



City of Denton

Meeting Agenda

City Council

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

Tuesday, December 16, 2025

6:30 PM

Council Chambers

THE 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 or individual consideration items, individuals must be present at the portion of the meeting in which the Consent Agenda is considered. 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 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. PROCLAMATIONS/PRESENTATIONS

- A. [ID 25-2277](#) Presentation: ICC/IAEI ElectriCity award to the City of Denton

3. 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.
 - 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.

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.

4. REQUESTS FOR CLARIFICATION OF AGENDA ITEMS LISTED ON THIS AGENDA

Responses to a Council Member's question(s) on items listed on the 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 25-476](#) Meeting Questions, Responses & Handouts

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

5. 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 before the commencement of the meeting. Registration is required prior to the time the City Council considers the item.

6. 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 –X). 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 25-071](#) Consider approval of the minutes of the November 18, 2025 Special Called Meeting.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - November 18, 2025 Special Called Meeting Minutes](#)

- B. [ID 25-2293](#) Consider approval of a resolution of the City of Denton confirming the appointment of Assistant Chief of Police Tony Salas as Acting Chief of Police of the City of Denton Police Department beginning on January 10, 2026; and declaring an effective date.

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

- C. [ID 25-2154](#) Consider adoption of an ordinance of the City of Denton, a Texas Home-Rule Municipal Corporation, authorizing the City Manager to execute a Development Agreement with

Crow-Billingsley Denton GHB, Ltd., a Texas limited partnership, Crow-Billingsley Denton LPB, Ltd., a Texas limited partnership, and The Residence of Lake District No. 1, Ltd., a Texas limited partnership, for sanitary sewer easement and reservation of capacity therefore; and providing an effective date.

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

- D. [ID 25-2155](#) Consider adoption of an ordinance of the City of Denton, a Texas Home-Rule Municipal Corporation, authorizing the City Manager to execute a Development Agreement with RM Squared Denton, LLC and Baker 345, LLC, for developer's proportionate share of cost of design, easement acquisition, surveying, engineering, potholing, construction, legal fees and all other associated costs for a sanitary sewer line public improvement therefore; and providing an effective date.

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

- E. [ID 25-2186](#) Consider adoption of an ordinance of the City of Denton granting JPI Construction, LLC a noise exception pursuant to Section 17-20(c)(3)(f) of the City of Denton Code of Ordinances with respect to sound levels and hours of operation for approximately 21 concrete street pours, 32 foundation pours, concrete pumps, and generators to run pumps and lights related to construction of a new multifamily development located at 3855 Hudsonwood Rd; granting an increase in sound levels and a variance in the hours of operation which may be affected by weather, from 3:00 a.m. to 7:00 a.m., with sound not to exceed 70 decibels; and providing an effective date.

Attachments: [Exhibit 1- Agenda Information Sheet](#)
[Exhibit 2- Applicant Request](#)
[Exhibit 3- Aerial Map](#)
[Exhibit 4- Paving Sequence](#)
[Exhibit 5- Site Plan](#)
[Exhibit 6- Additional Noise Request Backup](#)
[Exhibit 7- Ordinance](#)

- F. [ID 25-2223](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the city manager to execute a interlocal cooperation agreement with Denton County, Texas, for the city to provide utility relocations, inspections, and construction of a signal and roadway widening at Cleveland Gibbs Road at Robson Ranch Road and county to reimburse the city; providing for the expenditure of funds in the not-to-exceed amount of \$2,800,000.00; and providing an effective date...Body

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

- G. [ID 25-2037](#) Consider adoption of an ordinance of the City of Denton ratifying the submission of an

application to the U.S. Department of Justice (DOJ) Bureau of Justice Assistance (BJA) FY25 Office of Justice Programs Community Based Violence Intervention and Prevention Initiative (CVIPI) in the amount of \$1,000,000 for design and construction of a Real-Time Information Center; and providing an effective date.

