



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda Planning and Zoning Commission

Wednesday, December 17, 2025

5:00 PM

Council Work Session Room
&
Council Chambers

WORK SESSION BEGINS AT 5:00 P.M. IN THE COUNCIL WORK SESSION ROOM

REGULAR MEETING BEGINS AT 6:30 P.M. IN THE COUNCIL CHAMBERS

REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING COMMISSION

Individuals may speak during a Planning and Zoning Commission meeting under one of the following categories:

Comments on Agenda Items:

Public comments can be given for any item considered by the Planning and Zoning Commission, EXCEPT work session reports or closed meetings. Individuals are only able to comment one time per agenda item and cannot use more than one method to comment on a single agenda item. Public comments are limited to three (3) minutes per citizen.

Public Hearing Items:

Individuals are limited to four (4) minutes per public hearing item.

Individuals may participate by using one of the following methods:

1. In Person for Regular or Consent Agenda Items:

To provide in-person comments for regular or consent agenda items (excluding public hearing items), Individuals must be present at the meeting and submit a speaker card (available at the meeting location) to the Secretary prior to the item being called.

2. In Person for Public Hearing Items:

For public hearing items, speaker cards are encouraged but not required.

3. eComment:

The agenda is posted online at <https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>. Once the agenda is posted, a link to make virtual comments using the eComment module will be made available next to the meeting listing on the Upcoming Events Calendar. Using eComment, Individuals may indicate support or opposition and submit a brief comment about a specific agenda item. eComments may be submitted up until the start of the meeting at which time the ability to make an eComment will be closed. eComments will be sent directly to members of the Planning and Zoning Commission immediately upon submission and recorded by the Secretary into the Minutes of the Meeting.

After determining that a quorum is present, the Planning and Zoning Commission of the City of Denton, Texas will convene in a Work Session on Wednesday, December 17, 2025, at 5:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

WORK SESSION

1. Citizen Comments on Consent Agenda Items

This section of the agenda allows citizens to speak on any item listed on the Consent Agenda prior to its consideration. Each speaker will be given a total of three (3) minutes to address any item(s). Any person who wishes to address the Planning and Zoning Commission regarding these items may do so by utilizing the "By Phone" registration process as referenced under the REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING COMMISSION detailed at the beginning of this agenda. Registration is required prior to the time the Planning and Zoning Commission considers this item. Registrants may call in and remain on hold or receive a call back at the time the Work Session is called to Order and are encouraged to ensure they remain accessible to accept the call.

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

This is an opportunity for Commissioners to ask questions of staff on the Consent and Regular Agenda items, which may include a full briefing on an item in the order it appears on the regular session agenda. Any such briefing will be repeated in regular session.

3. Work Session Reports

- A. [PZ25-236](#) 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)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

In the event that the Planning and Zoning Commission does not finish their work session prior to 6:30 p.m., the Commission may return to the work session agenda after adjourning the regular meeting.

REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, December 17, 2025, at 6:30 p.m. in the City Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas at which time the following items will be considered:

1. PLEDGE OF ALLEGIANCE

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

“Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES FOR:

- A. [PZ25-225](#) Consider approval of the November 19, 2025, Planning and Zoning meeting minutes.

Attachments: [November 19, 2025](#)

3. CONSENT AGENDA

Staff recommends approval of the following items because they meet the requirements of the Denton Development Code. Approval of the Consent Agenda includes staff recommendations for approvals and authorizes staff to proceed. The Planning and Zoning Commission has reviewed the applications and has had an opportunity to raise questions regarding the items prior to consideration.

