



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, March 18, 2026

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, March 18, 2026, 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.

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.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Final version of HB No. 3697](#)

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, March 18, 2026, 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. [PZ26-038](#) Consider approval of the February 25, 2026, Planning and Zoning meeting minutes.

Attachments: [February 25, 2026](#)

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. [FP25-0033a](#) 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)

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

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).

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 - Extension Request](#)

- 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).

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 - Extension Request](#)

- 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).

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

- 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)

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

- 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)

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](#)

- 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)

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

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. [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.

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

- B. [MPA26-0002](#)
[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 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).

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

- C. [MPA26-0001](#)
[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 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).

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

- D. [Z26-0001](#) 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)

- Attachments:** [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Project Narrative & Trip Generation Summary](#)
[Exhibit 5 - Current Zoning Map](#)
[Exhibit 6 - Proposed Zoning Map](#)
[Exhibit 7 - Future Land Use Map](#)
[Exhibit 8 - Table of Allowed Uses](#)
[Exhibit 9 - Notifications Map & Sign Affidavit](#)
[Exhibit 10 - LLC Member List](#)
[Exhibit 11 - Draft Ordinance](#)

- 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.

- Attachments:** [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Proposed Section 2.12 with Redlines](#)
[Exhibit 4 - Proposed Section 2.12](#)
[Exhibit 5 - Draft Ordinance](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ26-039](#) Hold a discussion regarding the Planning and Zoning Project Matrix.

- Attachments:** [Matrix](#)

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 March 12, 2026, 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.