD-SC) District, including but not limited to establishing uses and development standards. The approximately 2.633-acre site is generally located northeast of the intersection of US 377 and Brush Creek Road, in the City of Denton, Denton County, Texas. (PD25-0004, Brush Creek Center, Angie Manglaris)

Chair Pruett opened the public hearing.

This item was presented, and no discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

Commissioner Garland moved to approve the item as presented. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (7): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade and Mary Ann McDuff

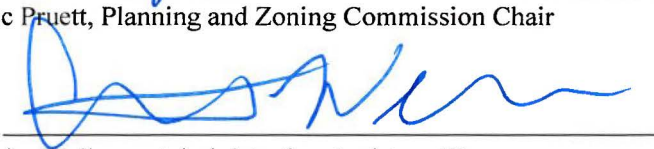
NAYS (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ25-198: Staff provided updates regarding the matrix and City Council items. No items were added to the matrix:

7. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 7:18 p.m.

X		11/19/25
	Eric Pruett, Planning and Zoning Commission Chair	Date
X		11/19/25
	Cathy Welborn, Administrative Assistant III	Date

Minutes approved on: November 19, 2025

October 22, 2025 Planning and Zoning Meeting - EXHIBIT A

Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone

Name	Address	Agenda Item	Position	Method	Comments
Valeria Mejia	732 Pace Drive Denton TX 76209	PDA25-0002	Support	Online	Dear Mayor & City Council, I'm Val Mejia, Denton Classical Academy's Registrar & proud mom of two DCA students. I see firsthand how DCA shapes our kids' hearts & minds, fostering character, curiosity, & service. A permanent home on Vintage Blvd. provides stability for committed families & preserves opportunities for future generations. Thank you for supporting the future of a school that is helping shape the next generation of Denton citizens. Sincerely, Val Mejia, DCA Registrar & Parent
Andrew Belter (Applicant)	8144 Walnut Hill Ln, Ste. 750, Dallas, 75231	PD25-0004	Support	In Person	See video for comment.
Trey Jacobson (Applicant)	124 E Edgewood Place, San Antonio, 78209	PD25-0004	Support	In Person	See video for comment.