



City of Denton

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

Meeting Agenda

City Council

Tuesday, December 2, 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, December 2, 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.

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 25-475](#) Meeting Questions, Responses & Handouts

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

3. Work Session Reports

- A. [ID 25-1543](#) Receive a report, hold a discussion, and give staff direction regarding the Airport Master Plan Update.

[Estimated Presentation/Discussion Time: 45 minutes]

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

[Exhibit 2 - Presentation](#)

- B. [ID 25-2041](#) Receive a report, hold a discussion, and give staff direction regarding the proposed early closure and alternatives work schedules pilot program.
[Estimated Presentation/Discussion Time: 45 minutes]

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

[Exhibit 2 - Presentation](#)

- C. [ID 25-2158](#) Receive a presentation and hold a discussion regarding options for the appointment of an Interim City Manager.
[Estimated Presentation/Discussion Time: 30 minutes]

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

[Exhibit 2 - 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 25-2157](#) Deliberations regarding Personnel Matters - Under Texas Government Code Section 551.074.

Deliberate and discuss the appointment and duties of an Interim City Manager. This agenda item is related to Work Session Agenda item ID 25-2158 and will be a placeholder for confidential deliberation as allowed by law.

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 25-2183](#) Ms. Sherry Reese regarding speed limit signs on East Oak.
- B. [ID 25-2184](#) Ms. Tracy Duckworth regarding homelessness.
- C. [ID 25-2185](#) Mr. Urban Rodriguez regarding being denied therapy for injuries sustained while on duty.
- D. [ID 25-2202](#) Ms. Laura Coate regarding Senate Bill 8 (SB 8).
- E. [ID 25-2207](#) Mr. Chance Herrington regarding Senate Bill 8 (SB 8).

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 25-070](#) Consider approval of the minutes of the October 21, 2025 Regular City Council Meeting.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - October 21, 2025 Regular Meeting Minutes](#)

- B. [ID 25-093](#) Consider a nomination/appointment to the Denton Police Department Chief of Police Advisory Board.

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

- C. [ID 25-2065](#) Consider adoption of an ordinance of the City of Denton amending Chapter 3, titled "Airports," of the Code of Ordinances of the City of Denton regarding airport governance; providing a repealer clause; providing for penalties; providing for codification; providing a severability clause; and providing an effective date. Airport Advisory Board recommends approval (5-0).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Ordinance](#)
[Exhibit 3 - Amended Chapter 3 \(clean\)](#)
[Exhibit 4 - Amended Chapter 3 \(redline\)](#)
[Exhibit 5 - Presentation](#)

- D. [ID 25-1812](#) Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute Amendment 1 to the 2014-2015 Funding Agreement between the City and Fred Moore Day Nursery School; said first amendment to reduce the term of the agreement; and providing an effective date.

Attachments: [Agenda Information Sheet](#)
[Ordinance and Amendment 1 to Agreement](#)
[2014-15 FMDNS Funding Agreement](#)

