



City of Denton

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

Meeting Agenda City Council

Tuesday, August 19, 2025

2:00 PM

Council Work Session Room
&
Council Chambers

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

REGULAR MEETING BEGINS AT 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:

Open Microphone:

At regular meetings only, individuals can speak on any topic that is not on the agenda for no longer than four (4) minutes per individual. This portion of the meeting occurs immediately after the start of the regular meeting session. Please note, Council members cannot engage in a discussion on topics presented during this portion and there are limited slots available for this portion of the meeting.

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.

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. 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.

After determining that a quorum is present, the City Council of the City of Denton, Texas will convene in a Work Session on Tuesday, August 19, 2025, 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.

- A. [ID 25-469](#) Meeting Questions, Responses & Handouts

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

3. Work Session Reports

- A. [ID 25-1439](#) Receive a report and hold a discussion regarding an update from Denton County Transportation Authority (DCTA).

[Estimated Presentation/Discussion Time: 45 minutes]

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

[Exhibit 2 - Presentation](#)

- B. [ID 24-2620](#) Receive a report, hold a discussion, and give staff direction regarding the preliminary FY 2025-26 City Manager's Proposed Budget and Schedule of Fees. [Estimated Presentation/Discussion Time: 1 hour]

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

[Exhibit 2 - Presentation](#)

- C. [ID 25-338](#) Receive a report, hold a discussion, and give staff direction regarding Audit Project 045 -

Public Works Maintenance: Streets & Drainage.

[Estimated Presentation/Discussion Time: 30 minutes]

Attachments:

[Exhibit 1 - Agenda Information Sheet.pdf](#)

[Exhibit 2 - Audit of Public Works Maintenance: Streets & Drainage.pdf](#)

[Exhibit 3 - Presentation.pdf](#)

- D. [ID 25-1059](#) Receive a report, hold a discussion and give staff direction regarding updates to Hickory Street Back In Parking.

[Estimated Presentation/Discussion Time: 30 minutes]

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Estimates for Takeoffs](#)

[Exhibit 3 - 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 25-1220](#) Consultation with Attorneys - Under Texas Government Code Section 551.071

Receive information from staff regarding Denton County Municipal Utility District No. 12; 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.

- B. [ID 25-1514](#) Consultation with Attorneys - Under Texas Government Code Section 551.071

Consult with the City's attorneys on the legal status, strategy, and options for responding to Public Information Requests, reference number(s) C001632, C001631, C001630 and C001629, related to Council member records. Consultation with City's attorney regarding issues associated with the aforementioned matter where public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton 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.

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.

AFTER DETERMINING THAT A QUORUM IS PRESENT, THE REGULAR MEETING OF THE CITY OF DENTON CITY COUNCIL WILL CONVENE AT 6:30 P.M. IN THE COUNCIL CHAMBERS AT CITY HALL, 215 E. MCKINNEY STREET, DENTON, TEXAS AT WHICH 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. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

- A. Review of procedures for addressing the City Council.

B. Reports from members of the public shall be received through the following two (2) methods. A total of up to seven (7) speakers are permitted to provide public comment and may include any combination of prior registration and open microphone speakers.

1) Pre-registration. This section of the agenda permits any person who has registered in advance to make a citizen report regarding a public business item he or she wishes to be considered by the City Council. Each speaker is allowed a maximum of four (4) minutes to present their report. At the conclusion of each report, the City Council may pose questions to the speaker or may engage in discussion. If the City Council believes that a speaker's report requires a more detailed review, the City Council will give the City Manager or City Staff direction to place the item on a future work session or regular meeting agenda and advise staff as to the background materials to be desired at such meeting.

- A. [ID 25-1485](#) Mr. Lee Enochs regarding the homeless crisis.

2) Open Microphone. This section of the agenda permits any person who has not registered in advance for a citizen report to make comments about public business items not listed on the agenda. Such person(s) shall have registered using the “Virtual White Card” or “By Phone” process outlined by the City on its website or meeting notice.

