



City of Denton

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

Meeting Agenda City Council

Tuesday, February 17, 2026

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, 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 26-0059](#) Meeting Questions, Responses & Handouts

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

3. Work Session Reports

A. [ID 25-2151](#) Receive a report, hold a discussion, and give staff direction regarding Audit Project 047-Employee Performance Management.

[Estimated Presentation/Discussion Time: 30 minutes]

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

[Exhibit 2 - Audit of Employee Performance Management - REVISED](#)

[Exhibit 3 - Presentation - REVISED](#)

- B. [ID 25-2296](#) Receive a report, hold a discussion, and give staff direction regarding the City's utility billing process for electric service.

[Estimated Presentation/Discussion Time: 30 minutes]

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

[Exhibit 2 - Presentation](#)

- C. [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 25-1581](#) Deliberations regarding Economic Development - Under Texas Government Code Section 551.087.

Receive a report and hold a discussion regarding the potential offer of a financial or other incentive to two business prospects code-named Project Nook and Project Chocolate which the City seeks to have locate, stay, renovate, or expand in or near the territory of the City and with which the City is conducting economic development negotiations. This discussion shall include commercial and financial information, including an economic development incentive request the City has received from Project Nook and Project Chocolate.

- B. [ID 26-0227](#) 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) R002227-100125, R002226-100125, and D050272-112525, related to Police Department 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 26-0186](#) Ms. Tracy Duckworth regarding homelessness.
 - B. [ID 26-0223](#) Mr. London Golding regarding ICE and Police.

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

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 –Q). 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 26-0031](#) Consider approval of the minutes of the February 3, 2026 Regular Meeting.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 – February 3, 2026 Regular Meeting Minutes](#)

- B. [ID 25-2381](#) Consider approval of a resolution of the City of Denton, Texas, ratifying an amendment of the bylaws for 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](#)

- C. [ID 26-0013](#) Consider adoption of an ordinance of the City of Denton ratifying the submission of an application to the Texas Department of Transportation (TXDOT) for the 2027 General Traffic Safety Grant Program in the amount of \$115,000 which would require City’s matching funds in an amount not to exceed \$28,750 and a total project cost of \$143,750

to provide blood draw services at the City of Denton Jail; and providing for an effective date.

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

- D. [ID 26-0080](#) Consider adoption of an ordinance of the City of Denton approving and authorizing the execution of City Council Contingency Fund donation agreements between the City of Denton and Denton Black Film Festival (\$567), Project Hope Denton (\$567), Greater Denton Arts Council (\$566), and authorizing the transfer of \$900 from the Council Contingency Fund to the Parks and Recreation Department to build and install a sign at the Girl Scout Troop 2302 Pollinator Garden in Avondale Park, all of which benefit nonprofit organizations located within the City of Denton and designated for donations by individual council members; providing a severability clause; and providing an effective date. The Community Partnership Committee recommends approval (2-0).

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

- E. [ID 26-0109](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract extension between the City of Denton and WSP USA Inc., for program management services for the Denton Municipal Electric Capital Improvement Plan projects; and declaring an effective date (RFQ 6862 - extending a contract with WSP USA Inc., until project completion). The Public Utilities Board recommends approval (6 - 0).

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

- F. [ID 26-0110](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract extension between the City of Denton and CJA Enterprises LLP through January 25, 2027, to continue the purchase of construction materials for the City of Denton Streets, Water, Wastewater, and various other departments; and declaring an effective date (IFB 7841 - extending a contract with CJA Enterprises LLP, to January 25, 2027). 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](#)

- G. [ID 26-0111](#) 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 Freese and Nichols, Inc., for planning services for the Water Utilities Financial Planning and Support Project for the Water Utilities Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date

(RFQ 8213-012 - Professional Services Agreement for planning services awarded to Freese and Nichols, Inc., in the not-to-exceed amount of \$1,049,620.00). The Public Utilities Board recommends approval (6 - 0).

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

- H. [ID 26-0112](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under IFB 8903 for Heat Exchanger Replacement for the Pecan Creek Water Reclamation Plant for the Water Utilities Department; and providing an effective date (IFB 8903). The Public Utilities Board recommends approval (6 - 0).

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

- I. [ID 26-0114](#) 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 Gage & Cade Construction, LLC, for the Public Disposal Facility Repairs for the Solid Waste and Recycling Department; providing for the expenditure of funds therefor; and providing an effective date (CSP 8915 - awarded to Gage & Cade Construction, LLC, in the not-to-exceed amount of \$579,952.00). The Public Utilities Board recommends approval (6 - 0).

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

- J. [ID 26-0115](#) 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 AMS Group LLC, for power transformer disposal (scrap) services for Denton Municipal Electric; providing for the sale of obsolete assets; and providing an effective date (IFB 8971 - awarded to AMS Group LLC, in the revenue amount of \$401,777.00). The Public Utilities Board recommends approval (6 - 0).