- E. [ID 25-1813](#) Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute Amendment 6 to the 2015-2016 Funding Agreement between the City and Fred Moore Day Nursery School; said Amendment 6 to reduce the term of the agreement; and providing an effective date.
- Attachments: [Agenda Information Sheet](#)
[Ordinance and Amendment 6 to Agreement](#)
[Ordinance 2015-274](#)
- F. [ID 25-2144](#) Consider adoption of an ordinance of the City of Denton, a Texas Home-Rule Municipal Corporation, authorizing the City Manager or Designee to execute a Development Agreement with Mel Stevenson & Associates, Inc., for payment in lieu of the design and construction of waterline public improvements on FM 1515 (Airport Road) and in the not-to-exceed amount of \$111,541.50 therefore; and providing an effective date.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Development Agreement](#)
[Exhibit 3 - Ordinance](#)
- G. [ID 25-2169](#) Consider approval of a resolution of the City of Denton amending the Housing Tax Credit Request for Support Policy; and providing an effective date.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Existing HTC Policy](#)
[Exhibit 3 - Draft Updated HTC Policy](#)
[Exhibit 4 - Resolution](#)
- H. [ID 25-2014](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Second Amendment to Medical Office Building Lease by and between the City of Denton and Epic Development, Inc. for the use and occupancy of premises for the City of Denton Employee Health Center for a two (2) year period; authorizing the expenditure of funds therefor (with a one year not-to-exceed amount of \$78,899.52, and a two (2) year not-to-exceed amount of \$160,177.92); and providing an effective date.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Ordinance and Agreement](#)
- I. [ID 25-1987](#) Consider adoption of an ordinance of the City of Denton, Texas considering all matters incident and related to the issuance, sale and delivery of up to \$300,000,000 in principal amount of "City of Denton Utility System Revenue Refunding Bonds, Series 2026"; authorizing the issuance of the bonds; delegating the authority to certain city officials to execute certain documents relating to the sale of the bonds; approving and authorizing instruments and procedures relating to said bonds; enacting other provisions relating to the subject; and providing an effective date.
- Attachments: [Exhibit 1. Agenda Information Sheet](#)
[Exhibit 2. Ordinance](#)

- J. [ID 25-1988](#) Consider adoption of an ordinance of the City of Denton, Texas considering all matters incident and related to the issuance, sale and delivery of up to \$100,000,000 in principal amount of "City of Denton General Obligation Refunding Bonds"; authorizing the issuance of the bonds; delegating the authority to certain city officials to execute certain documents relating to the sale of the bonds; approving and authorizing instruments and procedures relating to said bonds; enacting other provisions relating to the subject; and providing an effective date.
- Attachments: [Exhibit 1. Agenda Information Sheet](#)
 [Exhibit 2. Ordinance](#)
- K. [ID 25-1989](#) Consider approval of a resolution of the City of Denton revising administrative Policy Number 403.06 "Investment Policy"; and providing an effective date. The Investment Committee recommends approval (3-0).
- Attachments: [Exhibit 1. Agenda Information Sheet](#)
 [Exhibit 2. FY 2024-25 Red Lined Investment Policy](#)
 [Exhibit 3. Hilltop Securities Compliance Letter](#)
 [Exhibit 4. Resolution](#)
- L. [ID 25-1991](#) Consider approval of a resolution of the City of Denton amending Policy Number 403.07 "Debt Service Management" to make administrative maintenance revisions based on annual review of the policy; and providing for an effective date. The Debt Management Committee recommends approval (3-0).
- Attachments: [Exhibit 1. Agenda Information Sheet](#)
 [Exhibit 2. FY 2024 25 Red Lined Debt Policy](#)
 [Exhibit 3. Resolution](#)
- M. [ID 25-2016](#) Consider Approval of the Resolution of the City of Denton amending Policy No. 106.03 "Payroll Deductions" to add content related to certifications, education, license, training, travel advances and City owned items subject to repayment in certain circumstances and to provide clarity and consistency in recouping city-paid expenses and the cost of issued items; and declaring an effective date.
- Attachments: [Exhibit 1 – Agenda Information Sheet](#)
 [Exhibit 2 - Resolution](#)
 [Exhibit 3 – Revised Policy No. 106.03 Payroll Deductions Policy](#)
 [Exhibit 4 – Redlined Policy Draft. 106.03 Payroll Deductions Policy](#)
- N. [ID 25-2149](#) 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 Justin Seed Company, Inc., through the Buy Board Cooperative Purchasing Network Contract No. 706-23, for the acquisition of bulk fertilizer applications to park properties and athletic fields for the Parks and Recreation Department; providing for the expenditure of funds therefore; and providing an effective date (File 8870 - awarded to Justin Seed Company, 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 \$201,000.00).

