

MINUTES  
PLANNING AND ZONING COMMISSION  
May 27, 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, May 27, 2026, 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 Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

**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, and no discussion was had:

3.A (FP26-0013b)

The following items were presented, and no discussion was had:

4.B (FP26-0015)

The following items were presented, and discussion was had:

4.A (FP26-00014), 5.A (Z26-0005), 5.B (S25-0018), and 5.C (DCA26-0002a)

Item was withdrawn prior to the meeting:

4.C (FP26-0011b)

The Work Session was adjourned at 5:49 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, May 27, 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, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

**1. PLEDGE OF ALLEGIANCE**

A. U.S. Flag

B. Texas Flag

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

- A. PZ26-086 Consider approval of the May 13, 2026, Planning and Zoning meeting minutes.

Commissioner Ketchersid moved to approve the May 13, 2026, Planning and Zoning meeting minutes. Motion seconded by Commissioner Dyer. Motion carried.

AYES (7): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

**3. CONSENT AGENDA**

- A. FP26-0013b Consider a request by Quiddity Engineering on behalf of TG Duchess Denton, LLC., for a Final Plat of Olivo Apartments. The 18.897-acre site is generally located south of Duchess Drive, approximately 794.21 feet west of Loop 288 in City of Denton, Denton County, Texas. (FP26-0013b, Olivo Apartments, Angie Manglaris).

Commissioner Garland moved to approve the Consent Agenda. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (7): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

**4. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. FP26-0014 Consider a request by Grayson Hughes of Sutherland King Consulting, on behalf of the property owner, for approval of a Final Plat of Affordable Estates, Lot 1, Block 1. The approximately 1.832-acre site is generally located on the west side of Hinkle Drive, approximately 107 feet south of the southeast corner of the intersection of Hinkle Drive and Meadow Ridge Drive, in the City of Denton, Denton County, Texas. (FP26-0014, Affordable Estates, Sean Jacobson)

Commissioner McDade recused from the item.

City staff presented the item. No discussion followed.

Commissioner McDuff moved to approve the extension of the item to a date certain of June 10, 2026. Motion seconded by Vice-chair Riggs. Motion carried.

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

NAYS (0): None

ABSTAINED(1): Commissioner Sherri McDade

- B. FP26-0015 Consider a request by Mitchell Ryan of Trailspur, LLC, on behalf of the property owner, for approval of a Flex Business Park Addition, Block 1, Lot 1. The approximately 4.991-acre site is generally located on the west side of Rankin Drive, at the intersection of Rankin Drive and Leatherwood Lane, in the City of Denton's Extraterritorial Jurisdiction Division 1, Denton County, Texas. (FP26-0015, Flex Business Park Addition, Sean Jacobson)

City staff presented the item. No discussion followed.

Commissioner McDuff moved to approve the extension of the item to a date certain of June 10, 2026. Motion seconded by Commissioner Garland. Motion carried.

AYES (7): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- C. FP26-0011b Consider a request by Kimley-Horn on behalf of the property owner, Honey Farms Estates, LLC, for a Final Plat of the Honey Farms Estates Addition. The approximately 9.24-acre site is generally located on the south side of Sanders Road, approximately 1,910 feet east of Country Club Road in the City of Denton, Denton County, Texas. (FP26-0011b, Honey Farms Estates, Ashley Ekstedt)

The item was not presented and no discussion was had. The item was withdrawn by the applicant prior to the meeting.

## 5. PUBLIC HEARINGS

- A. Z26-0005 Hold a public hearing and consider making a recommendation to City Council regarding a request by Jamie Bratton of Winston-Cox Waterworx, on behalf of the property owner, ZBH Denton Ltd, to rezone approximately 2 acres of land from a Residential 2 (R2) zoning district to a Light Industrial (LI) zoning district. The subject site is generally located on the south side of FM 377, approximately 1,025 feet east of the intersection of FM 377 and North Trinity Road in the City of Denton, Denton County, Texas. (Z26-0005, Winston-Cox Waterworx, Sean Jacobson)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Chair Pruett closed the Public Hearing.

Commissioner Dyer moved to recommend approval of the item as presented. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (6): Vice-Chair Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff  
NAYS (1): Chair Eric Pruett

- B. S25-0018 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 Major Automotive Repair Shop use on approximately 2.02 acres of land, generally located on the south corner of the intersection of Fort Worth Drive (US 377) and Central Village Drive in the City of Denton, Denton County, Texas. (S25-0018, Le Collision Center, Matt Bodine)

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 recommend denial of the item as presented. Motion seconded by Commissioner Garland. Motion carried.

