



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, July 1, 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, July 1, 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. [PZ26-112](#) Receive a report and hold a discussion regarding a Comprehensive Denton Development Code Amendment. Amendments include, but are not limited to, revisions to the Table of Allowed Uses, Use-Specific Standards, Definitions, and Rayzor Ranch Overlay Sections of the Denton Development Code.

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

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, July 1, 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. [PZ26-111](#) Consider approval of the June 10, 2026, Planning and Zoning meeting minutes.

Attachments: [June 10, 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. [MP26-0004a](#) Consider a request by Lizette Zepeda for approval of a Final Plat of Lots 1 and 2, Block A, Lizette Zepeda Subdivision. The 14.966-acre tract is generally 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. (MP26-0004a, Zepeda Addition, Matt Bodine)

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. [FP26-0016](#) Consider a request by Atwell LLC, on behalf of BW Gas & Convenience Real Estate LLC, for approval of a Final Plat of Lot 1, Block A, Allsup's West Denton Addition. The 5.089-acre lot is located on the southwest corner of the intersection of U.S. Highway 380 and Western Boulevard in the City of Denton, Denton County, Texas. (FP26-0016, Denton Allsup's, Matt Bodine)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Plat](#)

[Exhibit 5 - Extension Letter Request](#)

[Exhibit 6 - LLC Member List](#)

- B. [FP26-0017](#) Consider a request by Kimley Horn, on behalf of Denton Enterprise Owner LLC, for approval of a Final Plat of Lots 1-3, Block A, Denton Airport Industrial Addition. The 102.9888-acre property is generally located on the east side of Westcourt Road, and approximately 1,510 feet south of Airport Road in the City of Denton, Denton County, Texas. (FP26-0017, Denton Enterprise Logistics Park, Matt Bodine)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Final Plat](#)
[Exhibit 5 - Extension Letter Request](#)
[Exhibit 6 - LLC Member List](#)

- C. [FR26-0006](#) Consider a request by Traverse Land Surveying, on behalf of Steve & Watson Custom Homes, for approval of a Final Replat of Lot 6R1, Block A, and Lot 4XR1, Block B, Red Bird Ridge Addition. The 4.015-acre property is generally located on the east and north side of Jess Wallace Road, and approximately 275 feet north of Oak Ridge Lane in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (FR26-0006, Red Bird Ridge, Matt Bodine)

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

- D. [FP26-0018](#) Consider a request by TNP Inc., on behalf of LYDA Properties LLC, for approval of a Final Plat of Lot 1, Block A, Lyda Addition. The 36.66-acre lot is located on the southeast corner of the intersection of Westcourt Road and Airport Road (F.M. Highway 1515) in the City of Denton, Denton County, Texas. (FP26-0018, Alliance DriveAway, Matt Bodine)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Final Plat](#)
[Exhibit 5 - Extension Letter Request](#)
[Exhibit 6 - LLC Member List](#)

- E. [FP26-0014b](#) 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. (FP26-0014b, Affordable Estates, Sean Jacobson)

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

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. [Z26-0003a](#) 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 9.487 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. (Z26-0003a, Rifkin Addition, Sean Jacobson).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Applicant Narrative](#)
[Exhibit 4 - Site Location Map](#)
[Exhibit 5 - Future Land Use Map](#)
[Exhibit 6 - Current Zoning Map](#)
[Exhibit 7 - Proposed Zoning Map](#)
[Exhibit 8 - Table of Allowed Uses](#)
[Exhibit 9 - Public Notice](#)
[Exhibit 10 - Draft Ordinance](#)

- B. [PDA26-0004](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Denton West Joint Venture for an amendment to an existing Overlay Planned Development-Suburban Corridor (PD-SC) District, with amendments including but not limited to modification to the development standards. The approximately 9.6-acre site is generally located on the west side of Teasley Lane (F.M. 2181), between Hunter's Creek Road and East Ryan Road in the City of Denton, Denton County, Texas. (PDA26-0004, Denton West Joint Venture, Julie Wyatt).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Zoning Map](#)
[Exhibit 5 - Future Land Use Map](#)
[Exhibit 6 - PD Development Standards](#)
[Exhibit 7 - Notification Map and Responses](#)
[Exhibit 8 - Draft Ordinance](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ26-113](#) Hold a discussion regarding the Planning and Zoning Project Matrix.

Attachments: [Matrix 2026](#)

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 June 25, 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.