



# City of Denton

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

## Meeting Agenda

### City Council

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Tuesday, January 13, 2026

2:00 PM

Council Work Session Room  
&  
Council Chambers

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#### **SPECIAL CALLED**

**WORK SESSION BEGINS AT 2:00 P.M. IN THE COUNCIL WORK SESSION ROOM**

**CLOSED MEETING BEGINS IMMEDIATELY FOLLOWING THE WORK SESSION IN THE COUNCIL WORK SESSION ROOM**

**CITY COUNCIL CONSIDERATION OF THE CONSENT AGENDA AND ITEMS FOR INDIVIDUAL CONSIDERATION WILL BEGIN IMMEDIATELY FOLLOWING THE CLOSED MEETING IN THE COUNCIL CHAMBERS.**

**CONSIDERATION OF THE PUBLIC HEARING(S) WILL BEGIN AT/AFTER 6:30 P.M. IN THE COUNCIL CHAMBERS.**

#### **REGISTRATION GUIDELINES FOR ADDRESSING THE CITY COUNCIL**

Individuals may speak during a Council meeting under one of the following categories:

##### **Comments on Agenda Items:**

Public comments can be given for any item considered by the Council, 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.

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Individuals may participate by using one of the following methods:

##### **1. In Person for Regular or Consent Agenda Items:**

To provide in-person comments on consent agenda items, individuals must be present at the Work Session portion of the meeting. To provide in-person comments on individual consideration items, individuals must be present at the Regular or Special Session portion of the meeting. In both instances, individuals must also submit a speaker card (available at the meeting location) to the City 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 [www.cityofdenton.com/publicmeetings](http://www.cityofdenton.com/publicmeetings). 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 City Council immediately upon submission and recorded by the City Secretary into the Minutes of the Meeting.

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After determining that a quorum is present, the City Council of the City of Denton, Texas will convene in a Work Session on Tuesday, January 13, 2026, at 2:00 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:

## 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 City Council regarding these items may do so by submitting a completed speaker card (available at the meeting location) to the City Secretary at the commencement of the Work Session meeting. Registration is required prior to the time the City Council considers this item.

### 2. Requests for clarification of agenda items listed on this agenda for public hearing and individual consideration.

This section allows members of the City Council to ask questions on items listed on this agenda for public hearing and individual consideration. Responses to questions on items listed under the consent agenda that are received prior to the meeting are available by clicking on Exhibit 1 below. The responses will be available prior to the start of the meeting, when applicable. Any handouts distributed at the meeting will also be uploaded to the below link by 12:00 p.m. on the business day following the meeting. Members of the Council may remove items from the consent agenda. When items are removed from the consent agenda and placed on the regular agenda by members of the council, the removed items shall be taken up in the order of removal right after the consent agenda.

- A. [ID 26-2401](#) Meeting Questions, Responses & Handouts

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

### 3. Work Session Reports

- A. [ID 25-2363](#) Receive a report and hold a discussion regarding Key Focus Areas for the City of Denton, including Pursuing Organizational Excellence and Collaborative, Respectful Leadership; Enhancing Infrastructure and Mobility; Fostering Economic Opportunity and Affordability; Strengthening Community and Quality of Life; Supporting Healthy and Safe Communities; and Promoting Sustainability and the Environment.

[Estimated Presentation/Discussion Time: 30 minutes]

**Attachments:**     [Exhibit 1: Agenda Information Sheet](#)  
                              [Exhibit 2: Presentation](#)

- B.    [ID 25-2310](#)    Receive a report, hold a discussion, and give staff direction regarding recent naming applications for the Civic Center (321 E. McKinney St.), Day Labor Site (301 Fort Worth Dr.), and Juneteenth Softball Tournament.

[Estimated Presentation/Discussion Time: 45 minutes]

**Attachments:**     [Exhibit 1- Agenda Information Sheet](#)  
                              [Exhibit 2- Resolutions](#)  
                              [Exhibit 3- Naming Policy](#)  
                              [Exhibit 4- Blank Naming Application](#)  
                              [Exhibit 5- Park Naming Presentation](#)  
                              [Exhibit 6- Naming Applications](#)

- C.    [ID 25-340](#)    Receive a report, hold a discussion, and give staff direction regarding Audit Project 044-Park Management & Planning.

