

MINUTES
PLANNING AND ZONING COMMISSION
September 9, 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, September 9, 2026, at 5:04 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, and Mary Ann McDuff

ABSENT: Chair Eric Pruett and Commissioner Keith Ketchersid

WORK SESSION

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

The following items were not presented, and no discussion was had:

3.A (FP26-0019a) and 3.B (AFP26-0004)

The following item was presented, and discussion was had:

5.A (S26-0004a)

The Work Session was adjourned at 5:31 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 26, 2026, at 6:30 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, and Mary Ann McDuff

ABSENT: Commissioner Keith Ketchersid

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag

B. Texas Flag

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

A. PZ26-139 Consider approval of the August 26, 2026, Planning and Zoning meeting minutes.

Vice-Chair Riggs moved to postpone the August 26, 2026, minutes to the September 23, 2026, meeting due to not be loaded correctly on the website. Motion seconded by Commissioner Garland. Motion carried.

AYES (5): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Lisa Dyer, Erica Garland, and Mary Ann McDuff

NAYS (0): None

3. CONSENT AGENDA

A. FP26-0019a 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. (FP26-0019a, Denton I.S.D. Technology Office & Warehouse Addition, Julie Wyatt)

B. AFP26-0004 Consider a request by Atwell, LLC on behalf of the developer, Canna Capital, for an Amending Final Plat of Knights Landing. 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. (AFP26-0004, Knights Landing, Angie Manglaris)

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

AYES (5): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Lisa Dyer, Erica Garland, and Mary Ann McDuff

NAYS (0): None

4. PUBLIC HEARINGS

A. S26-0004a 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 1 acre of land, generally located on the east side of Fort Worth Drive (Hwy 377) and approximately 750 feet south of Johnson Lane in the City of Denton, Denton County, Texas.

The public hearing was opened at the August 23, 2026, Planning and Zoning meeting.

This item was presented, and discussion followed.

Citizen comments received are noted on Exhibit A.

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

Commissioner Dyer requested an amendment to the motion to state a total of 6 individuals living there with one being a potential staff member. Amendment was approved

Commissioner Garland moved to approve the item as presented with the following amendment: a total of 6 individuals living there with one being a potential staff member. Motion seconded by Chair Pruett. Motion carried.

AYES (5): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Lisa Dyer, Erica Garland, and Mary Ann McDuff
NAYS (0): None

4. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ26-140: Staff provided updates regarding the matrix and City Council items. No items were added to the matrix.

5. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 7:41 p.m.

X  9/23/2026
Eric Pruett, Planning and Zoning Commission Chair Date

X  9/23/26
Cathy Welborn, Administrative Assistant Date

Minutes approved on: September 23, 2026
~~August 26, 2026~~