

MINUTES
PLANNING AND ZONING COMMISSSION
March 18, 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, March 18, 2026, at 5:10 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, Keith Ketchersid, and Mary Ann McDuff

ABSENT: Commissioners: Erica Garland and Sherri McDade

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 (FP25-0033a)

The following items were presented, and discussion was had:

5.E (DCA26-0001)

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

4.A (FP26-0002a), 4.B (FP26-0003a), 4.C (FP26-0006), 4.D (FP26-0032), 4.E (FP25-0005), and 5.D (Z26-0001)

The following items were postponed:

5.A (PD26-0001), 5.B (MPA26-0002), and 5.C (MPA26-0001)

3. Work Session Reports

- A. PZ26-037 Receive a report and hold a discussion on effects of the 2024 legislative session on the right-of-way dedication process for roadways and perimeter street improvements.

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 6:04 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, March 18, 2026, at 6:33 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, Keith Ketchersid, and Mary Ann McDuff

ABSENT: Commissioners: Erica Garland and Sherri McDade

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ26-038 Consider approval of the February 25, 2026, Planning and Zoning meeting minutes.

Vice-Chair Riggs moved to approve the February 25, 2026, Planning and Zoning meeting minutes. Motion seconded by Commissioner McDuff. Motion carried.

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

NAYS (0): None

3. CONSENT AGENDA

- A. 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. (FP25-0033a, Harris Addition, Mia Hines)

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

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

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP26-0002a 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. (FP26-0002a, Hickory Grove 5, Mia Hines).

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to a date certain of April 8, 2026. Motion seconded by Commissioner Ketchersid. Motion carried.

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

NAYS (0): None

- B.** FP26-0003a 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. (FP26-0003a, Hickory Grove 6, Mia Hines)

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to a date certain of April 8, 2026. Motion seconded by Commissioner Ketchersid. Motion carried.

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

NAYS (0): None

- C.** FP26-0006 Consider a request by Kimly-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. (FP26-0006, Bridle Ridge, Angie Manglaris).

City staff presented the item. No discussion followed.

Vice-Chair Riggs moved to approve the extension of the item to a date certain of April 8, 2026. Motion seconded by Commissioner McDuff. Motion carried.

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

NAYS (0): None

- D.** FP26-0008 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. (FP26-0032, R.E.S Denton Addition, Julie Wyatt)

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to a date certain of April 8, 2026. Motion seconded by Vice-Chair Riggs. Motion carried.

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

NAYS (0): None

- E. FP26-0005 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. (FP26-0005, Ambe Addition, 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 8, 2026. Motion seconded by Commissioner Ketchersid. Motion carried.

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

NAYS (0): None

- F. MR25-0017 Consider a request by Richard Stroup for approval of a Final Replat of Lots 1R-1 & Lots 1R-2, Block A Triptych Addition. The 9.873-acre lot is generally located on the east side of N Locust St (FM 2164), and approximately 4,820 feet north of Loop 288 in the City of Denton, Denton County, Texas. (MR25-0017, Triptych Addition, Matt Bodine)

City staff presented the item. No discussion followed.

Commissioner Ketchersid moved to approve the extension of the item to a date certain of April 8, 2026. Motion seconded by Vice-Chair Riggs. Motion carried.

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

NAYS (0): None

5. PUBLIC HEARINGS

- A. PD26-0001 Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams on behalf of the property owner, Non-Typical Properties, LLC to rezone approximately 0.7667 acres from Residential 7 (R7) zoning district to Overlay Planned Development with a Mixed-Use Neighborhood (PD-MN) base zoning district. The subject site is generally located at the northwest corner of the intersection of

Jagoe Street and Scripture Street in the City of Denton, Denton County, Texas. (PD26-0001, 1716 Scripture US Aviation Development Overlay, Sean Jacobson) THE APPLICANT IS REQUESTING THIS ITEM BE POSTPONED TO THE APRIL 29, 2026, MEETING.

Chair Pruett opened the public hearing.

This item was not presented, and no discussion followed.

The public hearing was left open.

Commissioner Ketchersid moved to postpone the item to April 29, 2026. Motion seconded by Commissioner Dyer. Motion carried.

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

NAYS (0): None

- B. MPA26-0002 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 removing the future extension of Cooper Creek Road between Sherman Drive (FM428) to the north and future extension of Ganzer Road to the south. The general location of the target road is located east of Sherman Drive, North of Loop 288, and south of West Sherman Drive in the City of Denton, Denton County, Texas. STAFF IS REQUESTING THIS ITEM BE WITHDRAWN. (MPA26-0002, Cooper Creek, Sahar Esfandyari)

This item was not presented or discussed.

- C. MPA26-0001 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 modifying the Roadway Functional Classification of Mockingbird Lane from a Secondary Arterial to a Collector between East McKinney Street and Shady Oaks Drive, and to a Major Collector from Shady Oaks Drive to Spencer Road. The general location of the target road is located west of Loop 288, east of Woodrow Lane, south of East McKinney Street and North of Spencer Road in the City of Denton, Denton County, Texas. STAFF IS REQUESTING THIS ITEM BE WITHDRAWN. (MPA26-0001, Mockingbird Lane, Sahar Esfandyari).

This item was not presented or discussed.

- D. Hold a public hearing and consider making a recommendation to Planning and Zoning Commission regarding a request by QB RE Investments I LLC and Bromide Properties Group LLC to rezone approximately 1.67 acres of land from Rural Residential (RR) District to Light Industrial (LI) District. The subject property is generally located on the

east side of S. Mayhill Road, approximately 75 feet south of Morse Street in the City of Denton, Denton County, Texas. (Z26-0001, Mayhill Road Rezoning, 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 McDuff moved to approve the item as presented. Motion seconded by Commissioner Ketchersid. Motion carried.

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

NAYS (0): None

- E. DCA26-0001 Hold a public hearing and consider making a recommendation to City Council regarding adoption of an ordinance of the City of Denton, Texas amending the Denton Development Code Subchapter 2 Section 2.12 Affordability Incentive Procedures; amendments include but are not limited to Subsection 2.12.4, Procedure, removing the Right of First Refusal requirement; Subsection 2.12.6, Affordability Incentive Qualifications, clarifying application to developments with 19 or fewer units; Table 2.12-B, adjusting qualifications to reflect prevailing market rates and make incentives easier to access.

Chair Pruett opened the public hearing.

This item was not presented, and discussion followed.

Chair Pruett closed the Public Hearing.

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

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

NAYS (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ26-039: Staff provided updates regarding the matrix and City Council items. The following items were added to the matrix.

- Chair Pruett requested to ensure the future discussion for item 7 on the matrix regarding Senate Bill 840 would include an evaluation of how the DDC Section 2.12 program fits in and can benefit from the senate bill.
- Commissioner McDuff requested a work session regarding rules, regulations and guidelines for Data Centers in the City of Denton.

7. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 7:13 p.m.

X _____
 Eric Pruett, Planning and Zoning Commission Chair Date

X _____
 Cathy Welborn, Administrative Assistant Date

Minutes approved on: _____

March 18, 2026 Planning and Zoning Meeting - EXHIBIT A

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

Name	Address	Agenda Item	Position	Method	Comments
Nathan Tune (Applicant)	513 W Oak St. Ste 105, Denton 76201	Z26-0001	Support	In Person	Please see video for comment.