[Estimated Presentation/Discussion Time: 30 minutes]

**Attachments:**     [Exhibit 1 - Agenda Information Sheet.pdf](#)  
                              [Exhibit 2 - Audit of Park Management and Planning.pdf](#)  
                              [Exhibit 3 - Presentation.pdf](#)

- D.    [ID 25-2291](#)    Receive a report, hold a discussion, and give staff direction on the update to the Mosquito Surveillance and Response Plan.

[Estimated Presentation/Discussion Time: 30 minutes]

**Attachments:**     [Exhibit 1-Agenda Information Sheet](#)  
                              [Exhibit 2-Draft Mosquito Surveillance and Response Plan](#)  
                              [Exhibit 3-Current Mosquito Surveillance and Response Plan](#)  
                              [Exhibit 4-Presentation](#)

Following the completion of the Work Session, the City Council will 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 City Council 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.

### **1. Closed Meeting:**

- A.    [ID 25-2366](#)    Consultation with Attorneys - Under Texas Government Code Section 551.071

Receive information from staff regarding Hickory Creek Municipal Utility District; discuss, deliberate, and provide direction to staff regarding same. Consultation with City's attorney regarding issues associated with the above matter where public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton and the Denton City Council under Texas Disciplinary Rule of Professional Conduct of the State

Bar of Texas or would jeopardize the City's legal position in any administrative or potential litigation.

This agenda item is related to Consent Agenda item ID 26-2428 and is a placeholder for if Council members have questions requiring confidential consultation with the City's attorney as allowed by law.

- B. [ID 25-2284](#) Deliberations regarding Personnel Matters - Under Texas Government Code 551.074; and Consultation with Attorneys - Under Texas Government Code 551.071.

Deliberate and discuss the appointment, employment, duties, and retirement of the City Manager, including the appointment, duties, and compensation of an interim City Manager; consultation with the City's attorneys regarding associated legal issues where public discussion associated with these legal matters would conflict with the duty of the City's attorneys to the City of Denton and the Denton City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas.

Any final action, decision, or vote on a matter deliberated in a Closed Meeting will only be taken in an Open Meeting that is held in compliance with Texas Government Code, Chapter 551, except to the extent such final decision, or vote is taken in the Closed Meeting in accordance with the provisions of Section 551.086 of the Texas Government Code (the 'Public Power Exception'). The City Council reserves the right to adjourn into a Closed Meeting or Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda or to reconvene in a continuation of the Closed Meeting on the Closed Meeting items noted above, in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.086 of the Texas Open Meetings Act.

**NOTE: Any item for which a formal action at the Regular Meeting has been taken by Council may be subject to a request for a motion for reconsideration at any time during the meeting, at the Concluding Items Section, or after the meeting. In order to comply with the Texas Open Meetings Act, a request for a motion for reconsideration made during, at the end of, or after a Council meeting will be placed on the agenda and considered at the next official meeting of the City Council.**

Following the Closed Meeting, the City Council will reconvene in Open Meeting to take action, if any, on matters discussed in closed session.

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**AFTER DETERMINING THAT A QUORUM IS PRESENT, THE SPECIAL CALLED MEETING OF THE CITY OF DENTON CITY COUNCIL WILL CONVENE IN THE COUNCIL CHAMBERS AT CITY HALL, 215 E. MCKINNEY STREET, DENTON, TEXAS FOR CONSIDERATION OF THE CONSENT AGENDA AND ITEMS FOR INDIVIDUAL CONSIDERATION IMMEDIATELY FOLLOWING THE CLOSED MEETING. CONSIDERATION OF THE PUBLIC HEARING(S) WILL CONVENE AT 6:30 P.M.**

### **1. CONSENT AGENDA**

Each of these items is recommended by Staff or a board, commission, and committee. Approval thereof will be strictly on the basis of those recommendations. Approval of the Consent Agenda authorizes the City Manager or his designee to implement each item in accordance with the Staff recommendations. The City Council has received background information and has had an opportunity to raise questions regarding these items prior to consideration.

