

City of Denton

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

Meeting Agenda

Denton City Public Facility Corporation

Tuesday, August 4, 2026

12:00 PM

Council Work Session Room

REGISTRATION GUIDELINES FOR ADDRESSING THE DENTON CITY PUBLIC FACILITY CORPORATION

Citizens are also able to participate in the following way (NOTE: Other than public hearings, citizens are only able to comment one time per agenda item; citizens cannot use both methods to comment on a single agenda item. Public comments are not held for work session reports.):

- eComment – On July 29, 2026, the agenda was 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. Within eComment, citizens may indicate support or opposition and submit a brief comment about a specific agenda item. Comments may be submitted up until the start of the meeting at which time the ability to make an eComment will be closed. Similar to when a citizen submits a white card to indicate their position on an item, the eComments will be sent directly to members of the Denton City Public Facility Corporation and recorded by the Secretary.

Members review comments received in advance of the meeting and take that public input into consideration prior to voting on an agenda item. The Chair will announce the number of Comment Cards submitted in support or opposition to an item during the public comment period. Comments will not be read during the meeting. The Secretary will reflect the number of comments submitted in favor/opposition to an item, the registrant's name, address, and (summary of) comments within the Minutes of the Meeting, as applicable.

After determining that a quorum is present, the Denton City Public Facility Corporation of the City of Denton, Texas, will convene in a Regular Meeting on Tuesday, August 4, at 12:00 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:

REGULAR MEETING

1. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

This section of the agenda permits a person to make comments regarding public business on items as listed on the agenda and in-person presentations (allows for comments on items not listed on the agenda.) Each speaker will be allowed a maximum of three (3) minutes with up to five speakers per meeting.

2. ITEMS FOR CONSIDERATION

NOTE: The Denton City Public Facility Corporation reserves the right to adjourn into a Closed Meeting on any item on its Open Meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

- A. [DCPFC26-00](#) Consider approval of the minutes for the meeting of Denton City Public Facility Corporation on Tuesday, December 16, 2025, at 5:00 p.m. in the City Council Work
[1](#)

Session Room at City Hall, 215 E. McKinney St., Denton, Texas.

Attachments:

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - December 16, 2026 Meeting Minutes

- B. [DCPFC26-00](#) Receive a report regarding Denton City Public Facility Corporation, including the history, legal authority, administration and possible uses of the corporation.

Attachments:

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Presentation

Exhibit 3 - Policies and Procedures Manual

- C. [DCPFC26-003](#) Receive a report regarding April Housing, LLC's application for partnership on Phase II of Waterford at Spencer Oaks, located at 2100 Spencer Road, Denton, Texas; and give staff direction.

Attachments:

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Presentation by April Housing

Exhibit 3 - Staff Analysis

Following the completion of the report, the DCPFC may convene in a Closed Meeting in the Council Work Session Room to consider specific item(s) when these items are listed below under the Closed Meeting section of this agenda. The DCPFC reserves the right to adjourn into a Closed Meeting on any item on its Open Meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

3. CLOSED MEETING

- A. [DCPFC26-00](#)
[4](#)
- Deliberations regarding Real Property - Under Texas Government Code Section 551.072; Consulting with Attorneys - Under Texas Government Code Section 551.071. Receive information from staff, discuss, deliberate, and provide staff with direction pertaining to certain real property interests located at 2100 Spencer Road in the City of Denton, Denton County, Texas where a public deliberation would have a detrimental effect on the City's position in negotiations with third parties. Consultation with Denton City Public Facility Corporation's attorney regarding issues associated with the above matter where public discussion of these legal matters would conflict with the duty of the Denton City Public Facility Corporation's attorneys to the Denton City Public Facility Corporation and the Denton City Public Facility Corporation board under Texas Disciplinary Rule of Professional Conduct of the State Bar of Texas or would jeopardize the Denton City Public Facility Corporation's legal position in any administrative or potential litigation.

4. ITEMS FOR CONSIDERATION

- A. [DCPFC26-00](#)
[5](#) Consider approval of a resolution of the Denton City Public Facility Corporation authorizing the General Manager to enter negotiations with April Housing, LLC regarding a proposed development at 2100 Spencer Road, Denton, Texas; authorizing the General Manager to execute agreements necessary in furtherance thereof; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Draft Resolution](#)

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 July 29, 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.