



City of Denton

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

Meeting Agenda Planning and Zoning Commission

Wednesday, November 19, 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, November 19, 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.

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, November 19, 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. [PZ25-212](#) Consider approval of the October 22, 2025, Planning and Zoning meeting minutes.

Attachments: [October 22, 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. [FR25-0022](#) Consider approval of a Final Replat of Lots 1XR and 21R, Block A and Lot 1XR, Block I of Hunter Ranch Phase 1A. The approximately 4.453-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (FR25-0022, Hunter Ranch Phase 1A Replat, Cameron Robertson)

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PP25-0004](#) Consider a request by Kimley-Horn, on behalf of HR 3200, LP, for approval of a Preliminary Plat of Landmark Phase 2 North. The approximately 181.988-acre site is approximately located 5,800 feet north of Robson Ranch Road and immediately west of Interstate 35W in the City of Denton, Denton County, Texas. (PP25-0004, Landmark Phase 2 North, Cameron Robertson)

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

- B. [FP25-0028b](#) 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. (FP25-0028b, 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](#)

- C. [FP25-0034](#) 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. (FP25-0034, 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 - Extension Request](#)
 [Exhibit 6 - LLC Members List](#)

- D. [FP25-0031](#) 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 2, 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](#)
 [Exhibit 6 - 1st Extension Request](#)

- E. [FP25-0032](#) Consider a request by 97 Land Company for Final Plat of the Villages of McKinney 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. (FP25-0032, The Burrow Addition, Julie Wyatt)

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

- F. [FP25-0036](#) 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. (FP25-0036, Giving Grace Addition, Mia Hines)

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

- G. [FP25-0033](#) Consider a request by McAdams on behalf of the property owner, Robert Harris, for a Final Plat of Harris Addition. The approximately 91.878-acre site is generally located west of Interstate 35 (I-35) and approximately 1,700 feet south of North Loop 288 in the City of Denton, Denton County, Texas. (FP25-0033, Harris Addition, Erin Stanley)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Plat](#)

[Exhibit 5 - Extension Request](#)

- H. [FR25-0023](#) 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. (FR25-0023, Haisler Addition, Sean Jacobson)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Replat](#)

- I. [PP25-0005](#) 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. (PP25-0005, Roselawn Meadows, Erin Stanley)

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](#)

- J. [FP25-0035](#) Consider a request by Kimley-Horn on behalf of the property owner, Jeferson North Elm, LLC, for a Final Plat of the Jefferson North Elm Addition. The approximately 25.96-acre site is generally located at the northwest corner of the intersection of North Elm Street and North Locust Street in the City of Denton, Denton County, Texas. (FP25-0035, Jefferson North Elm, Ashley Ekstedt)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Plat](#)

[Exhibit 5 - Extension Request](#)

[Exhibit 6 - LLC Members List](#)

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. [CA25-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a Comprehensive Plan amendment on approximately 2,499.35 acres from Agriculture Future Land Use designation to Master Planned Community Future Land Use designation, generally located west and south of FM 2153, east of FM 2164, and north of Gribble Springs Road and Shepard Road in the City of Denton, Denton County, Texas. (CA25-0001, Craver Ranch MPC, 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 6 - Project Narrative](#)

[Exhibit 7 - Existing Thoroughfare Map](#)

[Exhibit 8 - Existing ESA and Floodplain Map](#)

[Exhibit 9 - TXDOT's Denton County Outer Loop Alternatives](#)

[Exhibit 10 - Notification Map](#)

[Exhibit 11 - Draft Ordinance](#)

- B. [PD25-0003](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by applicant, Alexa Knight, Daake Law, for a zoning change from Rural Residential (RR) District to a Planned Development (PD) District including but not limited to establishing uses and standards and adopting a Development Plan. The approximately 2,499.35-acre site is generally located west and south of FM 2153, east of FM 2164, and north of Gribble Springs Road and Shepard Road, in the City of Denton, Denton County, Texas. (PD25-0003, Craver Ranch MPC, Mia Hines)

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Existing Zoning Map](#)
[Exhibit 5 - Existing Future Land Use Map](#)
[Exhibit 6 - CA25-0001 Proposed Future Land Use Map](#)
[Exhibit 7 - PD Development Standards](#)
[Exhibit 8 - PD Zoning and Development Plan](#)
[Exhibit 9 - Comparison of Allowed Uses](#)
[Exhibit 10 - Fiscal Impact Summary](#)
[Exhibit 11 - Economic Impact Study](#)
[Exhibit 12 - Notification Map](#)
[Exhibit 13 - Draft Ordinance](#)

- C. [MPA25-0003](#)
[a](#) Hold a public hearing and consider making recommendations to the City Council regarding a Comprehensive Plan Amendment to modify the Thoroughfare Map of the 2022 Mobility Plan, including but not limited to modifications to the roadway alignment of the future east west connection in Craver Ranch. The general location of the target road is located south and west of FM 2153, east of FM 2164, north of Shepard Road in the City of Denton, Denton County, Texas (MPA25-0003a, Craver Ranch, Sahar Esfandiyari).