For those items recommended by a specific board, commission, or committee, the agenda item will reference that recommendation. To view the video of the related board, commission, or committee meeting, as applicable, a link can be found within the applicable supporting documentation (Exhibit 1).

Listed below are bids, purchase orders, contracts, and other items to be approved under the Consent Agenda (Agenda Items A –T). This listing is provided on the Consent Agenda to allow Council Members to discuss or withdraw an item prior to approval of the Consent Agenda. If no items are pulled, the Consent Agenda Items will be approved with one motion. If items are pulled for separate discussion, they may be considered as the first items following approval of the Consent Agenda.

- A. [ID 25-068](#) Consider approval of the minutes of the October 21, 2025 Joint Special Called Meeting with Denton ISD Board of Directors.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 – October 21, 2025 Joint Special Called Meeting with DISD Minutes](#)
- B. [ID 25-072](#) Consider approval of the minutes of the December 2, 2025 Regular Meeting and the December 16, 2025 Regular Meeting.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - December 2, 2025 Regular Meeting Minutes](#)  
[Exhibit 3 - December 16, 2025 Regular Meeting Minutes](#)
- C. [ID 25-2275](#) Consider approval of a resolution of the City of Denton accepting the 2025 update of the Denton Enterprise Airport Master Plan; and declaring an effective date. Airport Advisory Board recommends approval (5-0).
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Resolution](#)  
[Exhibit 3 - 2025 Airport Master Plan Update](#)
- D. [ID 25-2114](#) Consider adoption of an ordinance of the City of Denton amending Chapter 26 of the Code of Ordinances to update Sections 26-5, 26-8(d) and 26-9(d) amending deposit refund and payment agreement provisions; and providing a severability clause; providing a savings clause; providing for codification; and an effective date. The Public Utilities Board recommends approval (6-0).
- Attachments: [Exhibit 1 - Agenda Information Sheet.pdf](#)  
[Exhibit 2 - Ordinance.pdf](#)  
[Exhibit 3 - Redline Code of Ordinances Changes.pdf](#)  
[Exhibit 4 - Pay Agreement Guidelines.pdf](#)
- E. [ID 25-2115](#) Consider adoption of an ordinance of the City of Denton, Texas; repealing sec. 26-128 “Adjustments in Bills for Losses from Water Leaks” of the code of the City of Denton, Texas; codifying a new Sec. 26-128 to add and clarify water and sewer billing leak adjustment program requirements and administrative procedures; providing for a repealer; providing a severability clause; and declaring an effective date. The Public Utilities Board recommends approval (6-0).

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 – Ordinance](#)  
[Exhibit 3 - Redline Ordinance Changes](#)

- F. [ID 25-2309](#) Consider approval of a Resolution of the City Council of the City of Denton, Texas, supporting the listing of the Little Chapel in the Woods, located at 415 Chapel Drive in Denton, Texas, on the National Register of Historic Places; and providing an effective date. (ID 25-2309, Cameron Robertson)

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Site Location Map](#)  
[Exhibit 3 - THC National Register of Historic Places Nomination Letter](#)  
[Exhibit 4 - Little Chapel in the Woods State Board of Review NR Draft](#)  
[Exhibit 5 - Draft Resolution](#)

- G. [ID 26-2428](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the submission of public comment and request for a contested case hearing regarding the petition by AGF Denton Ranch, Ltd. for the creation of Hickory Creek Municipal Utility District of Denton County (TCEQ Internal Control No. D-11042025-009); authorizing the City Manager or their designee to submit public comments and hearing requests to the Texas Commission on Environmental Quality (“TCEQ”); and providing an effective date.

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

- H. [ID 25-2194](#) Consider adoption of an ordinance of the City of Denton authorizing the submission of an application to the U.S. Economic Development Administration (EDA) FY 2025 EDA Disaster Supplemental Grant Program in the amount of \$1,600,000 to update the Comprehensive Plan, Parks Master Plan, and TRANSIT 2.0 plan and improve disaster recovery and resiliency for the community; and providing an effective date.

