

MINUTES
PLANNING AND ZONING COMMISSION
November 19, 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, November 19, 2025, at 5:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

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

ABSENT: Vice-Chair Clay Riggs

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(FR25-0022)

The following item was presented, and no discussion was had:

4.A(PP25-0004), 4.B(FP25-0028b), 4.C(FP25-0034), 4.D(FP25-0031), 4.E(FP25-0032), 4.F(FP25-0036), 4.G(FP25-0033), 4.H(FR25-0023), and 4.I(PP25-0005)

The following item was presented, and discussion was had:

4.J(FP25-0035), 5.A(CA25-0001), 5.B(PD25-0003), 5.C(MPA25-0001) 5.D(MPC25-0001), 5.E(S25-0010), 5.F(S25-0013), and 5.G(DCA25-0002)

Chair Pruett called a recess at 5:41 p.m. The Work Session was reconvened at 5:49 p.m.

The Work Session was adjourned at 5:58 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, November 19, 2025, at 6:31 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

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

ABSENT: Vice-Chair Clay Riggs

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ25-212 Consider approval of the October 22, 2025, Planning and Zoning meeting minutes.

Commissioner Dyer moved to approve the October 22, 2025, Planning and Zoning meeting minutes. Motion seconded by Commissioner McDuff. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

3. CONSENT AGENDA

- A. FR25-0022 Consider approval of a Final Replat of Lots 1XR and 21R, Block A and Lot 1XR, Block I of Hunter Ranch Phase 1A. The approximately 4.453-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (FR25-0022, Hunter Ranch Phase 1A Replat, Cameron Robertson)

Commissioner Dyer moved to approve the Consent Agenda as presented. Motion seconded by Commissioner McDuff. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. PP25-0004 Consider a request by Kimley-Horn, on behalf of HR 3200, LP, for approval of a Preliminary Plat of Landmark Phase 2 North. The approximately 181.988-acre site is approximately located 5,800 feet north of Robson Ranch Road and immediately west of Interstate 35W in the City of Denton, Denton County, Texas. (PP25-0004, Landmark Phase 2 North, Cameron Robertson)

City staff presented the item. No discussion followed.

Commissioner Ketchersid moved to approve the extension of the item to date certain of December 17, 2025. Motion seconded by Garland. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- B. FP25-0028b 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. (FP25-0028b, Reserve at Brush Creek, Angie Manglaris)

City staff presented the item. No discussion followed.

Commissioner McDuff moved to approve the extension of the item to date certain of December 17, 2025. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- C. FP25-0034 Consider a request by McAdams on behalf of the property owner, AXYS, LLC., for a Final Plat of Project Transpere. The approximately 8.904-acre site is generally located on the north side of US 380, approximately 298 feet east of the intersection of Geesling Road and US 380 in the City of Denton, Denton County, Texas. (FP25-0034, Project Transpere, Angie Manglaris).

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to date certain of December 17, 2025. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- D. FP25-0031 Consider a request by Lang Sycamore LLC for a Final Plat of the Railyard Phase 2 Addition. The approximately 4.3-acre site is generally located northwest of the corner of East Sycamore Street and Exposition Street, in the City of Denton, Denton County, Texas. (FP25-0031, Railyard Ph 2, Julie Wyatt)

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to date certain of December 17, 2025. Motion seconded by McDade. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- E. FP25-0032 Consider a request by 97 Land Company for Final Plat of the Villages of McKinney Addition. The approximately 6.5-acre site is generally located on the east side of North Bonnie Brae Street approximately 1,165 feet south of Riney Road, in the City of Denton, Denton County, Texas. (FP25-0032, The Burrow Addition, Julie Wyatt)

City staff presented the item. No discussion followed.

Commissioner Ketchersid moved to approve the extension of the item to date certain of December 17, 2025. Motion seconded by Commissioner Dyer. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- F. FP25-0036 Consider a request by McAdams on behalf of Giving Grace Holdings, Inc for a Final Plat of the Giving Grace Addition. The 15.903-acre site is generally located south of East McKinney Street, approximately 990 feet east of Mayhill Road, in the City of Denton, Denton County, Texas. (FP25-0036, Giving Grace Addition, Mia Hines)

City staff presented the item. No discussion followed.

Commissioner McDuff moved to approve the extension of the item to date certain of December 17, 2025. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- G. FP25-0033 Consider a request by McAdams on behalf of the property owner, Robert Harris, for a Final Plat of Harris Addition. The approximately 91.878-acre site is generally located west of Interstate 35 (I-35) and approximately 1,700 feet south of North Loop 288 in the City of Denton, Denton County, Texas. (FP25-0033, Harris Addition, Erin Stanley)

City staff presented the item. No discussion followed.