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

[Exhibit 2 - Ordinance and Contract](#)

- O. [ID 25-2150](#) 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 T & W Tire, L.L.C., for the purchase and repairs of wheels and tires for light-medium duty vehicles and equipment for the Fleet Services Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8908 - awarded to T & W Tire, L.L.C., 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 \$378,303.00).

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

[Exhibit 2 - Pricing Evaluation](#)

[Exhibit 3 - Ordinance and Contract](#)

- P. [ID 25-2167](#) Consider adoption of an ordinance of the City of Denton granting a noise exception for the Denton High School Marchathon which will be held on Friday, December 13, 2025, from 11:00 a.m. to noon, at Historic Downtown Courthouse-on-the-Square (110 W. Hickory St.); and providing an effective date.

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

[Exhibit 2- Ordinance](#)

- Q. [ID 25-2018](#) Consider approval of a resolution of The City of Denton amending policy no. 500.07 "Use of Facilities for Inclement Weather" to outline the circumstances under which certain City facilities will be made available; to provide general guidelines; and outlining restrictions and priorities at each of the facilities listed for use based on the individual facility's purpose; declaring an effective date.

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

[Exhibit 2 – Resolution](#)

[Exhibit 3 – Revised Policy No. 500.07 Use of Facilities for Inclement Weather](#)

[Exhibit 4 – Redlined Policy Draft 500.07 Use of Facilities for Inclement Weather](#)

4. PUBLIC HEARINGS

- A. [CA25-0001a](#) 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 Master Planned Community Future Land Use designation on approximately 2,499.35 acres generally located west and south of FM 2153, east of FM 2164, and north of Gribble Springs Road and Shepard Road 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 (4-2) to recommend approval of the request. Motion for approval by Commissioner McDade and seconded by Commissioner Dyer. (CA25-0001a, Craver Ranch MPC, 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 - TXDOT's Denton County Outer Loop Alternatives](#)
 [Exhibit 10 - Notification Map](#)
 [Exhibit 11 - Draft Ordinance](#)
 [Exhibit 12 - Presentation](#)

- B. [MPA25-0003](#) 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 modification to the roadway alignment of the future east west connection in Craver Ranch. The general location of the target road is located south and west of FM 2153, east of FM 2164, north of Shepard Road 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 (5-1) to recommend approval of the request. Motion for approval by Chair Pruett and seconded by Commissioner McDuff. (MPA25-0003b, Craver Ranch, Sahar Esfandyari).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - 2022 Mobility Plan](#)
 [Exhibit 4 - Proposed Mobility Map Amendment](#)
 [Exhibit 5 - FEMA Map](#)
 [Exhibit 6 - ESA Map](#)
 [Exhibit 7 - Travel Demand Model](#)
 [Exhibit 8 - Amenity Plan](#)
 [Exhibit 9 - Notification Response Map](#)
 [Exhibit 10 - Draft Ordinance](#)
 [Exhibit 11 - Presentation](#)

- C. [PD25-0003a](#) 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 a Planned Development (PD) District with base zoning of Residential 4 (R4) District, Residential 7 (R7) District, Mixed Use Neighborhood (MN) District, Mixed Use Regional (MR) District, Public Facilities (PF) District on approximately 2,499.35 acres of land generally located west and south of FM 2153, east of FM 2164, and north of

Gribble Springs and Shepard 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 (4-2) to recommend approval of the request. Motion for approval by Commissioner Dyer and second by Commissioner Ketchersid. (PD25-0003a, Craver Ranch MPC, Mia Hines)

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Existing Zoning Map](#)

[Exhibit 5 - Existing Future Land Use Map](#)

[Exhibit 6 - CA25-0001 Proposed Future Land Use Map](#)

[Exhibit 7 - PD Development Standards](#)

[Exhibit 8 - PD Zoning and Development Plan](#)

[Exhibit 9 - Comparison of Allowed Uses](#)

[Exhibit 10 - Fiscal Impact Summary](#)

