



City of Denton

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

Meeting Agenda Planning and Zoning Commission

Wednesday, January 14, 2026

5:30 PM

Council Work Session Room
&
Council Chambers

WORK SESSION BEGINS AT 5:30 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, January 14, 2026, at 5:30 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.

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, January 14, 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. [PZ26-252](#) Consider approval of the December 17, 2025, Planning and Zoning meeting minutes

Attachments: [December 17, 2025](#)

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. [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)

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

- 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)

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

- 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)

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

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)

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

- 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).

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. [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)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Preliminary Plat](#)
 [Exhibit 5 - LLC Members List](#)

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. [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).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Applicant's Project Narrative](#)
 [Exhibit 4 - Project Site Location](#)
 [Exhibit 5 - Future Land Use Map](#)
 [Exhibit 6 - Existing Zoning Map](#)
 [Exhibit 7- Proposed Zoning Map](#)
 [Exhibit 8 - Financial Impact Analysis](#)
 [Exhibit 9 - Table of Allowed Uses](#)
 [Exhibit 10 - Notification Map](#)
 [Exhibit 11- LLC Members List](#)
 [Exhibit 12 - Draft Ordinance](#)

- 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)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Existing Future Land Use Map](#)
 [Exhibit 5 - Proposed Future Land Use Map](#)
 [Exhibit 6 - Project Narrative](#)
 [Exhibit 7 - Existing Thoroughfare Map](#)
 [Exhibit 8 - Existing ESA and Floodplain Map](#)
 [Exhibit 9 - Notification Map and Sign Posting](#)
 [Exhibit 10 - Draft Ordinance](#)

- C. [Z25-0022](#) 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)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Existing Zoning Map](#)
[Exhibit 5 - Proposed Zoning Map](#)
[Exhibit 6 - Future Land Use Map](#)
[Exhibit 7 - Project Narrative](#)
[Exhibit 8 - Comparison of Permitted Uses](#)
[Exhibit 9 - Notification Map and Sign Posting](#)
[Exhibit 10 - Fiscal Impact Summary](#)
[Exhibit 11 - Draft Ordinance](#)
[Exhibit 12 - LLC Members List](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ26-256](#) 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 January 8, 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.