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

- I. [ID 25-2336](#) Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute an agreement for the payment and use of Program Year 2026 Hotel Tax Revenue in support of programming and events in the City between the City of Denton and Texas Filmmakers Corporation (\$75,000), providing a severability clause; and providing an effective date. Community Partnership Committee recommends approval (3-0).

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

- J. [ID 25-2344](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a first amendment to a contract between the City of Denton and Core & Main LP, dba Green Equipment Company, amending the contract approved by City Council on January 24, 2023, in the not-to-exceed amount of

\$787,500.00; said first amendment to add Buy Board Cooperative Program Contract No. 776-25 for Radiodetection, Pearpoint & Hathorn Sewer Inspection Equipment and Repair, and Sourcewell Cooperative Purchasing Network Contract No. 120721 for Envirosight Sewer Inspection Equipment and Repair, awarded to Envirosight LLC, with Core & Main LP dba Green Equipment Company operating as an authorized dealer, for the Wastewater Collection Department; providing for the expenditure of funds therefor; and providing an effective date (File 8148 - providing for an amendment to the ordinance to add the Buy Board Cooperative Program Contract No. 776-25, and Sourcewell Cooperative Purchasing Network Contract No. 120721). The Public Utilities Board will consider this item on Monday, January 12, 2026.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Original Ordinance and Contract](#)  
                                 [Exhibit 3 - Ordinance and Amendment 1](#)

- K. [ID 25-2345](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Professional Services Agreement with Lockwood, Andrews & Newnam, Inc., for engineering services of the Robson West Lift Station for the Water Utilities Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8213-008 - Professional Services Agreement for engineering services awarded to Lockwood, Andrews & Newnam, Inc., in the not-to-exceed amount of \$2,545,098.00). The Public Utilities Board will consider this item on Monday, January 12, 2026.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Ordinance and Contract](#)

- L. [ID 25-2348](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Quality Excavation, LLC, for the construction of the Riney Road East Project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (CSP 8775 - awarded to Quality Excavation, LLC, in the not-to-exceed amount of \$1,947,434.29). The Public Utilities Board will consider this item on Monday, January 12, 2026.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Pricing Evaluation](#)  
                                 [Exhibit 3 - Ordinance and Contract](#)

- M. [ID 25-2350](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 8879 for DEC Engine Maintenance Spare Parts and Services for the Denton Energy Center; and providing an effective date (RFP 8879). The Public Utilities Board will consider this item on Monday, January 12, 2026.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Ordinance](#)

- N. [ID 25-2352](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal

corporation, authorizing the City Manager to execute a contract with Schweitzer Engineering Laboratories, Inc., for the purchase of electric utility protective control relays for Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (IFB 8891 - awarded to Schweitzer Engineering Laboratories, Inc., for one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$3,267,476.00). The Public Utilities Board will consider this item on Monday, January 12, 2026.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Bid Tabulation](#)  
[Exhibit 3 - Ordinance and Contract](#)

- O. [ID 25-2355](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Rehrig Pacific Company, for the purchase of residential trash and recycling carts for the Solid Waste and Recycling Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8894 - awarded to Rehrig Pacific Company, for one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$3,115,450.00). The Public Utilities Board will consider this item on Monday, January 12, 2026.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Pricing Evaluation](#)  
[Exhibit 3 - Ordinance and Contract](#)

- P. [ID 25-2357](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with New Waste Concepts Inc, for the purchase, lease, and repairs of spray on cover equipment and supplies for the Fleet Services Department, which is the sole provider of this equipment and associated supplies, in accordance with Texas Local Government Code 252.022, which provides that procurement of commodities and services that are available from one source are exempt from competitive bidding, and if over \$50,000, shall be awarded by the governing body; providing for the expenditure of funds therefor; and providing an effective date (File 8956 - awarded to New Waste Concepts Inc, for three (3) years, with the option for two (2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$724,500.00). The Public Utilities Board will consider this item on Monday, January 12, 2026.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Ordinance and Contract](#)

