

MINUTES  
PLANNING AND ZONING COMMISSSION  
April 8, 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, April 8, 2026, at 5:02 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

ABSENT: Vice-Chair 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, and no discussion was had:

4.A (FP26-00011), 4.B (FP26-0006a), 4.D (FP26-0003b), 4.F(FR26-0003), 4.G (MP26-0004), 4.H (FP26-0008a), 4.I (FP26-0012), 4.J (FP26-0004)

The following items were presented, and discussion was had:

4.E (V26-0005), 5.A (HL26-0001a), 5.B (DCA26-0002)

The following items were not presented, and discussion was had:

3.A (FP26-0005a), 3.B (FP26-0002b), 4.C (FP26-0013)

Chair Pruett called a recess at 5:51 p.m. Chair Pruett reconvened the Work Session at 6:00 p.m.

**3. Work Session Reports**

- A. PZ26-055 Receive a report and hold a discussion regarding annexations, the zoning process, and Municipal Utility Districts.

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.

The Work Session was adjourned at 6:20 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, April 8, 2026, at 6:32 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

ABSENT: Vice-Chair Clay Riggs

### **1. PLEDGE OF ALLEGIANCE**

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

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

- A. PZ26-051 Consider approval of the March 18, 2026, Planning and Zoning meeting minutes.

Commissioner Ketchersid moved to approve the March 18, 2026, Planning and Zoning meeting minutes. Motion seconded by Commissioner Garland. Motion carried.

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

NAYS (0): None

### **3. CONSENT AGENDA**

- A. FP26-0005a Consider a request by Triangle Engineering on behalf of the property owner, Jay Ambe Denton, LLC, for a Final Plat of the Ambe Addition. The approximately 2.23-acre site is generally located on the west side of I35 approximately 2,070 feet north of Jim Christal Road in the City of Denton, Denton County, Texas. (FP26-0005a, Ambe Addition, Ashley Ekstedt)
- B. FP26-0002b Consider a request by Double R. Devco, LLC and Hickory Grove Residential Community Inc. for a Final Plat of Hickory Grove, Phase 5. The 87.645-acre site is generally located at the southwest corner of Jackson Road and Thomas J Eagan Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP26-0002b, Hickory Grove 5, Mia Hines).

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

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff  
NAYS (0): None

**4. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. FP26-0011 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. (FP26-0011, Honey Farms Estates, Ashley Ekstedt)

City staff presented the item. No discussion followed.

Commissioner McDuff moved to approve the extension of the item to a date certain of April 29, 2026. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff  
NAYS (0): None

- B. FP26-0006a Consider a request by Kimley-Horn and Dentex Land, Cattle and Energy, LP for a Final Plat of Bridle Ridge. The 66.686-acre site is generally located north of Johnson Lane, approximately 2,344.81 feet east of John Paine Road in City of Denton, Denton County, Texas. (FP26-0006a, Bridle Ridge, Angie Manglaris)

City staff presented the item. No discussion followed.

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

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff  
NAYS (0): None

- C. FP26-0013 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. (FP26-0013, Olivo Apartments, Angie Manglaris).

City staff presented the item. No discussion followed.

Commissioner Ketchersid moved to approve the extension of the item to a date certain of April 29, 2026. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff  
NAYS (0): None

- D.** FP26-0003b Consider a request by Double R. Devco, LLC for a Final Plat of Hickory Grove, Phase 6. The 66.521-acre site is generally located at the southeast corner of Jackson Road and Nail Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP26-0003b, Hickory Grove 6, Mia Hines).

City staff presented the item. No discussion followed.

Commissioner Ketchersid moved to approve the extension of the item to a date certain of April 29, 2026. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff  
NAYS (0): None

- E.** V26-0005 Consider a request by Richard Stroup for approval of a subdivision variance from the 2019 Denton Development Code Subsection 8.3.2.C.2.a. regarding the maximum number of residential lots permitted to take access from a private access easement. The 9.873-acre tract is located on the east side of F.M. 2164 and approximately 4,950 ft north of Loop 288 in the City of Denton and in the City's Extraterritorial Jurisdiction Division 1, Denton County, Texas. (V26-0005, Triptych Addition Private Access Easement Variance, Matt Bodine)

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the variance as presented. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff  
NAYS (0): None

- F.** FR26-0003 Consider a request by Richard Stroup for approval of a Final Replat of Lots 1R-1 and 1R-2, Block A, Triptych Addition. The 9.873-acre lot is located on the east side of F.M. 2164 and approximately 4,950 ft north of Loop 288 in the City of Denton and in the City's Extraterritorial Jurisdiction Division 1, Denton County, Texas. (FR26-0003, Triptych Addition, Matt Bodine)

City staff presented the item. No discussion followed.