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

- K. [ID 26-0116](#) 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 Construction Manager at Risk Preconstruction Agreement between the City of Denton and Archer Western Construction, LLC, amending the contract approved by City Council on September 30, 2025 in the not-to-exceed amount of \$1,500,000.00; said first amendment to acquire and assemble the equipment for the required pilot study for the Ray Roberts Water Treatment Plant Expansion Project; providing for the expenditure of funds therefor; and providing an effective date (RFP 8590 - providing for an additional first amendment expenditure amount not-to-exceed \$1,315,293.00, with the total contract amount not-to-exceed \$2,815,293.00). 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](#)

- L. [ID 26-0117](#) 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 Northstar Construction, LLC, for the Bowling Green Park Construction for the Parks and Recreation Department; providing for the expenditure of funds therefor; and providing an effective date (CSP 8635 - awarded to Northstar Construction, LLC, in the not-to-exceed amount of \$1,847,984.25).

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

- M. [ID 26-0118](#) 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 Longhorn Incorporated, for the purchase of irrigation systems, supplies, parts, and accessories to be stocked in the City of Denton Warehouse; providing for the expenditure of funds therefor; and providing an effective date (RFP 8950 - awarded to Longhorn Incorporated, for one (1) year, with the option for two (2) additional one (1) year extensions, in the total three (3) year not-to-exceed amount of \$500,000.00).

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

- N. [ID 26-0119](#) 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 Ennis-Flint, Inc. dba Ennis Traffic Safety Solutions, for the purchase of pavement markings for the Traffic Department to be stocked in the City of Denton Warehouse; providing for the expenditure of funds therefor; and providing an effective date (IFB 8952 - awarded to Ennis-Flint, Inc. dba Ennis Traffic Safety Solutions, 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 \$475,000.00).

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

- O. [ID 26-2460](#) Consider adoption of an ordinance of the City of Denton granting a noise exception for the 2026 Run Different special event run series: Western Invasion, Rubiks Cube, Rose Run, Instant Classic, Run 4 Babies, Haunting Experience, and Black Friday Turkey Trot which will be held on Sunday, March 22, 2026, from 6:00 a.m. to 11:00 a.m., Saturday, April 25, 2026, from 6:00 a.m. to 11:00 a.m., Saturday, May 9, 2026, from 6:00 a.m. to 11:00 a.m., Saturday, September 5, 2026, from 6:00 a.m. to 11:00 a.m., Saturday, October 10, 2026, from 6:00 a.m. to 11:00 a.m., Friday, October 30, 2026, from 5:00

p.m. to 9:00 p.m., Friday, November 27, 2026, from 6:00 a.m. to 11:00 a.m., at North Lakes Park (2001 W. Windsor Dr.); and providing an effective date.

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

[Exhibit 2- Ordinance](#)

[Exhibit 3- Site Map](#)

- P. [ID 26-2461](#) Consider the adoption of an ordinance of the City of Denton granting The Greater Denton Arts Council, a noise exception for the Video Art Night event on Friday, March 6, 2026, from 6:00 p.m. to 10:00 p.m. at Quakertown Park; and providing an effective date.

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

[Exhibit 2- Ordinance](#)

- Q. [ID 26-0181](#) Consider approval of a resolution of the City of Denton, Texas authorizing the filing of a Certificate of Formation for the creation of Denton Destination Management and Marketing Organization as a Texas nonprofit corporation; approving the initial bylaws of the corporation; and providing an effective date.

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

[Exhibit 2 - Resolution with Exhibits](#)

4. ITEMS FOR INDIVIDUAL CONSIDERATION (prior to Public Hearings)

- A. [A25-0005](#) Consider adoption of an ordinance of the City of Denton, Texas, regarding a Municipal Services Agreement, pursuant to Tex. Loc. Govt. Code Sec. 43.0672, between the City of Denton and Victor and Leticia Lopez for the provision of city services to approximately 2.00 acres of land, approximately located 300.77 feet north of Mills Road, approximately 1,453 feet west of South Trinity Road; approving a schedule of annexation; authorizing the City Manager to execute the agreement; and providing an effective date. (A25-0005, 5811 Mills Rd Annexation, Angie Manglaris)

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

[Exhibit 2 - Site Location Map](#)

[Exhibit 3 - Draft Municipal Services Agreement and Annexation Schedule](#)

[Exhibit 4 - Presentation](#)

- B. [A25-0003](#) Consider adoption of an ordinance of the City of Denton, Texas, regarding a Municipal Services Agreement, pursuant to Tex. Loc. Govt. Code Sec. 43.0672, between the City of Denton and Victor Lopez for the provision of city services to approximately 1.03 acres of land, generally located on the north side of Mills Road, approximately 1,453 feet west of South Trinity Road; approving a schedule of annexation; authorizing the City Manager to execute the agreement; and providing an effective date. (A25-0003, Mills Rd Annexation, Ashley Ekstedt)

