

MINUTES
PLANNING AND ZONING COMMISSION
December 17, 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, December 17, 2025, at 5:04 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, and Mary Ann McDuff

ABSENT: Commissioner Sherri McDade

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(FP25-0034b), 3.B(FP25-0032a), 3.C(FP25-0031a), 3.D(FP25-0036a), 3.E(FR25-0023a)

The following item was presented, and discussion was had:

4.A(FP25-0028c), 4.B(PP25-0005a), 5.A(CA25-0003), 5.B(MPA25-0004), 5.C(Z25-0014)
5.D(Z25-0015), 5.E(SD25-0001), 5.F(S25-0007), and 5.G(DCA25-0001)

Chair Pruett called a recess at 5:57 p.m. The Work Session was reconvened at 6:06 p.m.

3. Work Session Reports

Receive a report and hold a discussion on public engagement best practices for Staff and appointed officials, including, but not limited to, notification requirements for public hearings, engagement strategies for city-initiated planning efforts, and recommendations for interactions with developers and residents. (PZ25-236, Public Engagement, Various Staff)

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 6:34 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, December 17, 2025, at 6:41 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, and Mary Ann McDuff

ABSENT: Commissioner Sherri McDade

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 November 19, 2025, Planning and Zoning meeting minutes.

Vice-Chair Riggs moved to approve the November 19, 2025, Planning and Zoning meeting minutes. Motion seconded by Commissioner Dyer. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Mary Ann McDuff

NAYS (0): None

3. CONSENT AGENDA

Commissioner Ketchersid motioned to allow a citizen to speak on the Consent Agenda item 3.B (FP25-0032a) during the Regular Meeting. Motion seconded by Commissioner Dyer. Motion carried.

- A. FP25-0034b 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. (FP25-0034b, Project Transpere, Angie Manglaris).
- B. FP25-0032a Consider a request by 97 Land Company for Final Plat of Burrow 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. (FP25-0032a, The Burrow Addition, Julie Wyatt)

Citizen comments will be listed on Exhibit A.

- C. FP25-0031a 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 2a, Julie Wyatt)
- D. FP25-0036a 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. (FP25-0036a, Giving Grace Addition, Mia Hines)
- E. 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. (FR25-0023a, Haisler Addition, Sean Jacobson)

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

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Mary Ann McDuff

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP25-0028c 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. (FP25-0028c, Reserve at Brush Creek, Angie Manglaris)

City staff presented the item. No discussion followed.

Vice-Chair Riggs moved to approve the extension of the item to date certain of January 14, 2026. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Mary Ann McDuff

NAYS (0): None

- B. PP25-0005a 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. (PP25-0005a, Roselawn Meadows, Sean Jacobson)

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to date certain of January 14, 2026. Motion seconded by Vice-Chair Riggs. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

5. PUBLIC HEARINGS

- A. CA25-0003 Hold a public hearing and consider making a recommendation to City Council regarding a Comprehensive Plan amendment on approximately 16.524 acres from Agriculture Future Land Use designation to Regional Mixed-Use Future Land Use designation, generally located north of West University Drive (US 380), approximately 2,800 feet west of Golden Hoof Drive, in the City of Denton, Denton County, Texas. (CA25-0003, Hickory Grove, 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.

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

Chair Pruet moved to table the item to an event current where staff can bring back a more microregional plan of this area between west 288 and 380 corridors. Motion seconded by Commissioner Garland. Motion failed.

AYES (2): Chair Eric Pruett and Commissioner Erica Garland
NAYS (4): Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Mary Ann McDuff

The consensus of the Commission was the Comprehensive Plan needs to be reviewed and updated.

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

AYES (4): Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Mary Ann McDuff
NAYS (2): Chair Eric Pruett and Commissioner Erica Garland

- B. MPA25-0004a 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 removing the future extension of C Wolfe Road between US 380 and Jackson Road. The general location of the target road is located west of Future Loop 288 western extension, and north of US 380 in the City of Denton, Denton County, Texas. (MPA25-0004, Hickory Grove Multifamily, 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.

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

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Mary Ann McDuff

NAYS (0): None

- C. Z25-0014 Hold a public hearing and consider making a recommendation to City Council regarding a request by applicant JT Hale with Kimley-Horn, to rezone approximately 16.524 acres of land from Rural Residential (RR) District and Residential 2 (R2) District to Mixed-Use Regional (MR) District generally located north of West University Drive (US 380), approximately 2,800 feet west of Golden Hoof Drive, in the City of Denton, Denton County, Texas. (Z25-0014, Hickory Grove Multifamily, 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.

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

AYES (5): Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Mary Ann McDuff

NAYS (1): Chair Eric Pruett

- D. Z25-0015 Hold a public hearing and consider making a recommendation to City Council regarding a request by applicant Alexa Knight with Daake Law, to rezone approximately 224.9 acres of land from Rural Residential (RR) District to Residential 1 (R1) District generally located at the southwest corner of the FM 2153 bend, in the City of Denton, Denton County, Texas. (Z25-0015, Estates at Craver Ranch, 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 Ketchersid moved to approve the item as presented. Motion seconded by Commissioner Dyer. Motion carried.

