

MINUTES
PLANNING AND ZONING COMMISSSION
June 10, 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, June 10, 2026, at 6:00 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: Erica Garland, Keith Ketchersid, and Mary Ann McDuff

ABSENT: Commissioners: Lisa Dyer 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 (FP25-0027a)

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

4.A (V26-0008), 4.B (FP26-0014a), and 4.C (FP26-0015a)

The following item was withdrawn:

5.A (Z26-0003)

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, June 10, 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: Erica Garland, Keith Ketchersid, and Mary Ann McDuff

ABSENT: Commissioners: Lisa Dyer 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. PZ26-099 Consider approval of the May 27, 2026, Planning and Zoning meeting minutes.

Commissioner Ketchersid moved to approve the May 27, 2026, Planning and Zoning meeting minutes. Motion seconded by Commissioner Garland. Motion carried.

AYES (5): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Erica Garland, Keith Ketchersid, and Mary Ann McDuff

NAYS (0): None

3. CONSENT AGENDA

- A. FP25-0027a Consider a request by McAdams on behalf of the property owner, RDO Equipment, for a Final Plat of the RDO Addition. The approximately 10-acre site is generally located on the south side of US 380 approximately 3,800 feet west of Masch Branch Road in the City of Denton, Denton County, Texas. (FP25-0027a, RDO Equipment, Ashley Ekstedt)

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

AYES (5): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Erica Garland, Keith Ketchersid, and Mary Ann McDuff

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. V26-0008 Consider a request by Lizette Zepeda 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 14.966-acre tract is located on the west side of private road Indian Wells Road and approximately 2,320 feet north of Gribble Springs Road in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (V26-0008, Zepeda Addition Variance, Matt Bodine)

City staff presented the item. Discussion followed.

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

AYES (5): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Erica Garland, Keith Ketchersid, and Mary Ann McDuff

NAYS (0): None

- B. FP26-0014a 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)

City staff presented the item. No discussion followed.

Commissioner Ketchersid moved to approve the extension of the item to a date certain of July 1, 2026. Motion seconded by Commissioner McDuff. Motion carried.

AYES (5): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Erica Garland, Keith Ketchersid, and Mary Ann McDuff

NAYS (0): None

- C. FP26-0015a 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 Ketchersid moved to approve the extension of the item to a date certain of July 1, 2026. Motion seconded by Commissioner McDuff. Motion carried.

AYES (5): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Erica Garland, Keith Ketchersid, and Mary Ann McDuff

NAYS (0): None

5. PUBLIC HEARINGS

- A. Z26-0003 Hold a public hearing and consider making a recommendation to City Council regarding a request by Aimee Bissett of McAdams, on behalf of the property owner, Joel Rifkin, to rezone approximately 5.461 acres of land from a Rural Residential (RR) zoning district to a Residential 1 (R1) zoning district. The subject site is generally located on the south side of FM 2153, approximately 4,646 feet east of the intersection of FM 2153 and Running Bear Road in the City of Denton, Denton County, Texas. STAFF IS REQUESTING THIS ITEM BE WITHDRAWN. (Z26-0003, Rifkin Addition, Sean Jacobson).

This item was withdrawn, the item was not presented and no discussion occurred.

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ26-100: Staff provided updates regarding the matrix and City Council items. No items were added to the matrix.

Commissioner McDuff request a update on Downtown Denton Area Plan. Staff stated they could bring forward a work session with an update.

7. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 6:42 p.m.

X _____
Eric Pruett, Planning and Zoning Commission Chair Date

X _____
Cathy Welborn, Administrative Assistant Date

Minutes approved on: _____