

MINUTES  
PLANNING AND ZONING COMMISSION  
June 25, 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, June 25, 2025, at 5:01 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Vice-Chair Desiree Padron, and Commissioners: Lisa Dyer, Sherri McDade, Mary Ann McDuff, and 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 items were not presented or discussed:

3.A (FP25-0018a), 4.A (FP25-0021), 4.B (FR25-0017), and 4.C (FP25-0022)

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

5.B (S25-0002)

The following items were presented, and discussion was had:

4.D (FP25-0023), 5.A (PDA25-0003a), and 5.C (Z25-0007)

**3. Work Session Reports**

Note: Work Session Report 3.B (PZ25-137) was heard before 3.A (PZ25-138).

Vice-Chair Padron arrived at 5:21 p.m.

B. PZ25-137 Receive a report and hold a discussion regarding annexations.

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.

- A. PZ25-138 Receive a report, hold a discussion, and give Staff direction regarding the Southeast Denton Residential and Height Overlay Districts, a recommendation of the Southeast Denton Area Plan, encompassing approximately 422 acres, generally located south of East McKinney Street, west of South Woodrow Street, North of Kerley Street and Smith Street, west of Dallas Drive and South Bell Street. (PZ25-138, SED Residential and Height Overlay Districts, Julie Wyatt)

Chair Pruett called a recess at 6:09 p.m. Chair Pruett reconvened the Work Session at 6:15 p.m.

Staff presented the report to the Commission. Following discussion, the Commission's recommendation was as follows:

1. Does the Commission concur with staff's recommendation to require conformance with all elements of the Residential Overlay for expansions over 50% of the existing gross floor area?
  - The Commissioners indicated they agree with staff's recommendation, but all were interested in hearing more community feedback on the topic.
2. Does the Commission concur with staff's recommendation to allow for reduced front setbacks for smaller lots?
  - Requested staff conduct more public outreach and provide more community feedback at a future work session.
3. Does the Commission concur with requiring minimum sizes on porches and stoops?
  - The Commissioners indicated they agree with staff's recommendation, but all were interested in hearing more community feedback on the topic.
4. Does the Commission concur with the proposed enhanced design standards (i.e. dimensional standards, entries, transparency/windows, roof form, and building mass and form) which exceed the City's typical minimum standards?
  - Requested staff conduct more public outreach and provide more community feedback at a future work session.
5. Does the Commission concur with the proposed height limitations and measurement methods in both the Residential and Height Overlay Districts?
  - The Commissioners indicated they agree with staff's recommendation, but all were interested in hearing more community feedback on the topic.
6. Are there any items that have not been addressed, consistent with the SEDAP recommendations as it relates to establishing the Residential and Height Overlay Districts?
  - Requested staff conduct more public outreach and provide more community feedback at a future work session and were concerned about affordability.

The Work Session was adjourned at 6:36 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, June 25, 2025, at 6:43 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

PRESENT: Chair Eric Pruett, Vice-Chair Desiree Padron and Commissioners: Lisa Dyer, Sherri McDade, Mary Ann McDuff, and Clay Riggs

**1. PLEDGE OF ALLEGIANCE**

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

**2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES**

- A. PZ25-011 Consider approval of the May 28, 2025, and June 11, 2025, Planning and Zoning meeting minutes.

Commissioner Riggs moved to approve the May 28, 2025, and June 11, 2025, Planning and Zoning meeting minutes. Motion seconded by Vice-Chair Padron. Motion carried.

AYES (6): Chair Eric Pruett, Vice- Chair Desiree Padron, and Commissioners: Lisa Dyer, Sherri McDade, Mary Ann McDuff, and Clay Riggs

NAYS (0): None

**3. CONSENT AGENDA**

- A. FP25-0018a Consider a request by Double R. Devco, LLC and Hickory Grove Residential Community Inc. for a Final Plat of Hickory Grove, Phase 4. The 114.043-acre site is generally located just south of Jackson Road and approximately 80 feet east of the intersection of Nail Road and Jackson Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP25-0018a, Hickory Grove 4, Mia Hines)

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

AYES (6): Chair Eric Pruett, Vice- Chair Desiree Padron, and Commissioners: Lisa Dyer, Sherri McDade, Mary Ann McDuff, and Clay Riggs

NAYS (0): None

**4. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. FP25-0021 Consider a request by Chase Carrick of Traverse Land Surveying on behalf of Cana Capital Series 9 LLC, for a Final Plat of Red Bird Ridge Addition Phase 2. The 8.247-acre site is generally located south of Country Club Road, north of Oak Ridge Lane, and west of Fincher Trail, in City of Denton's ETJ Division 1, Denton County, Texas. (FP25-0021, Red Bird Ridge Addition Phase 2, Erin Stanley).

City staff presented the item. No discussion followed.

Vice-Chair Padron moved to approve the extension of the item to date certain of July 23, 2025. Motion seconded by Commissioner McDade. Motion carried.

AYES (6): Chair Eric Pruett, Vice- Chair Desiree Padron, and Commissioners: Lisa Dyer, Sherri McDade, Mary Ann McDuff, and Clay Riggs  
NAYS (0): None

- B. FR25-0017 Consider a request by Chase Carrick of Traverse Land Surveying on behalf of Red Bird Ridge LLC for a Final Replat of Red Bird Ridge Addition. The 10.155-acre site is generally located south of Country Club Road, north of Oak Ridge Lane, and west of Fincher Trail, in City of Denton's ETJ Division 1, Denton County, Texas. (FR25-0017, Red Bird Ridge Addition, Erin Stanley).

City staff presented the item. No discussion followed.

Commissioner Riggs moved to approve the extension of the item to date certain of July 23, 2025. Motion seconded by Commissioner Dyer. Motion carried.