[Exhibit 11 - Economic Impact Study](#)

[Exhibit 12 - Notification Map](#)

[Exhibit 13 - Draft Ordinance](#)

[Exhibit 14 - Traffic Demand Model](#)

[Exhibit 15 - LLC Members List](#)

[Exhibit 16 - Presentation](#)

- D. [ID 25-1971](#) Conduct the second of two public hearings and consider adoption of an ordinance of the City of Denton approving a second amended and restated strategic partnership agreement between the City of Denton and Denton County Municipal Utility District No. 16 providing for limited purpose annexation and the terms for eventual full-purpose annexation of property located in the city's extraterritorial jurisdiction; and providing an effective date.

Attachments:

[Exhibit 1. Agenda Information Sheet](#)

[Exhibit 2. Ordinance](#)

[Exhibit 3. Presentation](#)

- E. [S25-0013a](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, approving a Specific Use Permit to allow for approximately 4,500 square feet of Medium-Impact Manufacturing use, on an approximately 8.702-acre lot, identified on the associated site plan as Suite #100, generally located west of Worthington Drive and south of the terminus of Schuyler 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 (6-0) to recommend approval. Motion for approval by Commissioner Dyer and second by Commissioner Garland.

(S25-0013a, Milo Insulation of Texas, Ashley Ekstedt)

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 - Applicant Project Narrative](#)
 [Exhibit 7 - Site Plan](#)
 [Exhibit 8 - Notification Map](#)
 [Exhibit 9 - Draft Ordinance](#)
 [Exhibit 10 - Staff Presentation](#)

5. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ID 25-1546](#) Consider adoption of an Ordinance of the City of Denton by three separate votes, each being conducted on September 16, 2025, October 21, 2025, and December 2, 2025, granting a nonexclusive gas franchise to Universal Natural Gas, LLC, for use of public rights-of-way in a designated area in the City of Denton for the purpose of constructing, maintaining and operating a system of pipelines and other facilities for the provision, transportation, distribution and conveyance of gas to customers in such designated area; authorizing execution of a franchise agreement between the City of Denton and Universal Natural Gas, LLC, providing for compensation to the City for the use of the public right-of-ways, providing terms, conditions and requirements related to the use of public rights-of-way in the City of Denton and to the construction, maintenance and operation of pipelines and other facilities for the provision, distribution and transportation of gas to customers in the designated area of the City of Denton; providing for publication; and providing an effective date.

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

- B. [ID 25-2104](#) Consider adoption of an ordinance of the City of Denton authorizing the execution of an operating agreement with "Craver Ranch Municipal Management District No. 1 of Denton County", regarding the funding, ownership, maintenance, and repair of public improvements serving property located within the "Craver Ranch Municipal Management District No. 1 of Denton County" and other related matters; and providing an effective date.

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

- C. [ID 25-2105](#) Consider adoption of an ordinance of the City of Denton authorizing the execution of a project agreement with Old Prosper Partners Acquisitions, LLC regarding funding,

ownership, maintenance, and repair of public improvements serving property located within the Craver Ranch Municipal Management District No. 1 and other related matters; and providing an effective date.

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

- D. [ID 25-2198](#) Consider approval of a resolution of the City of Denton, Texas consenting to the creation of the Craver Ranch Municipal Management District No. 1 of Denton County and providing additional consent to the powers and authority of the district; and providing an effective date.

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

- E. [ID 25-2132](#) Consider approval of a resolution of the City Council of the City of Denton exercising its rights and casting votes for membership 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 - Candidate Bio Forms](#)
 [Exhibit 4 - 2025 Vote Distribution](#)
 [Exhibit 5 - Presentation](#)

- F. [ID 25-1921](#) Consider appointing a nominating committee to recommend appointees to serve on the Economic Development Partnership Board.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - EDP Board Ordinance \(No. 22-1672\)](#)

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 November 24, 2025, 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.