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

- H. [ID 25-2127](#) Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute agreements for the payment and use of program year 2026 Hotel Tax Revenue in support of programming and events in the City between the City of Denton and Denton Black Chamber of Commerce (\$48,000), Denton Black Film Festival Institute, Inc., (\$62,500), Denton County, Office of History and Culture, (\$300,000), Denton Day of the Dead Festival, Inc., (\$80,000), Denton Festival Foundation, Inc., (\$94,000), Denton Holiday Festival Association (\$30,000), Denton Main Street Association (\$121,680), Denton Parks Foundation, Dog Days of Denton, (\$30,000), Denton Parks Foundation, Juneteenth Celebration, (\$30,800), North Texas State Fair Association, (\$417,200), Tejas Storytelling Association (\$59,055), Texas Filmmakers Corporation (\$70,000), Theatre Denton, Inc., (\$35,100), Texas Veterans Hall of Fame, (\$70,000), and Denton Music and Art Collaborative (Amplify Denton), (\$9,900); Providing a severability clause; and providing an effective date. Community Partnership Committee recommends approval (3-0).

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

- I. [ID 25-2163](#) Consider approval of a resolution of the City of Denton granting authority to the City Manager, the Alternate Work Week Committee and the Alternate Work Week Handbook Subcommittee to govern the implementation and administration of the 12-month Alternate Work Week Pilot Program, and authorizing temporary override of conflicting personnel policies for the duration of the pilot program; and establishing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Alternate Work Week, Work Session Presentation](#)
 [Exhibit 3 - Policy Overrides Memo](#)
 [Exhibit 4 - Resolution](#)

- J. [ID 25-2193](#) Consider approval of an ordinance of the City of Denton amending policy no. 407.01 “Centralized Purchasing” as a finance policy for the organization and including it in the city of Denton policies and procedures; delegating authority for solicitation criteria, binding the City to contracts, negotiating contracts, awarding contracts, and to administratively update the procurement manual; providing for a repealer; and declaring an effective date.

- Attachments:** [Exhibit 1 – Agenda Information Sheet](#)
[Exhibit 2 – Ordinance](#)
[Exhibit 3 – Revised Policy No. 407.10 Centralized Purchasing Policy](#)
[Exhibit 4 – Redlined Policy Draft 407.10 Centralized Purchasing Policy](#)
[Exhibit 5- Revised Purchasing Manual](#)
[Exhibit 6- Redlined Purchasing Manual](#)

- K. [ID 25-2254](#) Consider adoption of an ordinance of the City of Denton, Texas, authorizing contracts setting the terms for each of the five Assistant Judges appointed on November 18, 2025, for the City of Denton Municipal Court of Record for a two (2) year term beginning December 31, 2025, and ending December 30, 2027; authorizing the Mayor to execute said contracts; authorizing the expenditure of funds; and declaring an effective date.

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

- L. [ID 25-2212](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Professional Services Agreement with Lockwood, Andrews & Newnam, Inc., for engineering services for the Lift Station Rehabilitation 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 8213-011 - Professional Services Agreement for engineering services awarded to Lockwood, Andrews & Newnam, Inc., in the not-to-exceed amount of \$735,520.00). The Public Utilities Board will consider this item on Monday, December 15, 2025.

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

- M. [ID 25-2214](#) 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 WM. M. Coleman & Associates, Inc. dba Coleman & Assoc. Land Surveying, for construction inspection services of the construction of Landfill Cell 6 for the Solid Waste and Recycling Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8525-012 - Professional Services Agreement for construction inspection services awarded to WM. M. Coleman & Associates, Inc. dba Coleman & Assoc. Land Surveying, in the not-to-exceed amount of \$156,265.00). The Public Utilities Board will consider this item on Monday, December 15, 2025.

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

- N. [ID 25-2218](#) 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.H. Glennon Co., Inc., for the purchase of mulch colorant for the Beneficial Reuse Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8822 - awarded to T.H. Glennon Co., Inc., for three (3) years, with the option for two (2)

additional one (1) year extensions, in the five (5) year not-to-exceed amount of \$150,000.00). The Public Utilities Board will consider this item on Monday, December 15, 2025.

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

- O. [ID 25-2220](#) 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 Tanner Industries, Inc., for the purchase of anhydrous ammonia for the Water Production Department; providing for the expenditure of funds therefor; and providing an effective date (IFB 8823-1 - awarded to Tanner Industries, Inc., in a three (3) year, with the option for two (2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$264,000.00). The Public Utilities Board will consider this item on Monday, December 15, 2025.

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

- P. [ID 25-2225](#) 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 Home Chemicals and Recycling Center Improvements for the Solid Waste and Recycling Department; providing for the expenditure of funds therefor; and providing an effective date (CSP 8845 - awarded to Gage & Cade Construction, LLC, in the not-to-exceed amount of \$614,738.00). The Public Utilities Board will consider this item on Monday, December 15, 2025.

