

MINUTES
PLANNING AND ZONING COMMISSSION
April 29, 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, April 29, 2026, at 5:04 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

ABSENT: Vice-Chair Clay Riggs and Commissioner Erica Garland

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 (FP26-0003c, 5.A (Z25-0017), 5.B (Z26-0004) and 5.D (S25-0008)

The following items were presented, and discussion was had:

4.A (FP26-00013a), 4.B (FP26-0011a), 4.C (FP26-0012a), 5.C (PD26-0001a),

Chair Pruett called a recess at 5:21 p.m. Chair Pruett reconvened the Work Session at 5:28 p.m.

3. Work Session Reports

A. PZ26-069 Receive a report and hold a discussion regarding Data Centers.

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 5:57 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, April 29, 2026, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

ABSENT: Vice-Chair Clay Riggs and Commissioner Erica Garland

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ26-071 Consider approval of the April 8, 2026, Planning and Zoning meeting minutes.

Commissioner Dyer moved to approve the April 8, 2026, Planning and Zoning meeting minutes. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (5): Chair Eric Pruett, Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

3. CONSENT AGENDA

- A. FP26-0003c 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. (FP26-0003c, Hickory Grove 6, Mia Hines).

Commissioner Ketchersid moved to approve the Consent Agenda. Motion seconded by Commissioner Dyer. Motion carried.

AYES (5): Chair Eric Pruett, Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP26-0013a Consider a request by Quiddity Engineering on behalf of TG Duchess Denton, LLC., for a Final Plat of Olivo Apartments. The 18.897-acre site is generally located south of Duchess Drive, approximately 794.21 feet west of Loop 288 in City of Denton, Denton County, Texas. (FP26-0013, Olivo Apartments, Angie Manglaris).

City staff presented the item. No discussion followed.

Commissioner McDuff moved to approve the extension of the item to a date certain of May 27, 2026. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (5): Chair Eric Pruett, Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- B. FP26-0011a Consider a request by Kimley-Horn on behalf of the property owner, Honey Farms Estates, LLC, for a Final Plat of the Honey Farms Estates Addition. The approximately 9.24-acre site is generally located on the south side of Sanders Road, approximately 1,910 feet east of Country Club Road in the City of Denton, Denton County, Texas. (FP26-0011, Honey Farms Estates, Ashley Ekstedt)

City staff presented the item. No discussion followed.

Commissioner McDuff moved to approve the extension of the item to a date certain of May 27, 2026. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (5): Chair Eric Pruett, Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- C. FP26-0012a Consider a request by Mack Mattke of Kimley Horn & Associates on behalf of CATDENTON 35 for a Final Plat of Summit 35 Addition. The approximately 68.175-acre property 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. (FP26-0012, Summit 35, Julie Wyatt)

City staff presented the item. No discussion followed.

Commissioner McDuff moved to approve the extension of the item to a date certain of May 27, 2026. Motion seconded by Commissioner Dyer. Motion carried.

AYES (5): Chair Eric Pruett, Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

5. PUBLIC HEARINGS

- A. Z25-0017 Hold a public hearing and consider making a recommendation to City Council regarding a request by Kimley-Horn on behalf of the property owner, Denton Double Down, LLC, to rezone approximately 4.37 acres of land from a Residential Rural (RR) zoning district to a Suburban Corridor (SC) zoning district. The subject site is generally located on the south side of Hartlee Field Road, approximately 580 feet east of East Sherman Drive in the City of Denton, Denton County, Texas. (Z25-0017, Denton Striker, Ashley Ekstedt)

Chair Pruett opened the public hearing.

This item was presented, and no discussion followed.

Chair Pruett closed the Public Hearing.

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

AYES (5): Chair Eric Pruett, Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- B. Z26-0004 Hold a public hearing and consider making a recommendation to City Council regarding a request by Nick Johnson and Joann Madrie to rezone approximately 3.3 acres of land from a Residential Rural (RR) zoning district to a Residential 1 (R1) zoning district. The subject site is generally located on the north side of Chinn Road, approximately 1,180 feet east of Ganzer Road in the City of Denton, Denton County, Texas. (Z26-0004, Chinn Rezoning, Ashley Ekstedt)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments received are noted on Exhibit A.

Chair Pruett closed the Public Hearing.

Commissioner Dyer moved to approved the item as presented. Motion seconded by Commissioner McDuff. Motion carried.

AYES (5): Chair Eric Pruett, Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- C. PD26-0001a 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 0.786 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. (PD26-0001a, 1716 Scripture US Aviation Development Overlay, Sean Jacobson)

The public hearing was opened at the March 18, 2026, meeting.

This item was presented, and discussion followed.

Citizen comments received are noted on Exhibit A.

Chair Pruett closed the Public Hearing.

Commissioner Ketchersid moved to approved the item as presented. Motion seconded by Commissioner McDuff. Motion carried.

AYES (7): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- D. Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for a Monopole Tower over 85 feet use on approximately 0.048 acres of land, approximately located on the western corner of North Elm Street and Riney Road in the City of Denton, Denton County, Texas. (S25-0008, Bryce Van Arsdale)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Chair Pruett closed the Public Hearing.

Commissioner Ketchersid moved to approved the item as presented. Motion seconded by Commissioner McDuff. Motion carried.

AYES (5): Chair Eric Pruett, Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ26-072: 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 7:02 p.m.

X _____
Eric Pruett, Planning and Zoning Commission Chair Date

X _____
Cathy Welborn, Administrative Assistant Date

Minutes approved on: _____

April 29, 2026 Planning and Zoning Meeting - EXHIBIT A

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

Name	Address	Agenda Item	Position	Method	Comments
Deborah French	Not Provided	Z26-0004	Not Stated	In Person	Please see video for comment.
Randi Rivera (Applicant)	4400 State Highway 121 Ste. 800, Lewisville, 75056	PD26-0001A	Support	In Person	Please see video for comment.