During open microphone reports under this section of the agenda, the Council may listen to citizens speak. However, because notice of the subject of the open microphone report has not been provided to the public in advance, the Texas Open Meetings Act limits any deliberation or decision by the Council to: a proposal to place the item on a future agenda; a statement of factual information; or a recitation of existing policy. Council Members may not ask the open microphone speakers questions or discuss the items presented during open microphone reports.

NOTE: If audio/visual aids during presentations to Council are needed, they must be submitted to the City Secretary 24 hours prior to the meeting.

3. CONSENT AGENDA

- A. [ID 25-065](#) Consider approval of the minutes of the June 17, 2025 Special Called Meeting and the August 5, 2025 Regular Meeting.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - June 17 2025 Special Called Meeting Minutes](#)
[Exhibit 3 - August 5, 2025 Regular Meeting Minutes](#)
- B. [ID 25-088](#) Consider a nomination/reappointment to the City of Denton Committee on Persons with Disabilities.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
- C. [ID 25-1510](#) Consider a nomination/reappointment to the City of Denton Community Services Advisory Committee.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
- D. [ID 25-1511](#) Consider a nomination/appointment to the City of Denton Historic Landmark Commission.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
- E. [ID 25-1512](#) Consider a nomination/appointment to the City of Denton Health and Building Standards Commission.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
- F. [ID 25-1513](#) Consider a nomination/reappointment to the City of Denton Planning and Zoning Commission.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
- G. [ID 25-1488](#) Consider approval of a resolution of the City of Denton excusing the July 28, 2025, meeting absence of a Public Utilities Board Member; and providing an effective date.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Resolution](#)
- H. [ID 25-1489](#) Consider approval of a resolution of the City of Denton excusing the July 28, 2025, meeting absence of a Public Utilities Board Member; and providing an effective date.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Resolution](#)

- I. [ID 25-1247](#) Consider adoption of an ordinance of the City of Denton granting Monster Truck Wars, a noise exception for Monster Truck Wars Event on Saturday, September 27, 2025, from 12 p.m. to 8 p.m., and Sunday, September 28, 2025, from 2 p.m. to 4 p.m. at 2217 N. Carroll Boulevard; and providing an effective date.
- Attachments: [Exhibit 1- Agenda Information Sheet](#)
[Exhibit 2- Ordinance](#)
- J. [ID 25-1334](#) Consider adoption of an ordinance of the City of Denton granting the Denton Main Street Association a noise exception for the Arts and Autos Extravaganza event, which will be held Friday, September 12, 2025, from 6:00 pm to 9:00 pm; and Saturday, September 13, 2025, from 9:00 am-3:00 pm at 110 W Hickory St. Denton, Tx, 76201, and providing an effective date.
- Attachments: [Exhibit 1- Agenda Information Sheet](#)
[Exhibit 2- Ordinance](#)
- K. [ID 25-1339](#) Consider adoption of an ordinance of the City of Denton granting a noise exception for the Industrial Street Pop Festival event which will be held on Saturday, October 11, 2025, from 1:00 p.m. to 7:00 p.m., at Industrial Street between Hickory Street and Mulberry Street; and providing an effective date.
- Attachments: [Exhibit 1- Agenda Information Sheet](#)
[Exhibit 2 - Ordinance](#)
- L. [ID 25-1340](#) Consider adoption of an ordinance of the City of Denton granting the Denton Festival Foundation Inc., a three-year noise exception pursuant to Section 17-20 of the City of Denton Code of Ordinances for the Denton Arts and Jazz Festival, which will be held on October 3-5, 2025, October 2-4, 2026, and October 1-3, 2027, Friday and Saturday from 10:00 a.m. to midnight and Sunday from 11:00 a.m. to 11:00 p.m. at Quakertown Park in Denton, Texas; granting an exception for sound levels exceeding seventy (70) decibels and a variance in the hours of operation on said date; and providing an effective date.
- Attachments: [Exhibit 1- Agenda Information Sheet](#)
[Exhibit 2- Ordinance](#)
- M. [ID 25-726](#) Consider adoption of an ordinance of the City of Denton prohibiting right turn movement at the signalized intersection of W University Drive (US 380) and Malone Street when northbound and southbound traffic faces a red signal, between 7 am to 8:30 am and 2:30 pm to 4 pm on school days; providing a repealer clause; providing a savings clause; providing a severability clause; providing for penalty not to exceed \$200 for violations of this ordinance; providing that violations of this ordinance shall be governed by chapter 18 of the code of ordinances of the City of Denton; and providing an effective date.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Draft Ordinance](#)
- N. [ID 25-1395](#) 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 McCormick Street, Westwood Drive, and Mercedes Road in the Vicinity of Borman 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 - Area Map](#)
 [Exhibit 3 - Ordinance](#)