AYES (6): Chair Eric Pruett, Vice- Chair Desiree Padron, and Commissioners: Lisa Dyer, Sherri McDade, Mary Ann McDuff, and Clay Riggs  
NAYS (0): None

- C. FP25-0022 Consider a request by 97 Land Company, on behalf of Rayzor Investments LTD, for approval of a Final Plat of Lot 1, Block A Roselawn Village Addition. The 22.45-acre tract is approximately located on the west side of Roselawn Drive, and approximately 295 ft south of Bernard Street in the City of Denton, Denton County, Texas. (FP25-0022, Roselawn Village Apartments, Matt Bodine)

Commissioner McDade recused from this item.

City staff presented the item. No discussion followed.

Commissioner Riggs moved to approve the extension of the item to date certain of July 23, 2025. Motion seconded by Commissioner McDuff. Motion carried.

AYES (5): Chair Eric Pruett, Vice- Chair Desiree Padron, and Commissioners: Lisa Dyer, Mary Ann McDuff, and Clay Riggs  
NAYS (0): None  
ABSTAINED (1): Commissioner Sherri McDade

- D. FP25-0023 Consider a request by LJA Engineering, Inc., on behalf of The Cole Ranch Company, LP, for a Final Plat of the Cole Ranch, Phase 1A Addition. The 155.275-acre site is approximately located 5,044.4 feet south of Tom Cole Road, 7,100 feet east of C. Wolfe Road, 2,816 feet west of Underwood Road, and north of FM 2449, in the City of Denton, Denton County, Texas. (FP25-0023, Cole Ranch, Phase 1A Addition, Angie Manglaris).

This item was presented, and discussion followed.

Commissioner Riggs moved to approve the item with the following staff condition, 1. Compliance with Denton Development Code Section 8.3.2.A, which requires the approval of Civil Engineering Plans prior to plat approval, must be achieved in order for the Final Plat to be updated as needed and approved for construction of Phase 1 to commence. Motion seconded by Commissioner McDuff. Motion carried.

AYES (6): Chair Eric Pruett, Vice- Chair Desiree Padron, and Commissioners: Lisa Dyer, Sherri McDade, Mary Ann McDuff, and Clay Riggs

NAYS (0): None

## **5. PUBLIC HEARINGS**

- A. PDA25-0003a Hold a public hearing and consider making a recommendation to City Council regarding a request by Hickory Venture Group for an amendment to an existing Planned Development District (PD 139) to establish special sign standards for this development. The 4.291-acre property is generally located in the southeast corner of Vintage Boulevard and I-35W, in the City of Denton, Denton County, Texas. (PD25-0003, Gateway of Denton Signs, Mia Hines)

Commissioner McDade recused from this item.

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Chair Pruett closed the public hearing.

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

AYES (5): Chair Eric Pruett, Vice- Chair Desiree Padron, and Commissioners: Lisa Dyer, Mary Ann McDuff, and Clay Riggs

NAYS (0): None

ABSTAINED (1): Commissioner Sherri McDade

- B. S25-0002 Hold a public hearing and consider making a recommendation to City Council regarding a request by Maxwell Fisher of ZoneDev, on behalf of the property owner, for a Specific Use Permit to allow for a Multifamily Dwelling Use on approximately 4.115 acres of land, generally located on the east side of Fallmeadow Street, fifteen feet east of the northern intersection of Gardenview Circle and Fallmeadow Street, in the City of Denton, Denton County, Texas. (S25-0002, Palladium Denton West, Sean Jacobson)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Chair Pruett called a recess at 7:15 p.m. Chair Pruett reconvened the Regular Meeting at 7:22 p.m.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

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

AYES (6): Chair Eric Pruett, Vice- Chair Desiree Padron, and Commissioners: Lisa Dyer, Sherri McDade, Mary Ann McDuff, and Clay Riggs

NAYS (0): None

- C. Hold a public hearing and consider making a recommendation to City Council regarding a request by Kalyans, Inc. for a zoning change from Residential 2 (R-2) District to a Mixed-Use Neighborhood (MN) District. The approximately 1.09 acre site is generally located on the north side of West University Drive between Willow Lane and Cottonwood Lane, in the City of Denton, Denton County, Texas. (Z25-0007, Kalyans, 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 approve the item as presented. Motion seconded by Commissioner McDuff. Motion carried.

AYES (6): Chair Eric Pruett, Vice- Chair Desiree Padron, and Commissioners: Lisa Dyer, Sherri McDade, Mary Ann McDuff, and Clay Riggs

NAYS (0): None

## **6. PLANNING & ZONING COMMISSION PROJECT MATRIX**

- A. PZ25-023: 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 8:48 p.m.

X \_\_\_\_\_  
Eric Pruett, Planning and Zoning Commission Chair Date

X \_\_\_\_\_  
Cathy Welborn, Administrative Assistant III Date

Minutes approved on: \_\_\_\_\_

June 25, 2025 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 (Applicant)	109 N Elm. Street, Denton, 76201	Z25-0007	Support	In Person	See video for comment.
Leticia Campezano	1256 Willow Lane, Denton, 76207	Z25-0007	Opposed	In Person	See video for comment.
Julia Campusano	1175 Cottonwood Lane, Denton, 76207	Z25-0007	Opposed	In Person	See video for comment.
Rosalba Campusano-Chavez	1185 Cottonwood Lane, Denton, 76207	Z25-0007	Opposed	In Person	See video for comment.
Prudence Sanchez	711 Jackson Street, Denton, 76207	S25-0002	Support with reservations	In Person	See video for comment.
Maxwell Fisher (Applicant)	2502 Grandview Drive, Richardson, 75080	S25-0002	Support	In Person	See video for comment.