AYES (7): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff  
NAYS (0): None

- C. DCA26-0002a Hold a public hearing and consider making a recommendation to City Council regarding a proposed revision to the Denton Development Code; specifically by amending Subchapter 4 - Overlay and Historic Districts, to establish Section 4.11, Southeast Denton Area Plan Overlay Districts, including the Southeast Denton Residential Overlay (SEDRO), the Southeast Denton Height Overlay District (SEDHO), and the Southeast Denton Live/Work Overlay District (SEDLWO), and providing applicability, dimensional standards, design standards, allowed uses, and/or use-specific standards for each district. The Southeast Denton Residential Overlay includes 375.94 acres generally bounded by East McKinney Street to the north; North Bradshaw Street, East Prairie Street, and the MKT Railroad to the west; Smith Street, Kerly Street, and Morse Street to the south; and South Woodrow Lane to the east; the Southeast Denton Height Overlay District includes 39.77 acres generally bounded by East McKinney Street to the north, Exposition Street to the west, East Sycamore Street to the south, and North Bradshaw Street to the east; and the Southeast Denton Live/Work Overlay District encompasses 27.58 acres and generally includes properties along the north and south sides of East Prairie Street between Oakwood Cemetery and the MKT Railroad, properties along the west side of Skinner Street, properties along the north and south side of Robertson Street situated between Wye Street and the Stream PEC 4 drainage channel, and properties along the east and west sides of Cook Street north of Wye Street in the City of Denton, Denton County, Texas. (DCA26-0002a, Julie Wyatt and Mia Hines)

This item was postponed at the April 8, 2026, meeting by the Planning and Zoning Commission until one last community presentation had been held. Staff held a community event on May 18, 2026.

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 McDade moved to recommend approval of the item as presented. Motion seconded by Vice-Chair Riggs.

Commissioner Garland moved to amend the motion to extend the live work hours to 6:00 a.m. to 10:00 p.m. Sunday through Thursday and 6:00 a.m. to 12:00 a.m. on Friday and Saturday. Motion seconded by Commissioner Ketchersid.

Chair Pruett called for a vote on the amendment.

AYES (5): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Erica Garland, Keith Ketchersid, and Sherri McDade

NAYS (2): Commissioners: Lisa Dyer and Mary Ann McDuff

Commissioner McDade moved to recommend approval of the item as amended. Motion seconded by Vice-Chair Riggs.

Chair Pruett called for a vote on the original motion.

AYES (7): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

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

- A. PZ26-087: 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 8:59 p.m.

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

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

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

May 27, 2026 Planning and Zoning Meeting - EXHIBIT A

Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone

Name	Address	Agenda Item	Position	Method	Comments
Avery Davis	1209 Central Village Dr, Denton, 76210	S25-0018	Opposed	In Person	Please see video for comment.
Barbara Kuzma	1213 Nora Ln, Denton, 762010	S25-0018	Opposed	In Person	Please see video for comment.
Jacqueline Cox-Lawson	1946 Primrose , Sanger, 76266	DCA26-0002a	Opposed	In Person	Please see video for comment.
Colette Johnson	327 Ruth, Denton, 76205	DCA26-0002a	Support	In Person	Please see video for comment.
Cynthia Cochran	2420 E McKinney St Apt. 5101, Denton, 76209	DCA26-0002a	Not Stated	In Person	Please see video for comment.
Bobby Garrett	404 E. Prarie St, Denton 76201	DCA26-0002a	Not Stated	In Person	Please see video for comment.
Gracy Buckhanan	1215 Morse St., Denton, 76205	DCA26-0002a	Not Stated	In Person	Please see video for comment.
Zelinda Pegram	1501 Val Verde Ct., Denton, 76210	DCA26-0002a	Support	In Person	Please see video for comment.
Prudence Sanchez	711 Jackson St., Denton, 76205	DCA26-0002a	Opposed	In Person	Please see video for comment.
Brandi Harris	1619 Withers Way, Krum, 76249	DCA26-0002a	Support	In Person	Please see video for comment.
Jennifer Ruffner	1209 Central Village Dr, Denton, 76210	S25-0018	Opposed	In Person	Please see video for comment.
Dewey W. Lewis(Applicant)	5946 Goliad Ave., Dallas, 75206	S25-0018	Support	In Person	Please see video for comment.