- O. [ID 25-1399](#) Consider adoption of an ordinance of the City of Denton approving, and authorizing the execution of, an agreement between the City of Denton and Denton Black Film Festival Institute for the expenditure of City Council contingency funds in the amount of seven hundred fifty dollars (\$750) in support of the organization; and providing an effective date. (\$750 - Community Partnership Committee recommends approval 3-0)

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

- P. [ID 25-1400](#) Consider adoption of an ordinance of the City of Denton approving, and authorizing the execution of an agreement between the City of Denton and Greater Denton Arts Council for the expenditure of District 1, City Council contingency funds in the amount of one thousand three hundred twenty-five dollars (\$1,325) in support of the organization; and providing an effective date. (\$1,325 - Community Partnership Committee recommends approval 3-0)

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

- Q. [ID 25-1409](#) 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 Burns & McDonnell Engineering Company, Inc., amending the contract approved by City Council on October 18, 2022, in the not-to-exceed amount of \$1,522,350.00; said first amendment to serve as the System Integrator for the advanced distribution management system to Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7804-005 - providing for an additional first amendment expenditure amount not-to-exceed \$640,224.00, with the total contract amount not-to-exceed \$2,162,574.00). The Public Utilities Board recommends approval (6 - 0).

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

- R. [ID 25-1410](#) 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 Anixter Inc., for the

purchase of tubular steel and standard steel substation structures for Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (RFP 8645 - awarded to Anixter 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 \$4,607,540.00). The Public Utilities Board recommends approval (6 - 0).

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

[Exhibit 2 - Pricing Evaluation](#)

[Exhibit 3 - Ordinance and Contract](#)

- S. [ID 25-1411](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a second amendment to a professional services agreement between the City of Denton and Kimley-Horn and Associates, Inc., amending the contract approved by City Council on May 17, 2022, in the not-to-exceed amount of \$751,100.00; amended by Amendment 1 approved by City Council; said second amendment to extend the scope of work, including rerouting the sanitary sewer line, add sewer lines/easements, and an additional full plan set and services for a new lift station for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7574-010 - providing for an additional second amendment expenditure amount not-to-exceed \$160,000.00, with the total contract amount not-to-exceed \$1,135,400.00). The Public Utilities Board recommends approval (6 - 0).

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

[Exhibit 2 - Original Ordinance, Contract, Ordinance, and Amendment 1](#)

[Exhibit 3 - Ordinance and Amendment 2](#)

- T. [ID 25-1412](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of first amendment between the City of Denton and USIC Locating Services, LLC, amending the contract approved by City Council on July 20, 2021, in the not-to-exceed amount of \$4,500,000.00; said first amendment to continue locating and marking all existing and future installed utility lines for Denton Municipal Electric, Technology Services, Water, and Wastewater Departments; providing for the expenditure of funds therefor; and providing an effective date (RFP 7672 - providing for an additional first amendment expenditure amount not-to-exceed \$1,125,000.00, with the total contract amount not-to-exceed \$5,625,000.00). The Public Utilities Board recommends approval (6 - 0).