Commissioner Garland moved to approve the extension of the item to date certain of December 17, 2025. Motion seconded by Commissioner Dyer. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- H. FR25-0023 Consider a request by Brian Bridgewater of Manhard Consulting, on behalf of the property owner, for a Final Replat of Lot 1R, Block 1, of the Haisler Addition. The approximately 14.367-acre site is generally located on the east side of North Locust Street, at the intersection of Beall Street and North Locust Street, in the City of Denton, Denton County, Texas. (FR25-0023, Haisler Addition, Sean Jacobson)

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to date certain of December 17, 2025. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- I. PP25-0005 Consider a request by Corwin Engineering, Inc., on behalf of Roselawn Meadows Land, LLC, for approval of a Preliminary Plat of Roselawn Meadows. The approximately 6.494-acre site is generally located north of Roselawn Drive just East of existing S. Bonnie Brae Street and west of future South Bonnie Brae Street in the City of Denton, Denton County, Texas. (PP25-0005, Roselawn Meadows, Erin Stanley)

City staff presented the item. No discussion followed.

Commissioner Ketchersid moved to approve the extension of the item to date certain of December 17, 2025. Motion seconded by Dyer. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- J. FP25-0035 Consider a request by Kimley-Horn on behalf of the property owner, Jeferson North Elm, LLC, for a Final Plat of the Jefferson North Elm Addition. The approximately 25.96-acre site is generally located at the northwest corner of the intersection of North Elm Street and North Locust Street in the City of Denton, Denton County, Texas. (FP25-0035, Jefferson North Elm, Ashley Ekstedt)

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 (1): Commissioner Sherri McDade

5. PUBLIC HEARINGS

Items are listed in the order as they were presented.

- A. CA25-0001 Hold a public hearing and consider making a recommendation to City Council regarding a Comprehensive Plan amendment on approximately 2,499.35 acres from Agriculture Future Land Use designation to Master Planned Community Future Land Use designation, generally located west and south of FM 2153, east of FM 2164, and north of Gribble Springs Road and Shepard Road in the City of Denton, Denton County, Texas. (CA25-0001, Craver Ranch MPC, Mia Hines)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

Commissioner McDade moved to approve the item as presented. Motion seconded by Commissioner Dyer. Motion carried.

AYES (4): Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff
NAYS (2): Chair Eric Pruett and Commissioner Erica Garland

- C. MPA25-0003A Hold a public hearing and consider making recommendations to the City Council regarding a Comprehensive Plan Amendment to modify the Thoroughfare Map of the 2022 Mobility Plan, including but not limited to modifications to the roadway alignment of the future east west connection in Craver Ranch. The general location of the target road is located south and west of FM 2153, east of FM 2164, north of Shepard Road in the City of Denton, Denton County, Texas (MPA25-0003a, Craver Ranch, Sahar Esfandyari).

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

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

AYES (5): Chair Eric Pruett, Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade and Mary Ann McDuff
NAYS (1): Commissioner Erica Garland

- B. PD25-0003 Hold a public hearing and consider making a recommendation to City Council regarding a request by applicant, Alexa Knight, Daake Law, for a zoning change from Rural Residential (RR) District to a Planned Development (PD) District including but not limited to establishing uses and standards and adopting a Development Plan. The approximately 2,499.35-acre site is generally located west and south of FM 2153, east of FM 2164, and north of Gribble Springs Road and Shepard Road, in the City of Denton, Denton County, Texas. (PD25-0003, Craver Ranch MPC, Mia Hines)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

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

AYES (4): Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff
NAYS (2): Chair Eric Pruett and Commissioner Erica Garland

- D. MPC25-0001 Hold a public hearing and consider making a recommendation to City Council regarding a request by the Corporation of the Episcopal Diocese of Dallas for a Master Planned Community request to amend the Development Map from Master Planned Community Zoning District to Master Planned Community with a Base Zoning District of Mixed-Use Regional (MR). The approximately 19.677-acre site is generally located west of John Paine Road, approximately 2,200 feet north of I-35W, in the City of Denton, Denton County, Texas. (MPC25-0001, Hunter Ranch, Cameron Robertson)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

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

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade and Mary Ann McDuff
NAYS (0): None

- E. S25-0010 Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for a Group Home use on approximately 0.4 acres of land, generally located on the southwest corner of the intersection of Sandpiper Drive and Abbots Lane in the City of Denton, Denton County, Texas. (S25-0010, Joyful Journey Group Home, Ashley Ekstedt)

Chair Pruett opened the public hearing.

This item was presented, and no discussion followed.

Chair Pruett closed the public hearing.

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

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade and Mary Ann McDuff

NAYS (0): None

- F. S25-0013 Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for approximately 4,500 square feet of Medium-Impact Manufacturing use, on an approximately 8.702-acre lot, identified on the associated site plan as Suite #100, generally located west of Worthington Drive and south of the terminus of Schuyler Street in the City of Denton, Denton County, Texas. (S25-0013, Milo Insulation of Texas, Erin Stanley)

Chair Pruett opened the public hearing.

This item was presented, and no discussion followed.

Chair Pruett closed the public hearing.