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 - Travel Demand Model](#)
[Exhibit 8 - Amenity Plan](#)
[Exhibit 9 - Notification Response Map](#)
[Exhibit 10 - Draft Ordinance](#)

- D. [MPC25-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by the Corporation of the Episcopal Diocese of Dallas for a Master Planned Community request to amend the Development Map from Master Planned Community Zoning District to Master Planned Community with a Base Zoning District of Mixed-Use Regional (MR). The approximately 19.677-acre site is generally located west of John Paine Road, approximately 2,200 feet north of I-35W, in the City of Denton, Denton County, Texas. (MPC25-0001, Hunter Ranch, Cameron Robertson)

Attachments:[Exhibit 1 - Agenda Information Sheet](#)[Exhibit 2 - Staff Analysis](#)[Exhibit 3 - Site Location Map](#)[Exhibit 4 - Existing Base Zoning Map](#)[Exhibit 5 - Proposed Base Zoning Map](#)[Exhibit 6 - Future Land Use Map](#)[Exhibit 7 - Hunter Ranch MPC19-0002c](#)[Exhibit 8 - Proposed Revised Exhibit B - Amended MPC Development Plan Map](#)[Exhibit 9 - Proposed Revised Exhibit C - Amended Phase and District Boundary](#)[Exhibit 10 - Notification Map](#)[Exhibit 11 - Draft Ordinance](#)

- E. [S25-0010](#) 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 0.4 acres of land, generally located on the southwest corner of the intersection of Sandpiper Drive and Abbots Lane in the City of Denton, Denton County, Texas. (S25-0010, Joyful Journey Group Home, Ashley Ekstedt)

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 - Applicant Project Narrative](#)[Exhibit 7 - Existing Site Plan](#)[Exhibit 8 - Fiscal Impact Summary](#)[Exhibit 9 - Notification Map and Responses](#)[Exhibit 10 - Draft Ordinance](#)[Exhibit 11 - LLC Members List](#)

- F. [S25-0013](#) Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for approximately 4,500 square feet of Medium-Impact Manufacturing use, on an approximately 8.702-acre lot, identified on the associated site plan as Suite #100, generally located west of Worthington Drive and south of the terminus of Schuyler Street in the City of Denton, Denton County, Texas. (S25-0013, Milo Insulation of Texas, Erin Stanley)

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 - Applicant Project Narrative](#)
[Exhibit 7 - Site Plan](#)
[Exhibit 8 - Notification Map](#)
[Exhibit 9 - Draft Ordinance](#)

- G. [DCA25-0002](#) Hold a public hearing and consider making a recommendation to City Council regarding proposed revisions to the Denton Development Code; amendments include but are not limited to Subsection 5.3.1D, Maximum Persons Occupying a Dwelling, and Section 9.2, Definitions, related to the term “family” and bedroom and the number of unrelated persons occupying a dwelling unit; Table 5.2.A, Table of Allowed Uses, Subsection 5.4.4A, Home-Based Occupations, and Section 9.2, Definitions, related to the term “home occupations” and home-based business regulations; Table 2.2-A, Summary of Development Review Procedures, Section 2.4, Common Review Procedures, Section 2.5, Development Permits and Procedures, Section 2.7, Plan and DDC Amendments, Section 2.8, Flexibility and Relief Procedures, related to public notice requirements and protest procedures.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Senate Bill 1567](#)
[Exhibit 4 - Proposed Redlined SB 1567 Amendments to the Denton Developme](#)
[Exhibit 5 - House Bill 2464](#)
[Exhibit 6 - Proposed Redlined HB 2464 Amendments to the Denton Developme](#)
[Exhibit 7 - House Bill 24](#)
[Exhibit 8 - Proposed Redlined HB 24 Amendments to the Denton Development](#)
[Exhibit 9 - Draft Ordinance](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ25-031](#) 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 November 13, 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.