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

- Q. [ID 25-2227](#) 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 Techline, Inc., through the Lower Colorado River Authority Contract No. 6941, for the acquisition of electric maintenance, repair, and construction inventory for Denton Municipal Electric to be stocked in the Warehouse and at Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (File 8947 - awarded to Techline, Inc., in the five (5) year not-to-exceed amount of \$6,000,000.00). The Public Utilities Board will consider this item on Monday, December 15, 2025.

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

- R. [ID 25-2229](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, ratifying the expenditure of funds by the City Manager, for the emergency purchase of switchgears for Denton Municipal Electric; and providing an effective date

(File 8954 - awarded to Texas Electric Cooperatives, Inc., in the not-to-exceed amount of \$260,200.00). The Public Utilities Board will consider this item on Monday, December 15, 2025.

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

- S. [ID 25-2233](#) 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 CentralSquare Technologies, LLC, for Enterprise Land Management (ELM) software for the Development Services Department, which is the sole provider of this software, in accordance with Texas Local Government Code 252.022, which provides that procurement of commodities and services that are available from one source are exempt from competitive bidding, and if over \$50,000, shall be awarded by the governing body; providing for the expenditure of funds therefor; and providing an effective date (File 8924 - awarded to CentralSquare Technologies, LLC, in the five (5) year not-to-exceed amount of \$1,029,536.12).

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

- T. [ID 25-2234](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract To provide specialized crash-report monitoring and subrogation recovery services for a pilot program of the Human Resources Department with Peachtree Recovery Services, Inc. (Provider); authorizing the City Manager to take those actions necessary for city's performance under the contract; providing for the retention of a percentage by provider for amounts recovered through performance of the services; and providing an effective date (File 8939 - awarded to Peachtree Recovery Services, Inc., for a one (1) year term).

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

- U. [ID 25-2235](#) 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 Alternative Claims Management, LLC (Provider), to provide specialized subrogation recovery services for Risk Management as a pilot program for the Human Resources Department; authorizing the City Manager to take those actions necessary for city's performance under the contract; providing for the retention of a percentage by provider for amounts recovered through performance of the services; and providing an effective date (File 8940 - awarded to Alternative Claims Management, LLC, for a one (1) year term).

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

- V. [ID 25-2236](#) 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 CivicPlus, LLC, for continued support of the recreation software used for the Parks and Recreation

Department, which is the sole provider of this software, in accordance with Texas Local Government Code 252.022, which provides that procurement of commodities and services that are available from one source are exempt from competitive bidding, and if over \$50,000, shall be awarded by the governing body; providing for the expenditure of funds therefor; and providing an effective date (File 8941 - awarded to CivicPlus, LLC, for one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$350,899.73).

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

- W. [ID 25-2244](#) 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 Mustang Apparel, Inc. dba Incentive Brands, for workwear for various City of Denton departments; providing for the expenditure of funds therefor; and providing an effective date (RFP 8926 - awarded to Mustang Apparel, Inc. dba Incentive Brands, for one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$3,500,000.00).

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

- X. [ID 25-2121](#) Consider adoption of an ordinance of the City of Denton, authorizing the City Manager, or designee, to execute and authorize the expenditure of funds for a total not to exceed \$109,693.47 for the overage cost of a City's traffic signal equipment at the intersection of Western Boulevard at Jim Christal Road in the City of Denton, Denton County, Texas between the City of Denton and the Texas Department of Transportation ("TxDOT"); confirming expenditure; and providing an effective date.

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

7. PUBLIC HEARINGS

- A. [HL25-0002b](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton designating the property located at 3316 Roselawn Drive, being part of Abstract Number 521, Tract 15 and 16 of the Asa Hickman Survey, a Historic Landmark under Section 2.9.4 of the Denton Development Code; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Historic Landmark Commission voted [4-0] to recommend approval of the request. Motion for approval by Commissioner Sherman and second by Commissioner Black. The Planning and Zoning Commission voted [7-0] to recommend approval of the request. Motion for approval by Commissioner McDuff and second by Commissioner Garland. (HL25-0002b, Historic Landmark Designation of 3316 Roselawn Drive, Cameron Robertson)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Site Location Map](#)
[Exhibit 3 - Current Zoning Map](#)
[Exhibit 4 - Future Land Use Map](#)
[Exhibit 5 - Historic Landmark Designation Checklist and Application](#)
[Exhibit 6 - Notification Map and Responses](#)
[Exhibit 7 - Draft Ordinance](#)
[Exhibit 8 - Presentation](#)