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

[Exhibit 2 - Site Location Map](#)

[Exhibit 3 - Draft Municipal Services Agreement and Annexation Schedule Ordinance](#)

[Exhibit 4 - Presentation](#)

- C. [A25-0004](#) Consider adoption of an ordinance of the City of Denton, Texas, regarding a Municipal Services Agreement, pursuant to Tex. Loc. Govt. Code Sec. 43.0672, between the City of Denton and J. Doss Phillips for the provision of city services to approximately 1.09 acres of land, generally located 740 feet south of Edwards Road and 290 feet west of Swisher Road; approving a schedule of annexation; authorizing the City Manager to execute the agreement; and providing an effective date. (A25-0004, Swisher Road Annexation, Bryce Van Arsdale)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Site Location Map](#)
 [Exhibit 3 - Draft Municipal Services Agreement and Annexation Schedule Ordini](#)
 [Exhibit 4 - Presentation](#)

5. PUBLIC HEARINGS

- A. [A25-0005a](#) Hold a public hearing and consider a petition for voluntary annexation of approximately 2.00 acres of land, approximately located 300.77 feet north of Mills Road, approximately 1,453 feet west of South Trinity Road, 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. (A25-0005a, 5811 Mills Rd Annexation, Angie Manglaris)

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

- B. [A25-0003a](#) Hold a public hearing and consider a petition for voluntary annexation of approximately 1.03 acres of land, generally located on the north side of Mills Road, approximately 1,453 feet west of South Trinity Road, into the City of Denton, Denton County, Texas. (A25-0003a, Mills Rd Annexation, 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 - Presentation](#)

- C. [A25-0004a](#) Hold a public hearing and consider a petition for voluntary annexation of approximately 1.09 acres of land, generally located 290 feet west of Swisher Road, approximately 740 feet south of Edwards Road, into the City of Denton, Denton County, Texas. (A25-0004a, Swisher Road, Bryce Van Arsdale)

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

[Exhibit 2 - Site Location Map](#)

[Exhibit 3 - Future Land Use Map](#)

[Exhibit 4 - Current Zoning Map](#)

[Exhibit 5 - Presentation](#)

- D. [CA25-0005a](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a Comprehensive Plan Amendment from the Agriculture and Low Residential Future Land Use Designations to the regional mixed use future land use designation on approximately 24.941 acres generally located at the northwest and northeast corners of the intersection of West University Drive (US 380) and 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 a severability clause and an effective date. The Planning and Zoning Commission voted (5-1) to recommend approval of the request. Motion for approval by Commissioner Ketchersid and second by Commissioner Dyer. (CA25-0005a, Hickory Grove Commercial, 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](#)

- E. [Z25-0022a](#) 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 (R2) District to Suburban Corridor (SC) District on approximately 24.941 acres of land generally located at the northwest and northeast corner of the intersection of West University Drive (US 380) and Golden Hoof Drive, 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 (5-1) to recommend approval of the request. Motion for approval by Commissioner Ketchersid and second by Commissioner Riggs. (Z25-0022a, Hickory Grove Commercial, 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 - Future Land Use Map](#)
[Exhibit 7 - Project Narrative](#)
[Exhibit 8 - Comparison of Permitted Uses](#)
[Exhibit 9 - Notification Map and Sign Posting](#)
[Exhibit 10 - Fiscal Impact Summary](#)
[Exhibit 11 - Draft Ordinance](#)
[Exhibit 12 - LLC Members List](#)
[Exhibit 13 - Presentation](#)

6. ITEMS FOR INDIVIDUAL CONSIDERATION (continued)

- A. [A25-0005b](#) Conduct the first of two readings of an ordinance of the City of Denton, Texas annexing approximately 2.00 acres of land, approximately located 300.77 feet north of Mills Road, approximately 1,453 feet west of South Trinity Road; approving a schedule of annexation; authorizing the City Manager to execute the agreement; and providing an effective date. (A25-0005b, 5811 Mills Rd Annexation, Angie Manglaris)

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. [A25-0003b](#) Conduct the first of two readings of an ordinance of the City of Denton, Texas annexing approximately 1.03 acres of land, generally located on the north side of Mills Road, approximately 1,453 feet west of South Trinity Road, 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. (A25-0003b, Mills Rd Annexation, 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](#)

- C. [A25-0004b](#) Conduct the first of two readings of an ordinance of the City of Denton, Texas annexing

approximately 1.09 acres of land, generally located 290 feet west of Swisher Road, approximately 740 feet south of Edwards Road, 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. (A25-0004b, Swisher Road, Bryce Van Arsdale)

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](#)

7. 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 February 11, 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.