

MINUTES
PLANNING AND ZONING COMMISSSION
May 13, 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 13, 2026, at 5:37 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. Clarification of agenda items listed on the agenda for this meeting.

The following item was presented, and discussion was had:

3.B (FP26-0004a)

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

3.A (FP26-0012b)

2. Work Session Reports

- A. PZ26-082 Receive a report and hold a discussion regarding the Planning and Zoning Commission's role in relation to the City's historic preservation program.

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 Commission did note they would like staff to suggest requiring more than one criteria for approval for a Historic Landmark Designation to the Historic Landmark Commission.

The Work Session was adjourned at 6:09 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 13, 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, 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. PZ26-079 Consider approval of the April 29, 2026, Planning and Zoning meeting minutes.

Commissioner Ketchersid moved to approve the April 29, 2026, Planning and Zoning meeting minutes. 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

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP26-0012b Consider a request by Mack Mattke 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. (FP26-0012b, Summit 35, Julie Wyatt)

City staff presented the item. No discussion followed.

Vice-Chair Riggs moved to approve the item as presented. 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

- B. FP26-0004a Consider a request by Kimley-Horn on behalf of the property owner, HR 3200 LP, 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. (FP26-0004a, Landmark Phase 2 North, Cameron Robertson)

City staff presented the item. No discussion followed.

Commissioner McDuff 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

4. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ26-080: Staff provided updates regarding the matrix and City Council items. No items were added to the matrix.

5. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 6:36 p.m.

X _____
Eric Pruett, Planning and Zoning Commission Chair Date

X _____
Cathy Welborn, Administrative Assistant Date

Minutes approved on: _____