- 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).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Final Plat](#)
[Exhibit 5 - LLC Members List](#)

- 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)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Final Plat](#)

- 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)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Final Plat](#)
[Exhibit 5 - LLC Members List](#)

- 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)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Final Plat](#)

- E. [FR25-0023a](#) 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)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Final Plat](#)

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)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Final Plat](#)
 [Exhibit 5 - Extension Request](#)

- 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)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Preliminary Plat](#)
 [Exhibit 5 - LLC Members List](#)
 [Exhibit 6 - Extension Request](#)

5. PUBLIC HEARINGS

This notice authorizes the Planning and Zoning Commission to recommend and City Council to approve a different zoning district which is equivalent to or more restrictive than that which is requested by the applicant, as the different district may not have a maximum structure height, floor area ratio, or density that is higher than the one requested or be nonresidential when the request is for a residential use or vice versa. The different zoning district must be deemed consistent with the Comprehensive Plan and the Future Land Use Plan.

- 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)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Existing Future Land Use Map](#)
 [Exhibit 5 - Proposed Future Land Use Map](#)
 [Exhibit 7 - Existing Thoroughfare Map](#)
 [Exhibit 8 - Existing ESA and Floodplain Map](#)
 [Exhibit 9 - Notification Map and Sign Posting](#)
 [Exhibit 10 - Draft Ordinance](#)

- B. [MPA25-0004](#) Hold a public hearing and consider making recommendations to the City Council regarding a Comprehensive Plan Amendment to modify the Thoroughfare Map of the [a](#) 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).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - 2022 Mobility Plan](#)
 [Exhibit 4 - Proposed Mobility Plan Amendment](#)
 [Exhibit 5 - FEMA Map](#)
 [Exhibit 6 - ESA Map](#)
 [Exhibit 7 - Notification Response Map](#)
 [Exhibit 8 - Draft Ordinance](#)

- 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)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Existing Zoning Map](#)
[Exhibit 5 - Proposed Zoning Map](#)
[Exhibit 6 - Future Land Use Map](#)
[Exhibit 7 - Project Narrative](#)
[Exhibit 8 - Comparison of Permitted Uses](#)
[Exhibit 9 - Notification Map and Sign Posting](#)
[Exhibit 10 - Fiscal Impact Summary](#)
[Exhibit 11 - Draft Ordinance](#)

- 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)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Existing Zoning Map](#)
[Exhibit 5 - Proposed Zoning Map](#)
[Exhibit 6 - Lake Ray Roberts Zoning and Land Use Categories](#)
[Exhibit 7 - Future Land Use Map](#)
[Exhibit 8 - Project Narrative](#)
[Exhibit 9 - Comparison of Permitted Uses](#)
[Exhibit 10 - Notification Map and Sign Posting](#)
[Exhibit 11 - Fiscal Impact Summary](#)
[Exhibit 12 - Draft Ordinance](#)

- 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)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Zoning Map](#)
[Exhibit 5 - Future Land Use Map](#)
[Exhibit 6 - Landmark Special Sign District](#)
[Exhibit 7 - Notification Map](#)
[Exhibit 8 - Draft Ordinance](#)

- 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)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Future Land Use Map](#)
[Exhibit 5 - Zoning Map](#)
[Exhibit 6 - Noise and Vibration Assessment](#)
[Exhibit 7 - Site Plan](#)
[Exhibit 8- Notification Map](#)
[Exhibit 9 - Draft Ordinance](#)
[Exhibit 10 - LLC Members List](#)

- 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)

Attachments:

[Exhibit 1 - Agenda Information Sheet Packet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Proposed Townhome Redlined Amendments to the Denton Developr](#)

[Exhibit 4 - Proposed Accessory Dwelling Unit Readlined Aendments to the Dent](#)

[Exhibit 5 - Survey Results](#)

[Exhibit 6 - Draft Ordinance](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ25-032](#) Hold a discussion regarding the Planning and Zoning Project Matrix.

Attachments:

[Matrix 2025](#)

7. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Planning & Zoning Commission or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Planning and Zoning Commission reserves the right to adjourn into a Closed Meeting on any item on its Work Session or Regular Session agenda consistent with Chapter 551 of the Texas Government Code, as amended, including without limitation, Sections 551.071-551.086 of the Texas Open Meetings Act.

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on December 11, 2025, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.