



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

ACM: Christine Taylor

DATE: December 4, 2025

SUBJECT

Receive a report, hold a discussion, and make a recommendation to the Tax Increment Reinvestment Zone Number One Board regarding a Downtown Reinvestment Grant Program application for 114 W. Oak Street, West Oak Coffee Bar.

BACKGROUND

Matt Fisher and Clay Rozell opened West Oak Coffee in Downtown Denton in 2014 with the vision of creating a warm, inviting space where Dentonites could gather and enjoy high-quality coffee. Although Clay Rozell is no longer an owner or partner in West Oak Coffee Bar, the original vision helped lay the foundation for what would become the Voltage Coffee Project, an organization that connects coffee lovers both locally and globally. Voltage Coffee Project also serves as a distributor for several local coffee shops and organizations, including Eagle Cawffee, Marty B's Coffee, and the University of North Texas, among others.

The building at 114 W. Oak is part of the Historic Denton Square District. The buildings along W. Oak Street, along the northern edge of the district, are all two-story commercial buildings dating primarily from the late nineteenth and early twentieth centuries.

Project

After more than a decade of successful operation, the West Oak team is planning to expand their business to the building's second floor, which has remained vacant for over fifty years. These improvements will support the increase in property value and sales tax for the Tax Increment Reinvestment Zone Number One.

The business owners have coordinated with Cameron Robertson, Historic Preservation Officer, during the preliminary design process to obtain a Certificate of Design Consistency, confirming that the proposed work preserves and enhances the building's historic character. On November 4, 2025, the Historic Preservation Officer issued a Letter of Approval verifying that the updates to the façade and windows meet all applicable design standards.

Projected Improvements include: Façade & Building Renovation, Impact Fees, Utility Upgrades, Interior/Code Improvements

Project Submitted Expenses: \$362,132

Grant Request: \$50,000.00

Applicable Policy Limits:

- *Facade Rehabilitation:* Facade rehabilitation and building grants are limited to a 50% match of the eligible project's costs, with a cap of \$50,000 per grant for facade, roof and foundation work. Roof and foundation repair may constitute no more than half of the request and shall only be considered for funding if included as a portion of a larger project.
- *Impact Fees:* Impact Fee grants are limited to a 50% match with a cap of \$50,000 per grant.
- *Utility Upgrades:* Utility Upgrade grants are limited to a 50% match with a cap of \$50,000 per grant.
- *Interior Code Improvements:* Interior/Code Improvement grants are limited to a 50% match with a cap of \$50,000 per grant.

The building at 114 W. Oak St. previously received a \$25,000 Downtown Reinvestment Grant in 2014, which at the time was funded through mixed beverage tax revenue. In 2018, the funding source for this grant program was changed to the Tax Increment Reinvestment Zone Number One.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Grant Application

Exhibit 3 – Presentation

Respectfully submitted:

Kristen Pulido

Main Street Program Manager

Office of Economic Development