- B. [S25-0010a](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a request for a Specific Use Permit to allow for a Group Home use on approximately 0.4 acres of land, generally located on the southwest corner of the intersection of Sandpiper Drive and Abbots 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 for severability; and establishing an effective date. The Planning and Zoning Commission voted (6-0) to recommend approval. Motion for approval by Commissioner Garland and second by Commissioner McDade. (S25-0010a, Joyful Journey Group Home, 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 - Existing Site Plan](#)
[Exhibit 8 - Fiscal Impact Summary](#)
[Exhibit 9 - Notification Map and Responses](#)
[Exhibit 10 - Draft Ordinance](#)
[Exhibit 11 - LLC Members List](#)
[Exhibit 12 - Staff Presentation](#)

- C. [DCA25-0002](#)
[a](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, amending the Denton Development Code; amendments include but are not limited to Subsection 5.3.1D, Maximum Persons Occupying a Dwelling, and Section 9.2, Definitions, related to the term "family" and bedroom and the number of unrelated persons occupying a dwelling unit; Table 5.2.A, Table of Allowed Uses, Subsection 5.4.4A, Home-Based Occupations, and Section 9.2, Definitions, related to the term "home occupations" and home-based business regulations; Table 2.2-A, Summary of Development Review Procedures, Section 2.4, Common Review Procedures, Section 2.5, Development Permits and Procedures, Section 2.7, Plan and DDC Amendments, Section 2.8, Flexibility and Relief Procedures, related to public notice requirements and protest procedures; 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 Ketchersid and second by Commissioner Garland. (DCA25-0002c, Legislative Updates, Julie Wyatt)

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Senate Bill 1567](#)

[Exhibit 4 - Proposed Redlined SB 1567 Amendments to the Denton Developme](#)

[Exhibit 5 - House Bill 2464](#)

[Exhibit 6 - Proposed Redlined HB 2464 Amendments to the Denton Developme](#)

[Exhibit 7 - House Bill 24](#)

[Exhibit 8 - Proposed Redlined HB 24 Amendments to the Denton Development](#)

[Exhibit 9 - Draft Ordinance](#)

[Exhibit 10 - Presentation](#)

- D. [MPC25-0001](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a request to rezone approximately 19.677-acres from Master Planned Community (MPC) Zoning District to Master Planned Community with a Base Zoning District of Mixed-Use Regional (MR) and make corresponding amendments to the Hunter Ranch MPC Development Map and related exhibits to expand the boundaries of the district to include the additional approximately 19.677-acre site for a total of approximately 3,187.40-acre tract of land within the Hunter Ranch MPC, generally located west of John Paine Road, approximately 2,200 feet of north of I-35W, in the City of Denton, Denton County, Texas; Adopting an amendment to the Hunter Ranch master planned community development plan map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted [6-0] to recommend approval of the request. Motion for approval was made by Commissioner Dyer and seconded by Commissioner Ketchersid. (MPC25-0001a, Hunter Ranch, Cameron Robertson)

- Attachments:**
- [Exhibit 1 - Agenda Information Sheet](#)
 - [Exhibit 2 - Staff Analysis](#)
 - [Exhibit 3 - Site Location Map](#)
 - [Exhibit 4 - Existing Base Zoning Map](#)
 - [Exhibit 5 - Proposed Base Zoning Map](#)
 - [Exhibit 6 - Future Land Use Map](#)
 - [Exhibit 7 - Hunter Ranch MPC19-0002c](#)
 - [Exhibit 8 - Proposed Revised Exhibit B - Amended MPC Development Plan Map](#)
 - [Exhibit 9 - Proposed Revised Exhibit C - Amended Phase and District Boundary](#)
 - [Exhibit 10 - Proposed Revised Exhibit D - Amended Park Plan Map](#)
 - [Exhibit 11 - Proposed Revised Exhibit E - Amended Environmentally Sensitive /](#)
 - [Exhibit 12 - Notification Map](#)
 - [Exhibit 13 - Draft Ordinance](#)
 - [Exhibit 14 - Presentation](#)

8. ITEMS FOR INDIVIDUAL CONSIDERATION – CONSIDERATION OF THE USE OF EMINENT DOMAIN TO CONDEMN REAL PROPERTY INTERESTS

- A. [ID 25-2035](#) Consider adoption of an ordinance of the City of Denton determining the public use, need, and necessity for the acquisition of approximately 10.416-acres of land, and a 1.283-acres temporary construction easement located east of Hinkle Drive, north of West University Drive, situated in the Robert Beaumont Survey, abstract No. 31, all in the city and county of Denton, Texas, and more particularly described in the attached exhibit(s) “A” (collectively, the “Property Interest(s)”); authorizing the City Manager and City Attorney, to acquire the Property Interests by agreement if possible, including making all offers required by law; authorizing the use of the power of eminent domain proceedings if necessary; authorizing the expenditure of funding; making findings; providing a savings clause; and providing an effective date.