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

[Exhibit 2 - Original Ordinance and Contract](#)

[Exhibit 3 - Ordinance and Amendment 1](#)

- U. [ID 25-1413](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 8787 for Workwear for the Purchasing Department; and providing an effective date (RFP 8787).

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

[Exhibit 2 - Ordinance](#)

- V. [ID 25-1414](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 8794 for the Employee Vision Plan for the Human Resources Department; and providing an effective date (RFP 8794).
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Ordinance](#)
- W. [ID 25-1415](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 8798 for the Employee Dental Plan for the Human Resources Department; and providing an effective date (RFP 8798).
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Ordinance](#)
- X. [ID 25-1416](#) 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 Midwest Veterinary Supply, Inc., for the supply of kennel and veterinary supplies for the City of Denton's Animal Services Shelter; providing for the expenditure of funds therefor; and providing an effective date (IFB 8862 - awarded to Midwest Veterinary Supply, 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 \$1,500,000.00).
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Ordinance and Contract](#)
- Y. [ID 25-1417](#) 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 FARO Technologies, Inc., for the FARO 3D Laser Scanner System Upgrade for the Police Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8866 - awarded to FARO Technologies, 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 \$85,874.50).
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Ordinance and Contract](#)
- Z. [ID 25-1215](#) Consider approval of a resolution of the City of Denton, Texas, ratifying the initial bylaws for the Denton City Public Facility Corporation; and providing an effective date.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Resolution and Bylaws](#)
[Exhibit 3 - Bylaws with Redlines](#)
[Exhibit 4 - Draft Minutes](#)
- AA. [ID 25-1477](#) Consider adoption of an ordinance of the City of Denton approving an amended employment agreement setting the compensation and terms for the City Manager, Sara Hensley to allow for increases to base salary and other financial and non-financial

components of compensation without further amendment or renewal of said agreement; to allow payment to employee in lieu of unused, accrued sick leave for up to fifteen (15) days per year beginning in the current fiscal year; to provide an additional fifteen (15) days of paid vacation leave to be accrued in the current fiscal year.; authorizing the Mayor to execute the agreement; authorizing the expenditure of funds; and providing an effective date.

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Current Agreement \(Redline\)](#)

[Exhibit 3 - Proposed Ordinance and Amended Agreement](#)

AB. [ID 25-1476](#)

Consider adoption of an ordinance of the City of Denton approving an amended compensation agreement setting the compensation and terms for the Presiding Judge, Tyler Atkinson with an effective date of August 19, 2025 and ending date of September 30, 2026; to allow for increases to base salary and other financial and non-financial components of compensation without further amendment or renewal of said agreement; to allow payment to employee in lieu of unused, accrued sick leave for up to seven (7) days per year; authorizing the Mayor to execute the agreement; authorizing the expenditure of funds; and providing an effective date..

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Current Agreement \(Redline\)](#)

[Exhibit 3 - Proposed Ordinance and Amended Agreement](#)

AC. [ID 25-1475](#)

Consider adoption of an ordinance of the City of Denton approving a third amended employment agreement setting the compensation and terms for City Auditor, Madison Rorschach to allow for increases to base salary and other financial and non-financial components of compensation without further amendment or renewal of said agreement; to allow payment to employee in lieu of unused, accrued sick leave for up to seven (7) days per year; authorizing the Mayor to execute the agreement; authorizing the expenditure of funds; and providing an effective date.

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Current Agreement Redline](#)

[Exhibit 3 - Proposed Ordinance and Amended Agreement](#)

AD. [ID 25-1474](#)

Consider adoption of an ordinance of the City of Denton approving an amended employment agreement setting the compensation and terms for the City Attorney, Mack Reinwand, to allow for increases to base salary and other financial and non-financial components of compensation without further amendment or renewal of said agreement; to allow payment to employee in lieu of unused, accrued sick leave for up to fifteen (15) days per year; authorizing the Mayor to execute the agreement; authorizing the expenditure of funds; and providing an effective date.