AYES (4): Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Mary Ann McDuff

NAYS (2): Chair Eric Pruett and Commissioner Erica Garland

- E. SD25-0001 Hold a public hearing and consider making a recommendation to City Council regarding a Special Sign District Zoning Overlay on an approximately 120-acre property generally located on the northwest corner of Robson Ranch Road and Interstate 35W Frontage Road, in the City of Denton, Denton County. (SD25-0001, Landmark Special Sign District, Cameron Robertson)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Chair Pruett closed the public hearing.

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

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Mary Ann McDuff

NAYS (0): None

- F. S25-0007 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 Modular Data Center use on approximately 4.064 acres of land, approximately located 3,800 feet south of Jim Christal Road and 1,200 feet east of South Western Boulevard in the City of Denton, Denton County, Texas. (S25-0007, Denton20, Angie Manglaris)

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.

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

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Mary Ann McDuff

NAYS (0): None

- G. DCA25-0001 Hold a public hearing and consider making a recommendation to City Council regarding proposed revisions to the Accessory Dwelling Unit and Townhome standards of the Denton Development Code; amendments include but are not limited to Table 5.2-A, Table of Allowed Uses, regarding zoning districts which permit Accessory Dwelling Units, Subsection 5.4.3, General Standards for Accessory Uses and Structures, regarding the location of accessory dwelling units on residential lots and general applicability of architectural compatibility; Subsection 5.4.4, Additional Standards for Specific Accessory Uses, regarding general standards, maximum size, location, and design of accessory dwelling units; Table 7.9-I: Minimum Required Off-Street Parking, removing requirements for additional parking for accessory dwelling units; Subsection 1.5.2, Regulations Applicable to All Nonconformities, regarding applicability for residential uses; Subsections 3.2.5B, R4 District Dimensional Standards, 3.2.6B, R6 District Dimensional Standards, 3.2.7B, R7 District Dimensional Standards, 3.3.1B, MN District Dimensional Standards, 3.3.2B, MD District Dimensional Standards, and 3.3.3B, MR District Dimensional Standards, related to minimum lot dimension notes for townhome developments; Subsection 3.7.2A.2, Minimum Lot Dimensions, related to lot dimension applicability and maximum number of units; Subsection 3.7.6D, Building Coverage, related to maximum building coverage for townhome developments; and Subsection 7.10.3, Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex Dwelling Site and Building Design, regarding the open space requirements for duplex, townhome, triplex, and fourplex dwellings. (DCA25-0001, Missing Middle Housing, Angie Manglaris and Julie Wyatt)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Discussion continued.

Chair Pruett closed the public hearing.

Chair Pruett moved to recommend approval of the item as presented with two modifications: 1. To allow one additional accessory dwelling unit per lot with a Specific Use Permit required provided that the additional ADU could not be allowed if the lot would have more than 4 dwelling units. 2. An exemption to the Specific Use Permit requirement for the additional ADU per lot for any property located within one and half miles of the Downtown Square Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Mary Ann McDuff

NAYS (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. PZ25-032: Staff provided updates regarding the matrix and City Council items. The following items were added to the matrix:

- Commissioner McDuff requested further discussion on the 2040 Comprehensive Plan review and update.
- Commissioner Dyer requested further discussion regarding the annexation and zoning processes. Commissioner Dyer also requested the report for apartment vacancies level be broken up apartment building by district, but not just by what is currently built but also include what is in the future.
- Vice-Chair Riggs requested a west 380 study and an explanation of the financial tool staff uses and would like to discuss why all departments are not in attendance of the Commission and Council Meetings for specific questions.

7. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 9:44 p.m.

X 

Eric Pruett, Planning and Zoning Commission Chair

1/14/26

Date

X 

~~Kelly Robinson, Administrative Supervisor~~

Cathy Welborn, Administrative Assistant

1/14/26

Date

Minutes approved on: January 14, 2026

December 17, 2025 Planning and Zoning Meeting - EXHIBIT A						
Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone						
Name	Address	Agenda Item	Position	Method	Comments	
Danna Zoltnre	610 Emery, Denton, 76201	DCA25-0001a	Opposed	In Person	Please see video for comment.	
Kimberly Helsten	3112 Parliament Drive, Denton, 76207	FP25-0032a	Not Stated	In Person	Please see video for comment.	
Brand Richter	1804 Linden Drive, Denton, 76201	DCA25-0001a	Support	In Person	Please see video for comment.	
Trey Sullivan (Applicant)	6160 Warren Parkway, Frisco, 75034	CA25-0003 MPA25-0004 ZZ5-0014	Support	In Person	Please see video for comment.	
Alexa Knight (Applicant)	322 W. Walnut Street, Celina, 75009	ZZ5-0015	Support	In Person	Please see video for comment.	
Spencer Smith	2146 Roswell Road, Ste 108-851, Marietta, GA	SZ5-0007	Support	In Person	Please see video for comment.	