

MINUTES
PLANNING AND ZONING COMMISSSION
August 27, 2025

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, August 27, 2025, at 5:12 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, and Erica Garland

ABSENT: Commissioners Sherri McDade and Clay Riggs

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 item was presented, and discussion was had:

5.A (Z25-0008)

The following items were not presented or discussed:

3.A(FP25-0029a), 3.B(FP25-0013c), 3.C(FP25-0022a), 4.A (PZ25-168), 4.B (FP25-0018b), and 4.C (PP25-0003)

3. Work Session Reports

A. PZ25-171 Receive a report and hold a discussion regarding traffic impact analyses.

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 5:35 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, August 27, 2025, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, and Erica Garland

ABSENT: Commissioners Sherri McDade and Clay Riggs

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ25-156 Consider approval of the August 13, 2025, Planning and Zoning meeting minutes.

Commissioner McDuff moved to approve the August 13, 2025, Planning and Zoning meeting minutes. Motion seconded by Commissioner Dyer. Motion carried.

AYES (4): Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, and Erica Garland

NAYS (0): None

3. CONSENT AGENDA

- A. FP24-0029a Consider a request by Greg Edwards of Allison Engineering Group, on behalf of the property owner, for a Final Plat of Prominence Square Phase 2, Lots 1-4, Block A. The approximately 3.957-acre site is generally located on the east side of North Loop 288, approximately 478 feet north of the northeast corner of the intersection of Prominence Parkway and North Loop 288, in the City of Denton, Denton County, Texas. (FP24-0029a, Prominence Square Phase 2a, Sean Jacobson)
- B. FP25-0013c Consider a request by Baird, Hampton & Brown, Inc., on behalf of HR JV L.P., for approval of a Final Plat for Landmark Center South Addition, Block 1, Lots 1 and 2. The 20.285-acre tract is located on the northwest corner of Robson Ranch Road and the frontage road of Interstate 35W in the City of Denton, Denton County, Texas. (FP25-0013c, Landmark Center South Addition, Cameron Robertson)

Citizen comments will be listed on Exhibit A.

- C. FP25-0022a Consider a request by McAdams, on behalf of Rayzor Investments LTD, for approval of a Final Plat of Lot 1, Block A Roselawn Village Addition. The 22.453-acre tract is approximately located on the west side of Roselawn Drive, and approximately 295 ft south of Bernard Street in the City of Denton, Denton County, Texas. (FP25-0022a, Roselawn Village Apartments, Matt Bodine)

Citizen comments will be listed on Exhibit A.

Commissioner McDuff moved to approve the Consent Agenda as presented. Motion seconded by Commissioner Dyer. Motion carried.

AYES (4): Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, and Erica Garland

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. PZ25-168 Elect a Vice-Chair to the Planning and Zoning Commission.

Commissioner McDuff moved to nominate Clay Riggs as Vice-Chair. Motion seconded by Commissioner Dyer. Motion carried.

AYES (4): Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, and Erica Garland

NAYS (0): None

B. FP25-0018b Consider a request by Double R. Devco, LLC and Hickory Grove Residential Community Inc. for a Final Plat of Hickory Grove, Phase 4. The 114.043-acre site is generally located just south of Jackson Road and approximately 80 feet east of the intersection of Nail Road and Jackson Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP25-0018b, Hickory Grove 4, Mia Hines)

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to date certain of September 24, 2025. Motion seconded by Commissioner McDuff. Motion carried.

AYES (4): Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, and Erica Garland

NAYS (0): None

C. PP25-0003 Consider a request by Kimley-Horn & Associates, on behalf of Rayzor Investments, LTD, for a Preliminary Plat of C5LC Rayzor Ranch Addition. The 81.24-acre tract is generally located south of U.S. Highway 380, approximately 900 feet west of Interstate-35, and approximately 600 feet north of Jim Christal Road in the City of Denton, Denton County, Texas. (PP25-0003, C5LC Rayzor Ranch Addition, Erin Stanley)

City staff presented the item. No discussion followed.

Commissioner McDuff moved to approve the extension of the item to date certain of September 24, 2025. Motion seconded by Commissioner Garland. Motion carried.

AYES (4): Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, and Erica Garland

NAYS (0): None

5. PUBLIC HEARINGS

- A. Z25-0008 Hold a public hearing and consider making a recommendation to City Council regarding a request by CATDENTON FIVE, Inc. for a zoning change from Planned Development 142, Hillcrest Center, to Planned Development - General Office (PD-GO) District including but not limited to establishing uses and standards. The approximately 68-acre site 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. (Z25-0008, CAT 35, Julie Wyatt)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

Commissioner Dyer moved to approve the item as presented. Motion seconded by Commissioner Garland. Motion carried.

AYES (4): Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, and Erica Garland

NAYS (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ25-026: Staff provided updates regarding the matrix and City Council items. No items were added to the matrix:

7. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 7:04 p.m.

X_____

Eric Pruett, Planning and Zoning Commission Chair

Date

X_____

Cathy Welborn, Administrative Assistant III

Date

Minutes approved on: _____

August 27, 2025 Planning and Zoning Meeting - EXHIBIT A

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

Name	Address	Agenda Item	Position	Method	Comments
Miles Terry (Applicant)	5710 Bent Oak Pl, Dallas, 75248	Z25-0008	Support	In Person	See video for comment.
Brett Wilson	76208	FP25-0013c	Opposed	eComment	We do not need more housing. This doesn't build a sustainable tax base given no one works in Denton. We need to prioritize infrastructure, businesses, and parks.
Brett Wilson	76208	FP25-0022a	Opposed	eComment	We do not need more housing. This doesn't build a sustainable tax base given no one works in Denton. We need to prioritize infrastructure, businesses, and parks.