- Q. [ID 25-2358](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a first amendment to a Professional Services Agreement between the City of Denton and McCall, Parkhurst & Horton, L.L.P., amending the contract approved by City Council on March 1, 2022, in the not-to-exceed amount of \$1,250,000.00; said first amendment to continue to provide bond counsel services for the Finance Department; providing for the expenditure of funds therefor; and

providing an effective date (PSA 7942 - providing for an additional first amendment expenditure amount not-to-exceed \$200,000.00, with the total contract amount not-to-exceed \$1,450,000.00).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Original Ordinance and Contract](#)  
[Exhibit 3 - Amendment 1 Ordinance](#)

- R. [ID 25-2360](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 8927 for Janitorial Services for the Facilities Management Department; and providing an effective date (RFP 8927).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Ordinance](#)

- S. [ID 25-2361](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute an agreement with JD Moore Portfolios, LTD Co., for the design and implementation of a public art mural to be located at the MLK Jr. Recreation Center, located at 1300 Wilson Street, Denton, Texas, 76205 for the Parks and Recreation Department; providing for the expenditure of funds therefor; and providing an effective date (CFA 8938 - awarded to JD Moore Portfolios, LTD Co., in the not-to-exceed amount of \$20,000.00).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Draft Mural Image](#)  
[Exhibit 3 - Ordinance and Contract](#)

- T. [ID 25-2288](#) Consider adoption of an ordinance of the City of Denton amending chapter 18 Motor Vehicles and Traffic, Article III Speed of Vehicles, Section 18-73 Speed Limits On Certain Roads and Highways, School Zones, of the Code of Ordinances of the City of Denton, to change the speed limits of certain parts of Teasley Lane in the vicinity of Sam Houston Elementary School; providing a savings clause; providing a severability clause; providing a penalty clause; providing for publication; providing codification; and providing an effective date.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Ordinance](#)

## **2. PUBLIC HEARINGS**

- A. [DCA25-0001](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas regarding proposed revisions to the Accessory Dwelling Unit and Townhome standards of the Denton Development Code; amendments include but are not limited to Table 5.2-A, Table of Allowed Uses, regarding zoning districts which permit Accessory Dwelling Units, Subsection 5.4.3, General Standards for Accessory Uses and Structures, regarding the location of accessory dwelling units on residential lots and general applicability of architectural compatibility; Subsection 5.4.4, Additional Standards for Specific Accessory Uses, regarding general standards, maximum size, location, and

design of accessory dwelling units; Table 7.9-I: Minimum Required Off-Street Parking, removing requirements for additional parking for accessory dwelling units; Subsection 1.5.2, Regulations Applicable to All Nonconformities, regarding applicability for residential uses; Subsections 3.2.5B, R4 District Dimensional Standards, 3.2.6B, R6 District Dimensional Standards, 3.2.7B, R7 District Dimensional Standards, 3.3.1B, MN District Dimensional Standards, 3.3.2B, MD District Dimensional Standards, and 3.3.3B, MR District Dimensional Standards, related to minimum lot dimension notes for townhome developments; Subsection 3.7.2A.2, Minimum Lot Dimensions, related to lot dimension applicability and maximum number of units; Subsection 3.7.6D, Building Coverage, related to maximum building coverage for townhome developments; and Subsection 7.10.3, Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex Dwelling Site and Building Design, regarding the open space requirements for duplex, townhome, triplex, and fourplex dwellings; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted 6-0 to recommend approval of the request with a change to the Table of Allowed Uses. Motion for approval by Commissioner Pruett and second by Commissioner Garland. (DCA25-0001a, Missing Middle Housing, Angie Manglaris and Julie Wyatt)

**Attachments:**

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Proposed Townhome Redlined Amendments to the Denton Develop](#)

[Exhibit 4 - Proposed ADU Redlined Amendments to the Denton Development C](#)

[Exhibit 5 - Proposed ADU Redlined Amendments to the Denton Development C](#)

[Exhibit 6 - Survey Results](#)

[Exhibit 7 - Draft Ordinance with Planning and Zoning Commission Modifications](#)

[Exhibit 8 - Draft Ordinance without Planning and Zoning Commission Modificati](#)

[Exhibit 9 - Presentation](#)

