



City of Denton

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

Meeting Agenda Planning and Zoning Commission

Wednesday, October 22, 2025

4:30 PM

Council Work Session Room
&
Council Chambers

WORK SESSION BEGINS AT 4:30 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, October 22, 2025, at 4:30 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.

3. Work Session Reports

- A. [PZ25-189](#) Receive a report, hold a discussion, and provide suggestions or recommendations regarding updates to the City of Denton Design Criteria Manual.

Attachments: [Exhibit 1 – Agenda Information Sheet](#)
 [Exhibit 2 - Draft Denton Design Criteria Manual Update - Clean Copy](#)
 [Exhibit 3 - Draft Denton Design Criteria Manual Update - Redline Copy](#)
 [Exhibit 4 – Presentation](#)

- B. [PZ25-204](#) Receive a report, hold a discussion, and give staff direction regarding the Craver Ranch planned development, municipal management district, and related agreements.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Presentation](#)
 [Exhibit 3 - Developer Presentation](#)

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, October 22, 2025, 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. [PZ25-197](#) Consider approval of the October 8, 2025, Planning and Zoning meeting minutes.

Attachments: [October 8, 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. [FR25-0010a](#) Consider approval of a Final Replat of Lot 1-R(6), Block A, Denton High School #2 Addition; being a replat of Lot 1-R(5), Block A, Denton High School #2 Addition together with 10.51 acres of unplatted property. The total 88.523-acre property is generally located on the north side of East McKinney Street, approximately 1,740 feet east of the intersection of Mayhill Road in the City of Denton, Denton County, Texas. (FR25-0010a, Ryan High School, Julie Wyatt)

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PZ25-196](#) Consider approval of the 2026 Planning and Zoning Commission meeting calendar.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - 2026 Draft P&Z Calendar](#)

- B. [FP25-0028a](#) 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. (FP25-0028a, 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](#)

- C. [FR25-0020a](#) Consider a request by ECM Eden Village LP for approval of a Replat of the Eden Village Addition. The approximately 35.203-acre property is generally located on the west side of Loop 288, approximately 1,355 feet south of Audra Lane in the City of Denton, Denton County, Texas. (FR25-0020a, Eden Village, Julie Wyatt)

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

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. [HL25-0002a](#) Hold a public meeting and consider making a recommendation to City Council regarding a request by Lee Anne Todd, the property owner, for a Historic Landmark Designation, in accordance with Section 2.9.4 of the Denton Development Code, for the property located at 3316 Roselawn Drive. The property is located on the northeast corner of Roselawn Drive and Roselawn Circle in the City of Denton, Denton County, Texas. (HL25-0002a, Historic Landmark Designation of 3316 Roselawn Drive, Cameron Robertson)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Site Location Map](#)
 [Exhibit 3 - Current Zoning Map](#)
 [Exhibit 4 - Future Land Use Map](#)
 [Exhibit 5 - Historic Landmark Designation Checklist and Application](#)
 [Exhibit 6 - September 8, 2025 HLC Meeting Minutes](#)
 [Exhibit 7 - Notification Map](#)
 [Exhibit 8 - Draft Ordinance](#)

- B. [PDA25-0002](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Responsive Education Solutions for an amendment to Planned Development District 139 (PD-139), with amendments including but not limited to modifications to the

development plan. The approximately 15.375-acre property is generally located south of Vintage Boulevard, approximately 540 feet east of the I-35W Vintage Boulevard Ramp, in the City of Denton, Denton County, Texas. (PDA25-0002, Charter School, Julie Wyatt)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Current Zoning Map](#)

[Exhibit 5 - Future Land Use Map](#)

[Exhibit 6 - Ordinance 91-034](#)

[Exhibit 7 - Ordinance 1999-317](#)

[Exhibit 8 - Ordinance 2002-147](#)

[Exhibit 9 - Ordinance PD20-0003a](#)

[Exhibit 10 - Ordinance PD21-0004b](#)

[Exhibit 11 - Ordinance PDA23-0005a](#)

[Exhibit 12 - PD Development Plan](#)

[Exhibit 13 - Fiscal Impact Summary](#)

[Exhibit 14 - Notification Map](#)

[Exhibit 15 - Draft Ordinance](#)

- C. [PD25-0004](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by applicant, Trey Jacobson, Momentum Advisory Services, for a zoning change from Residential 1 (R-1) Districts to an Overlay Planned Development - Suburban Corridor (PD-SC) District, including but not limited to establishing uses and development standards. The approximately 2.633-acre site is generally located northeast of the intersection of US 377 and Brush Creek Road, in the City of Denton, Denton County, Texas. (PD25-0004, Brush Creek Center, Angie Manglaris)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Existing Zoning Map](#)

[Exhibit 5 - Future Land Use Map](#)

[Exhibit 6 - Development Standards](#)

[Exhibit 7 - Comparison of Allowed Uses](#)

[Exhibit 8 - Fiscal Impact Analysis](#)

[Exhibit 9 - Notification Map and Responses](#)

[Exhibit 10 - Draft Ordinance](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ25-198](#) Hold a discussion regarding the Planning and Zoning Project Matrix.

Attachments: [Matrix 2025](#)

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 October 16, 2025, 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.