

MINUTES
PLANNING AND ZONING COMMISSSION
January 14, 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, January 14, 2026, at 5:33 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, Erica Garland, Keith Ketchersid, and Sherri McDade

ABSENT: Commissioner Mary Ann McDuff

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(PP25-0004a), 3.B(FP25-0037), and 3.C(FR25-0025)

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

4.B(FP25-00038), 4.C (PP25-0005b), and 5.A(Z25-0018)

The following items were presented, and discussion was had:

4.A(FP25-0028d), 5.B(CA25-0005), and 5.C(Z25-0022)

The Work Session was adjourned at 5:43 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, January 14, 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, Erica Garland, Keith Ketchersid, and Sherri McDade

ABSENT: Commissioner Mary Ann McDuff

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ26-252 Consider approval of the December 17, 2025, Planning and Zoning meeting minutes.

Vice-Chair Riggs moved to approve the December 17, 2025, Planning and Zoning meeting minutes. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade
NAYS (0): None

3. CONSENT AGENDA

- A. PP25-0004a Consider a request by Kimley-Horn, on behalf of HR 3200, LP, for approval of a Preliminary Plat of Landmark Phase 2 North. The approximately 181.988-acre site is approximately located 5,800 feet north of Robson Ranch Road and immediately west of Interstate 35W in the City of Denton, Denton County, Texas. (PP25-0004a, Landmark Phase 2 North, Cameron Robertson)
- B. FP25-0037 Consider a request by McAdams, on behalf of Mark Hicks Investments, for approval of a Final Plat of the Ponder Rec Fields. The 4.00-acre lot is located approximately 975 ft north of FM 2449 and approximately 4,600 ft west of Amyx Hill Road in ETJ Division 1 of the City of Denton, Denton County, Texas. (FP25-0037, Ponder Rec Fields, Matt Bodine)
- C. FR25-0025 Consider a request by Sean Faulkner of Foresite Group, LLC, on behalf of the property owner, for a Final Replat of Lots 10-17, Block D, Lots 38-46, Block J, and Lots 1-3, Block M of Stella Hills Phase 1 and Lot 37, Block J, Lot 22, Block M and the public right-of-way of Hanna Drive, Stella Hills Phase 2A. The approximately 3.88-acre site is generally located on the south side of E McKinney Street, at the intersection of E. McKinney Street and Laney Circle, in the City of Denton, Denton County, Texas. (FR25-0025, Stella Hills Final Replat, Angie Manglaris)

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

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade
NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP25-0028d Consider a request by Manhard Consulting on behalf of the property owner, Canna Capital, for a Final Plat of the Reserve at Brush Creek. The approximately 15.437-acre site is generally located on the north side of Brush Creek Road and approximately 392 feet east of US 377 in the City of Denton, Denton County, Texas. (FP25-0028d, Reserve at Brush Creek, Angie Manglaris)

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to date certain of February 11, 2026. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade

NAYS (0): None

- B. FP25-0038 Consider a request by Double R. Devco, LLC and for a Final Plat of Hickory Grove Multifamily Addition. The 41.391-acre site is generally located just north of West University Drive (US 380) and approximately 2,800 feet west of Golden Hoof Drive, partially in the City of Denton's ETJ Division 1 and partially in the City of Denton, Denton County, Texas. (FP25-0038, Hickory Grove Multifamily Addition, Mia Hines).

City staff presented the item. No discussion followed.

Commissioner Garland moved to approve the extension of the item to date certain of February 11, 2026. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade

NAYS (0): None

- C. PP25-0005b Consider a request by Corwin Engineering, Inc., on behalf of Roselawn Meadows Land, LLC, for approval of a Preliminary Plat of Roselawn Meadows. The approximately 6.494-acre site is generally located north of Roselawn Drive just East of existing S. Bonnie Brae Street and west of future South Bonnie Brae Street in the City of Denton, Denton County, Texas. (PP25-0005b, Roselawn Meadows, Sean Jacobson)

City staff presented the item. No discussion followed.

Vice-Chair Riggs moved to approve the extension of the item to date certain of February 11, 2026. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade

NAYS (0): None

5. PUBLIC HEARINGS

- A. Z25-0018 Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams to rezone approximately 0.74 acres from Residential 3 (R3) zoning district to Residential 7 (R7) zoning district. The subject site is generally located on the northeast corner of Bolivar Street and Taliaferro Street, approximately 155 feet west of North Elm Street in the City of Denton, Denton County, Texas. (Z25-0018, Denton Duplexes, Bryce Van Arsdale).

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.

Chair Pruett moved to approve the item as presented. Motion seconded by Commissioner Vice-Chair Riggs. Motion carried.

AYES (5): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Sherri McDade

NAYS (1): Commissioner: Erica Garland

- B. CA25-0005 Hold a public hearing and consider making a recommendation to City Council regarding a Comprehensive Plan amendment to change the Future Land Use Designation from Agriculture and Low Residential to Regional Mixed-Use Future Land Use designation, on approximately 24.941 acres of land generally located at the northwest and northeast corners of the intersection of West University Drive (US 380) and Golden Hoof Drive, in the City of Denton, Denton County, Texas. (CA25-0005, Hickory Grove Commercial, Mia Hines)

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

AYES (5): Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade

NAYS (1): Chair Eric Pruett

- C. Hold a public hearing and consider making a recommendation to City Council regarding a request by applicant Thomas Fletcher with Kimley-Horn, to rezone approximately 24.941 acres of land from Residential 2 (R2) District to Suburban Corridor (SC) District generally located northwest and northeast corner of the intersection of West University Drive (US 380) and Golden Hoof Drive, in the City of Denton, Denton County, Texas. (Z25-0022, Hickory Grove Commercial, Mia Hines)

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 Ketchersid moved to approve the item as presented. Motion seconded by Vice-Chair Riggs. Motion carried.

AYES (5): Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade

NAYS (1): Chair Eric Pruett

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ26-256: Staff provided updates regarding the matrix and City Council items. The following items were added to the matrix:

- Chair Pruett requested a continued discussion regarding Senate Bill 840 from this previous session and what the current status is, how these bracketed bills operate and what is coming.

7. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 7:43 p.m.

X _____
Eric Pruett, Planning and Zoning Commission Chair Date

X _____
Cathy Welborn, Administrative Assistant Date

Minutes approved on: _____

January 14, 2026 Planning and Zoning Meeting - EXHIBIT A

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

Name	Address	Agenda Item	Position	Method	Comments
Sam Bunn	2312 Bolivar Street, Denton, 76201	Z25-0018	Opposed	In Person	Please see video for comment.
Denise Galletta	2327 Bolivar Street, Denton, 76201	Z25-0018	Opposed	In Person	Please see video for comment.
Joe Lanham	4090 Sauls Road, Aubrey, 76227	Z25-0018	Opposed	In Person	Please see video for comment.
Aimee Bissett (Applicant)	109 N. Elm, Denton, 76201	Z25-0018	Support	In Person	Please see video for comment.
Thomas Fletcher (Applicant)	6160 Warren Pkwy, Frisco, 75034	CA25-0005 Z25-0002	Support	In Person	Please see video for comment.