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

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade and Mary Ann McDuff

NAYS (0): None

- G. DCA25-0002 Hold a public hearing and consider making a recommendation to City Council regarding proposed revisions to the Denton Development Code; amendments include but are not limited to Subsection 5.3.1D, Maximum Persons Occupying a Dwelling, and Section 9.2, Definitions, related to the term “family” and bedroom and the number of unrelated persons occupying a dwelling unit; Table 5.2.A, Table of Allowed Uses, Subsection 5.4.4A, Home-Based Occupations, and Section 9.2, Definitions, related to the term “home occupations” and home-based business regulations; Table 2.2-A, Summary of Development Review Procedures, Section 2.4, Common Review Procedures, Section 2.5, Development Permits and Procedures, Section 2.7, Plan and DDC Amendments, Section 2.8, Flexibility and Relief Procedures, related to public notice requirements and protest procedures.

Chair Pruett opened the public hearing.

This item was presented, and no discussion followed.

Chair Pruett closed the public hearing.

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

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade and Mary Ann McDuff

NAYS (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ25-031: Staff provided updates regarding the matrix and City Council items. No items were added to the matrix:

7. CONCLUDING ITEMS

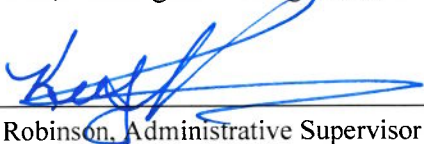
With no further business, the Regular Meeting was adjourned at 10:12 p.m.

X 

Eric Pruett, Planning and Zoning Commission Chair

12/17/2025

Date

X 

Kelly Robinson, Administrative Supervisor

12/17/2025

Date

Minutes approved on: 12-17-2025

November 19, 2025 Planning and Zoning Meeting - EXHIBIT A						
Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone						
Name	Address	Agenda Item	Position	Method	Comments	
Adam Adams	10046 FM 2153, Aubrey, 76227	CA25-0001	Opposed	In Person	Please see video for comment.	
Amanda Conway	Denton	CA25-0001	Opposed	In Person	Please see video for comment.	
Ann Woodbridge	76208	CA25-0001	Opposed	eComment	All three of the Craver Ranch proposals are not in the best interests of current and future Denton residents. There are numerous issues, but the traffic issue is considerable and not addressed in any meaningful way by the developer. The requested amendments to the Comprehensive Plan are without merit and subvert the intent of a Plan which is supported by the residents. The proposals are a prime example of leapfrog zoning where developers try to go for piecemeal zoning changes. Please deny them all	
Bryan Denny	8684 FM 2153, Aubrey, 76227	CA25-0001	Opposed	In Person	Please see video for comment.	
Lauren Gulrich Bonenberger	76208	CA25-0001	Opposed	eComment	The type of density proposed violates the 2040 Comprehensive Plan for this rural area. Rezoning to a PD (Planned Development) from RR (Rural Residential) would violate the Future Land Use Map's Agriculture designation. The traffic this will create will surely increase the already noticeable increase of vehicle related accidents that Denton has seen in the last few years. Do not approve this!	
Liam Gaurno-Cakefield	411 Ponder Ave, Denton, 76201	CA25-0001	Opposed	In Person	Please see video for comment.	
Lisa Mossi	4902 Burger Rd, Aubrey, Texas 76227	CA25-0001	Opposed	eComment	I believe these changes are not in the best interest of our community and could have lasting negative impacts on our environment, infrastructure, and overall quality of life. I respectfully urge you to deny the requests submitted by the Craver Ranch developers and instead uphold the principles and priorities outlined in the 2040 Comprehensive Plan. This plan offers a thoughtful and sustainable framework for managing the inevitable growth facing our community.	
Mike Mossi	4902 Burger Rd, Aubrey, TX 76227	CA25-0001	Opposed	eComment	I respectfully request that you reject the proposals put forth by the Craver Ranch developers and instead honor the values and objectives established in the 2040 Comprehensive Plan. This plan provides a well-considered and forward-thinking approach to guiding our community's growth, and it should be implemented with both integrity and long-term vision.	
Olivia Lilley	1630 Shepard Rd, Aubrey, 76227	CA25-0001	Opposed	In Person	Please see video for comment.	
Patricia Adams	10046 FM 2153, Aubrey, 76227	CA25-0001	Opposed	In Person	Please see video for comment.	
Stephanie Crowe	4722 PEBBLE CREEK DR, AUBREY, TX 76227	CA25-0001	Opposed	eComment	In no way does this proposal comply with the community-supported Comprehensive Plan nor do they merit the proposed amendments. The roads and traffic issues have not been satisfactorily thought out for access and public safety. Please deny all three proposals.	
Suzanne Fulton	4499 Old Thomas Road Denton	CA25-0001	Opposed	eComment	I oppose this amendment to the 2040 plan. Our rural community needs protection from sprawling projects like these. There are currently several large projects in and around the area with no infrastructure to support them. We need to step back and stick to the current plans in place and not always change them with the promise of tax revenue. This project will increase current home owners taxes and hurt the current rural community. It is time to take a step back and plan or stick to the plan.	