- Attachments:**
- [Exhibit 1 - Agenda Information Sheet](#)
 - [Exhibit 2 - Ordinance](#)
 - [Exhibit 3 - Motion](#)
 - [Exhibit 4 - Presentation](#)

- B. [ID 25-2276](#) Consider adoption of an ordinance of the City of Denton determining the public use, need, and necessity for the acquisition of a permanent wastewater easement and a temporary construction easement generally located north of U.S. Highway 380 (University Drive), and west of Masch Branch Road, situated in the Seferino Huizar Survey, Abstract No. 514, all in the City and County of Denton, Texas, and more particularly described in the attached Exhibit “A” (collectively, the “Property Interests”); authorizing the City Manager and the City Attorney to acquire the Property Interests by agreement if possible, including making all offers required by law; authorizing the use of the power of eminent domain to condemn the Property Interests if agreement cannot be reached; authorizing the City Attorney to file eminent domain proceedings if necessary; authorizing the expenditure of

funding; making findings; providing a savings clause; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Ordinance](#)
 [Exhibit 3 - Recommended Motion](#)
 [Exhibit 4 - Presentation](#)

9. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ID 25-2101](#) Consider adoption of an ordinance of the City of Denton authorizing the execution of a Second Amendment to Hunter Ranch Project Agreement relative to the inclusion of land into the agreement and clarifying the binding obligations as it relates to the developer and future developers and other related matters; and providing an effective date.

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

- B. [DCA25-0002](#) Consider adoption of an ordinance of the City of Denton, Texas, amending Chapter 17 [c](#) "Property Maintenance", Article I "In General", Section 17-2 "Definitions", of the Code of Ordinances of the City of Denton, to revise definitions related to dwelling occupancy; amending Chapter 17, Article XIII "Minimum Building Standards", Division 2 "Minimum Standards", Section 17-159 "Occupancy Limitations" of the Code of Ordinances of the City of Denton, to revise Overcrowding Standards; Chapter 2 "Administration", Article II, "Administrative Organization", Section 2-29 "City Council Rules of Procedure" of the Code of Ordinances of the City of Denton, to revise written protest procedures; providing a repealer clause; providing a savings clause; providing a severability clause; providing a penalty clause; providing for publication; providing codification; and providing an effective date. (DCA25-0002c, Legislative Updates, Julie Wyatt)

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

- C. [ID 25-1871](#) Consider adoption of an ordinance of the City of Denton approving an economic development agreement under Chapter 380 of the local government code to promote economic development and to stimulate business activity and economic growth of the City of Denton between the City of Denton and Novartis Gene Therapies, Inc., regarding the expansion of operations and increase in the number of jobs in the City of Denton; authorizing the expenditure of funds therefor in an amount not-to exceed \$894,688; authorizing the city manager to take action to facilitate the remediation of property in furtherance of said agreement; and providing an effective date. The Economic Development Partnership Board recommends approval (9-0).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Incentive Evaluation Matrix](#)
[Exhibit 3 - Economic Impact Summary](#)
[Exhibit 4 - Ordinance and Agreement](#)
[Exhibit 5 - Presentation](#)

- D. [ID 25-1872](#) Consider adoption of an ordinance of the City of Denton approving a tax abatement agreement with Novartis Gene Therapies, Inc. setting forth all the required terms of the tax abatement agreement in accordance with the terms of Chapter 312 of the Texas Tax Code; setting forth the various conditions to Novartis Gene Therapies, Inc. receiving the tax abatement; providing for a severability clause; and providing an effective date. The Economic Development Partnership Board recommends approval (9-0).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Incentive Evaluation Matrix](#)
[Exhibit 3 - Economic Impact Summary](#)
[Exhibit 4 - Ordinance and Agreement](#)
[Exhibit 5 - Presentation](#)

10. 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 salutory 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.

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, in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.086 of the Texas Open Meetings Act.

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 December 10, 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.