



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

ACM: Christine Taylor

DATE: December 4, 2025

SUBJECT

Receive a report, hold a discussion, and make a recommendation to the Tax Increment Reinvestment Zone Number One Board regarding a Downtown Reinvestment Grant Program Fire Suppression application for 114 W. Oak Street, West Oak Coffee Bar.

BACKGROUND

Matt Fisher and Clay Rozell opened West Oak Coffee in Downtown Denton in 2014 with the vision of creating a warm, inviting space where Dentonites could gather and enjoy high-quality coffee. Although Clay Rozell is no longer an owner or partner in West Oak Coffee Bar, the original vision helped lay the foundation for what would become the Voltage Coffee Project, an organization that connects coffee lovers both locally and globally. Voltage Coffee Project also serves as a distributor for several local coffee shops and organizations, including Eagle Cawffee, Marty B's Coffee, and the University of North Texas, among others.

The building at 114 W. Oak is part of the Historic Denton Square District. The buildings along W. Oak Street, along the northern edge of the district, are all two-story commercial buildings dating primarily from the late nineteenth and early twentieth centuries. While the district witnessed significant development during the 1880's, a series of fires in the late nineteenth century destroyed many original buildings. Notably, the north side of the square was the least affected, with fires damaging the west side in 1881 and the east side in 1887.

Project

After more than a decade of successful operation, the West Oak team is planning to expand their business to the building's second floor, which has remained vacant for over fifty years. This improvement will support the increase in property value for the Tax Increment Reinvestment Zone Number One and provides improvements to health and safety.

Projected Improvements include: Fire Suppression System

Project Submitted Expenses: \$171,751.16

Grant Request: \$50,000.00

Applicable Policy Limits:

- *Fire Suppression Systems:* Installation of a new fire suppression system or necessary updates to an existing fire suppression system in accordance with the International Fire Code (IFC) and International Building Code Chapter 9, currently followed by the City of Denton. Grant limits: Fire Suppression System grants are limited to a 50% match with a cap of \$50,000 per grant.

The building at 114 W. Oak St. previously received a \$25,000 Downtown Reinvestment Grant in 2014, which at the time was funded through mixed beverage tax revenue. In 2018, the funding source for this grant program was changed to the Tax Increment Reinvestment Zone Number One.

EXHIBITS

Exhibit 1 – Agenda Information Sheet
Exhibit 2 – Grant Application
Exhibit 3 – Presentation

Respectfully submitted:
Kristen Pulido
Main Street Program Manager
Office of Economic Development