Commissioner Ketchersid moved to approve the item as presented. Motion seconded by Commissioner Dyer. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff  
NAYS (0): None

- G.** MP26-0004 Consider a request by Lizette Zepeda, for approval of a Final Plat of Lots 1 and 2, Block A, Lizette Zepeda Addition. The 14.966-acre tract is approximately located on the east side of Gribble Springs Road, and approximately 2,650 feet north of Shepard Road in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (MP26-0004, Zepeda Addition, Matt Bodine)

City staff presented the item. No discussion followed.

Commissioner McDuff moved to approve the extension of the item to a date certain of April 29, 2026. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff  
NAYS (0): None

- H.** FP26-0008a Consider a request by Glenn Engineering on behalf of Responsive Education Solutions for a Final Plat of R.E.S Denton Addition. The approximately 20.92-acre property is generally located south of Vintage Boulevard, approximately 540 feet east of the I-35W Vintage Boulevard Ramp, in the City of Denton, Denton County, Texas. (FP26-0008a, R.E.S Denton Addition, Julie Wyatt)

City staff presented the item. No discussion followed.

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

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff  
NAYS (0): None

- I.** FP26-0012 Consider a request by Mack Matcke of Kimley Horn & Associates on behalf of CATDENTON 35 for a Final Plat of Summit 35 Addition. The approximately 68.175-acre property is generally located east of North Interstate 35, north of Loop 288, and southwest of Highway 77 (North Elm Street) in the City of Denton, Denton County, Texas. (FP26-0012, Summit 35, Julie Wyatt)

City staff presented the item. No discussion followed.

Commissioner Ketchersid moved to approve the extension of the item to a date certain of April 29, 2026. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff  
NAYS (0): None

- J. FP26-0004 Consider a request by Kimley-Horn on behalf of the property owners, HR 3200 LP and Landmark Land & Cattle, LLC, for a Final Plat of Landmark Phase 2 North. The approximately 184.877-acre site is generally located on the north side of Robson Ranch Road, approximately 1.07 miles west of I-35W in the City of Denton, Denton County, Texas. (FP26-0004, Landmark Phase 2 North, Cameron Robertson)

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to a date certain of April 29, 2026. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff  
NAYS (0): None

## 5. PUBLIC HEARINGS

- A. HL26-0001a Hold a public hearing and consider making a recommendation to City Council regarding a request by Jennifer and David Morales, the property owners, for a Historic Landmark Designation, in accordance with Section 2.9.4 of the Denton Development Code, for the property located at 1403 Kendolph Drive. The property is located on the east side of Kendolph Drive, approximately 360 feet north of Whippoorwill Lane, in the City of Denton, Denton County, Texas. (HL26-0001a, Historic Landmark Designation of 1403 Kendolph Drive, Cameron Robertson)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Chair Pruett closed the Public Hearing.

Commissioner Ketchersid moved to approved the item as presented. Motion seconded by Commissioner McDuff. Motion carried.

AYES (6): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff  
NAYS (0): None

- B. DCA26-0002 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. (DCA26-0002, Julie Wyatt and Mia Hines)

Chair Pruett opened the public hearing.

This item was not presented, and discussion followed.

Citizen comments received are noted on Exhibit A.

Chair Pruett closed the Public Hearing.

Discussion continued with staff and the Commission.

Commissioner McDuff moved to approve the proposal as presented with the following amendment that the eastern boundary of the live work overlay Sub Area A be moved to the DCTA Train Tracks instead of on Bradshaw Street and to monitor the community service use and hours. Motion seconded by Commissioner McDade. Commissioner McDade withdrew her motion.

Chair Pruett moved to approve the proposal as presented with the following amendment to leave the eastern boundary of the live work overlay Sub Area A as is, but for staff to implement some ability for community service uses after 8:00 p.m. Motion died due to lack of a second.

Commissioner Dyer moved to postpone the item until one last community presentation has been held. Motion seconded by Commissioner McDade. Motion carried.

AYES (4): Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade

NAYS (2): Chair Eric Pruett, Commissioner: Mary Ann McDuff

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

- A. PZ26-052: 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 9:23 p.m.

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

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

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

**April 8, 2026 Planning and Zoning Meeting - EXHIBIT A**

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

Name	Address	Agenda Item	Position	Method	Comments
Frances Punch	2002 Wisteria Street, Denton, 76205	DCA26-0002	Not Stated	In Person	Please see video for comment.
Willie Sellers	930 Scott Drive, Denton, 76205	DCA26-0002	Not Stated	In Person	Please see video for comment.
Donald McDade	926 East Prairie Street, Denton, 76205	DCA26-0002	Support	In Person	Please see video for comment.
Donald Cox	PO Box 2877, Denton, 76202	DCA26-0002	Not Stated	In Person	Please see video for comment.
Willie Hudspeth	623 Newton Street, Denton	DCA26-0002	Not Stated	In Person	Please see video for comment.
Zelinda Pegram	1501 Val Verde Court, Denton, 76210	DCA26-0002	Not Stated	In Person	Please see video for comment.
Grant Glass	1121 Hill Street, Denton	DCA26-0002	Not Stated	In Person	Please see video for comment.