- B.** [CA25-0003a](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a Comprehensive Plan Amendment from the Agriculture Future Land Use Designation to the Regional Mixed Use Future Land Use Designation on approximately 16.524 acres generally located north of West University Drive (US 380), approximately 2,800 feet west of Golden Hoof Drive, in the City of Denton, Denton County, Texas; adopting an amendment to the City's Official Future Land Use Map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing for a severability clause and an effective date. The Planning and Zoning Commission voted (4-2) to recommend approval of the request. Motion for approval by Commissioner Riggs and second by Commissioner Ketchersid. (CA25-0003a, Hickory Grove Multifamily, 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](#)
  - [Exhibit 11 - Presentation](#)

- C. [MPA25-0004](#) [b](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a Comprehensive Plan Amendment to modify the Thoroughfare Map of the 2022 Mobility Plan, including but not limited to removing the future extension of C Wolfe Road between US 380 and Jackson Road. The general location of the target road is located west of Future Loop 288 western extension, and north of US 380 in the City of Denton, Denton County, Texas; adopting an amendment to the City's official Mobility Plan; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted (6-0) to recommend approval of the request. Motion for approval by Commissioner Riggs and seconded by Commissioner Ketchersid. (MPA25-0004b, Hickory Grove Multifamily, Sahar Esfandyari).

- Attachments:**
- [Exhibit 1 - Agenda Information Sheet](#)
  - [Exhibit 2 - Staff Analysis](#)
  - [Exhibit 3 - 2022 Mobility Plan](#)
  - [Exhibit 4 - Proposed Mobility Plan Amendment](#)
  - [Exhibit 5 - FEMA Map](#)
  - [Exhibit 6 - ESA Map](#)
  - [Exhibit 7 - Notification Response Map](#)
  - [Exhibit 8 - Ordinance](#)
  - [Exhibit 9 - Presentation](#)

- E. [Z25-0015a](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a change in the zoning district and use classification from Rural Residential (RR) District to Residential 1 (R1) District on approximately 224.9 acres of land generally located at the southwest corner of the FM 2153 bend, in the City of Denton, Denton County, Texas, adopting an amendment to the City's official zoning map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted (4-2) to recommend approval of the request. Motion for approval by Commissioner Ketchersid and second by Commissioner Dyer. (Z25-0015a, Estates at

Craver Ranch, 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 - Lake Ray Roberts Zoning and Land Use Categories](#)
  - [Exhibit 7 - Future Land Use Map](#)
  - [Exhibit 8 - Project Narrative](#)
  - [Exhibit 9 - Comparison of Permitted Uses](#)
  - [Exhibit 10 - Notification Map and Sign Posting](#)
  - [Exhibit 11 - Fiscal Impact Summary](#)
  - [Exhibit 12 - Draft Ordinance](#)
  - [Exhibit 13 - Presentation](#)

- F. [S25-0007a](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a request for a Specific Use Permit (SUP) to allow for a Modular Data Center use on approximately 4.064 acres of land, approximately located 3,800 feet south of Jim Christal Road and 1,200 feet east of South Western Boulevard and legally described as Lot 9, Block A Westpark Addition Phase 2 in the City of Denton, Denton County, Texas; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing for severability; and establishing an effective date. The Planning and Zoning Commission voted (6-0) to recommend approval. Motion for approval by Commissioner Riggs and second by Commissioner Ketchersid. (S25-0007a, Denton20, Angie Manglaris)

- Attachments:**
- [Exhibit 1 - Agenda Information Sheet](#)
  - [Exhibit 2 - Staff Analysis](#)
  - [Exhibit 3 - Site Location Map](#)
  - [Exhibit 4 - Future Land Use Map](#)
  - [Exhibit 5 - Zoning Map](#)
  - [Exhibit 6 - Noise and Vibration Assessment](#)
  - [Exhibit 7 - Site Plan](#)
  - [Exhibit 8- Notification Map](#)
  - [Exhibit 9 - Draft Ordinance](#)
  - [Exhibit 10 - LLC Members List](#)
  - [Exhibit 11 - Presentation](#)

