

MINUTES
PLANNING AND ZONING COMMISSION
August 12, 2026

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, August 12, 2026, at 5:30 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, and Mary Ann McDuff

ABSENT: Vice-Chair Clay Riggs

WORK SESSION

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

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

3.A (FP26-0019)

The following item was presented, and discussion was had:

4.A(DCA26-0004)

2. Work Session Reports

- A. PZ26-123 Receive a report and hold a discussion regarding a new process for Commissioners to submit questions in advance of a meeting.

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.

The Work Session was adjourned at 5:41 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, August 12, 2026, at 6:30 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, 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. PZ26-121 Consider approval of the July 22, 2026, Planning and Zoning meeting minutes.

Commissioner Garland moved to approve the July 22, 2026, Planning and Zoning meeting minutes. 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

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP26-0019 Consider a request by RLK Engineering, Inc., on behalf of the property owner, Denton Independent School District for approval of Denton I.S.D Technology Office & Warehouse Addition. The approximately 5.094-acre site is generally located at the southeast corner of the intersection of North Mayhill Road and Mills Road, in the City of Denton, Denton County, Texas. (FP26-0019, Denton I.S.D. Technology Office & Warehouse Addition, Julie Wyatt)

Commissioner McDuff moved to approve the extension of the item to a date certain of September 9, 2026. Motion seconded by Commissioner Dyer. Motion carried.

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

NAYS (0): None

4. PUBLIC HEARINGS

- A. DCA26-0004 Hold a public hearing and consider making a recommendation to City Council regarding a proposed comprehensive amendment to the Denton Development Code; amendments include, but are not limited to, Subsection 3.7-Measurements and Exceptions, Subchapter 5 - Use Regulations, Table 7.H - Fencing Standards on Individual Lots, Table 7.9-I Parking, Subsection 7.6.9 - Off-Street Parking Layout and Design, Subsection 7.10.3 - Single-Family Detached, Duplex, Townhome, Triplex and Fourplex Dwelling and Site Building Design, Subsection 9.2 - Definitions, Appendix A, Exhibit C-2B - Rayzor Ranch South Mixed-Use District-1 and Rayzor Ranch South Mixed Use District-2 Single-Family Residential Guidelines (DCA26-0004, Comprehensive Update, Angie Manglaris).

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments received are noted on Exhibit A.

Chair Pruett closed the Public Hearing.

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

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

NAYS (0): None

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ26-116: Staff provided updates regarding the matrix and City Council items. No items were added to the matrix.

6. CONCLUDING ITEMS

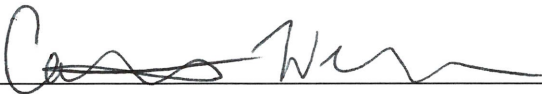
With no further business, the Regular Meeting was adjourned at 7:00 p.m.

X 

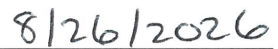
Eric Pruett, Planning and Zoning Commission Chair



Date

X 

Cathy Welborn, Administrative Assistant



Date

Minutes approved on: August 26, 2026

August 12, 2026 Planning and Zoning Meeting - EXHIBIT A						
Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone						
Name	Address	Agenda Item	Position	Method	Comments	
Aimee Bissett	109 N Elm, Denton 76201	DCA26-0004	Support	In Person	Please see video for comment.	