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Redline](#)

[Exhibit 3 - Proposed Ordinance and Amended Agreement](#)

- AE. [ID 25-1458](#) Consider adoption of an ordinance of the City of Denton, Texas approving the execution and delivery of a financing agreement with the Texas Water Development Board regarding the issuance of utility system revenue bonds by the City for waterworks system improvements and related issuance costs, and approving the obligations of the City with respect to such agreement; authorizing the City Manager, City Secretary and Chief Financial Officer to take the actions necessary to accomplish the purposes of the ordinance and resolving other matters relating to the subject; and providing an effective date.

Attachments: [Exhibit 1: Agenda Information Sheet](#)
 [Exhibit 2: Draft Financing Agreement](#)
 [Exhibit 3: Ordinance](#)

4. PUBLIC HEARINGS

- A. [Z25-0007b](#) 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 Residential 2 (R-2) District to a Mixed-Use Neighborhood (MN) District on approximately 1.09 acres of land generally located on the north side of West University Drive between Willow Lane and Cottonwood Lane 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 by Commissioner Pruett and second by Commissioner McDuff. (Z25-0007b, Kalyans, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Current Zoning Map](#)
 [Exhibit 5 - Proposed Zoning Map](#)
 [Exhibit 6 - Future Land Use Map](#)
 [Exhibit 7 - Comparison of Permitted Uses](#)
 [Exhibit 8 - Fiscal Impact Analysis Summary](#)
 [Exhibit 9 - Notification Map](#)
 [Exhibit 10 - Presentation](#)
 [Exhibit 11 - Draft Ordinance](#)

- B. [S25-0004a](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, approving a Specific Use Permit to allow for a Boarding House use on approximately 0.403 acres of land, generally located at the southwest corner of the intersection of West Oak Street and Fry Street 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 for severability and an effective date. The Planning and Zoning Commission voted [4-0] to recommend approval

of the request. Motion for approval by Commissioner Riggs and second by Commissioner McDuff. (S25-0004a, 1305 Oak Boarding House, Matt Bodine)

Attachments: [Exhibit 1. Agenda Information Sheet](#)
 [Exhibit 2. Staff Analysis](#)
 [Exhibit 3. Site Location Map](#)
 [Exhibit 4. Project Narrative](#)
 [Exhibit 5. Existing Site Plan](#)
 [Exhibit 6. Current Zoning Map](#)
 [Exhibit 7. Future Land Use Map](#)
 [Exhibit 8. Table of Allowed Uses](#)
 [Exhibit 9. Financial Impact Summary](#)
 [Exhibit 10. Public Notification Map](#)
 [Exhibit 11. Ordinance](#)
 [Exhibit 12. Staff Presentation](#)

- C. [Z25-0004a](#) 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 Heavy Industrial (HI) District on approximately 21.800 acres of land generally located at the southwest corner of the intersection of Spring Side Road and Corbin 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 [3-1] to recommend approval of the request. Motion for approval by Commissioner McDuff and second by Commissioner Riggs. (Z25-0004a, Spring Side Road Industrial, Matt Bodine)

Attachments: [Exhibit 1. Agenda Information Sheet](#)
 [Exhibit 2. Staff Analysis](#)
 [Exhibit 3. Site Location Map](#)
 [Exhibit 4. Project Narrative](#)
 [Exhibit 5. LLC Members List](#)
 [Exhibit 6. Current Zoning Map](#)
 [Exhibit 7. Proposed Zoning Map](#)
 [Exhibit 8. Future Land Use Map](#)
 [Exhibit 9. Table of Allowed Uses](#)
 [Exhibit 10. Current Mobility Plan](#)
 [Exhibit 11. Notification Map & Responses](#)
 [Exhibit 12. Fiscal Impact Summary](#)
 [Exhibit 13. Ordinance](#)
 [Exhibit 14. Staff Presentation](#)

5. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ID 25-1039](#) Consider approval of a resolution of the City of Denton stating no objection to 2100 Spencer Road (TX) Owner LP's 4% housing tax credit application to Texas Department of Housing and Community Affairs for proposed rehabilitation of the Waterford at Spencer Oaks Apartments to provide affordable rental housing; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Presentation](#)
 [Exhibit 3 - Application for a Resolution of No Objection](#)
 [Exhibit 4 - Resolution of No Objection](#)
 [Exhibit 5 - 8-5-25 Presentation](#)

- B. [ID 25-1316](#) Consider approval of a resolution of the City of Denton approving the issuance and sale by Legacy Denton Public Facility Corporation of Multifamily Housing Revenue Bonds (Waterford at Spencer Oaks) Series 2025 to provide affordable rental housing; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Presentation](#)
 [Exhibit 3 - Resolution](#)
 [Exhibit 4 - ISR 2025-057](#)

- C. [ID 25-1143](#) Consider adoption of an ordinance of the City of Denton, Texas, updating impact fees by amending Article VI "Impact Fees" of Chapter 26, "Utilities," Sections 26-213, 26-216 through 26-222, and Section 26-228 of the City of Denton Code of Ordinances; adopting revised land use assumptions and capital improvements plans for water and wastewater impact fees; establishing new service areas for water and wastewater impact fees; establishing new maximum impact fees per service unit and impact fees to be collected; revising provisions for the assessment and collection of impact fees; repealing conflicting ordinances and resolutions; providing severability and penalty clauses; and providing an effective date.

Attachments: [Exhibit 1: Agenda Information Sheet](#)
 [Exhibit 2: Ordinance](#)
 [Exhibit 3: Water and Wastewater Impact Fee Update of June 2025 \(Exhibit I\)](#)
 [Exhibit 4: Water Service Areas \(Appendix A\)](#)
 [Exhibit 5: Wastewater Service Areas \(Appendix B\)](#)
 [Exhibit 6: Single Service Equivalence \(Appendix C\)](#)
 [Exhibit 7: Impact Fee Table \(Appendix D\)](#)
 [Exhibit 8: 2025 Draft Redline Changes](#)
 [Exhibit 9: Presentation](#)

- D. [HL25-0001a](#) Consider approval of a resolution of the City of Denton approving an application for a partial tax exemption of designated historic sites, in accordance with Chapter 10, Article VI, Sections 10-126 through 10-129 of the Denton Municipal Code of Ordinances, for a Local Historic Landmark located at 314 Marietta Street, located on the east side of

Marietta Street, between W. Oak Street and Houston Place; providing for severability; and providing an effective date. The Historic Landmark Commission recommends a favorable determination (5-0). (HL25-0001a, 314 Marietta Street - Tax Exemption, Cameron Robertson)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Site Location Map](#)
 [Exhibit 3 - Chapter 10, Article VI, Sections 10-126 through 10-129](#)
 [Exhibit 4 - Application for Historic Landmark Tax Exemption Authorization](#)
 [Exhibit 5 - June 9, 2025 - Draft Minutes](#)
 [Exhibit 6 - Draft Resolution](#)
 [Exhibit 7 - Presentation](#)

- E. [ID 24-2621](#) Consider approval of a resolution of the City Council of the City of Denton, Texas placing a proposal on the September 16, 2025, City Council public meeting agenda to adopt a 2025 Tax Rate that will exceed the lower of the no-new-revenue tax rate or the voter approval tax rate; calling a public hearing on the proposed tax rate which will result in an increase in tax revenue to the City for fiscal year 2025-26, to be held on September 9, 2025; calling a public hearing on the budget for the fiscal year 2025-26 Annual Program of Services of the City of Denton to be held on September 9, 2025; requiring the publication and posting of notices of the public hearings and meetings in accordance with the law; and providing an effective date.

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

6. 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 August 14, 2025, in advance of the 72-hour 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 48 HOURS 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.