- G. [SD25-0001a](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, providing a Special Sign District zoning overlay on an approximately 120-acre property generally located on the northwest corner of Robson Ranch Road and Interstate 35W Frontage Road, in the City of Denton, Denton County, Texas, adopting an amendment to the City's official zoning map; providing for a penalty in the maximum

amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted (6-0) to recommend approval of the request. Motion for approval was made by Commissioner Garland and seconded by Commissioner Riggs. (SD25-0001a, Landmark Special Sign District, Cameron Robertson)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Site Location Map](#)  
[Exhibit 4 - Zoning Map](#)  
[Exhibit 5 - Future Land Use Map](#)  
[Exhibit 6 - Landmark Special Sign District](#)  
[Exhibit 7 - Notification Map](#)  
[Exhibit 8 - Draft Ordinance](#)  
[Exhibit 9 - Presentation](#)

### **3. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. [A25-0002c](#) Conduct the second of two readings and consider adoption of an ordinance of the City of Denton, Texas, annexing approximately 4.47 acres of land, generally located on the south side of Hartlee Field Road, approximately 580 feet east of East Sherman Drive into the City of Denton, Denton County, Texas; providing for a correction to the City map to include the annexed land; and providing for a savings clause and an effective date. (A25-0002c, Denton Striker, Ashley Ekstedt)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Site Location Map](#)  
[Exhibit 3 - Future Land Use Map](#)  
[Exhibit 4 - Current Zoning Map](#)  
[Exhibit 5 - Draft Annexation Ordinance](#)  
[Exhibit 6 - Presentation](#)

- B. [ID 26-2396](#) Consider adoption of an ordinance of the City of Denton authorizing the execution of a Third Amendment to Hunter Ranch Project Agreement clarifying the binding obligations as it relates to the developer and future developers and other related matters; and providing an effective date.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Ordinance](#)

- C. [ID 26-2397](#) Consider adoption of an ordinance of the City of Denton authorizing the execution of a second amendment to Hunter Ranch Operating Agreement relative to funding of improvement projects and adding definitions; and providing an effective date.

**Attachments:**      [Exhibit 1- Agenda Information Sheet](#)  
[Exhibit 2- Ordinance](#)

- D. [ID 25-2102](#) Consider adoption of an ordinance of the City of Denton authorizing the execution of a

cost sharing agreement between the City, HR 3200, LP, Hunter Ranch Improvement District No. 1 of Denton County, Cole Ranch Development, LP, and Cole Ranch Improvement District No. 1 of Denton County for the construction of the Roark Branch wastewater trunk main; authorizing an escrow agreement and expenditure of funds for the City's allocated share of improvement costs; and providing an effective date.

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

- E. [ID 25-2216](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Integrated Power Co., for transmission line construction and maintenance for Capital Improvement Plan projects for Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (CSP 8776 - awarded to Integrated Power Co., in the not-to-exceed amount of \$67,990,000.00).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Pricing Evaluation](#)  
[Exhibit 3 - Presentation](#)  
[Exhibit 4 - Ordinance and Contract](#)

- F. [ID 25-2222](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Stuart C. Irby Company, LLC, for the purchase of high voltage circuit breakers for Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (RFP 8836 - awarded to Stuart C. Irby Company, LLC, for one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$22,257,824.00).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Pricing Evaluation](#)  
[Exhibit 3 - Presentation](#)  
[Exhibit 4 - Ordinance and Contract](#)

- G. [ID 25-2328](#) Consider approval of a resolution of the City of Denton nominating a member to the Board of Directors of the Denton Central Appraisal District; and providing an effective date.

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

- H. [ID 25-2298](#) Consider adoption of an ordinance of the City of Denton ordering an election for Place 5, Place 6, and Mayor to Place 7 and a special election for filling a vacancy in District 1 and District 2 for the unexpired term ending in May 2027, to be held on May 2, 2026 and if required, a runoff election to be held on June 13, 2026; prescribing the time, manner, and conduct of the election in accordance with a joint election agreement and contract for

election services with the Elections Administrator of Denton County; and providing an effective date.

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

#### **4. CONCLUDING ITEMS**

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the City Council 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.

B. Possible Continuation of Closed Meeting topics, above posted.

#### C E R T I F I C A T E

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 7, 2026, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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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.