



# City of Denton

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

## Meeting Agenda

### Economic Development Partnership Board

Thursday, May 2, 2024

8:30 AM

Development Service Center

#### Downtown Economic Development Committee

After determining that a quorum is present, the Downtown Economic Development Committee of the City of Denton, Texas, will convene in a Regular Meeting on Thursday, May 2, 2024, at 8:30 a.m. in the Development Service Center Training Rooms 1 and 2 at 401 N. Elm Street, Denton, Texas at which the following items will be considered:

#### 1. ITEMS FOR CONSIDERATION

- A. [EDP24-036](#) Consider approval of the minutes of April 4, 2024.

Attachments: [April 4, 2024 DEDC Minutes - DRAFT](#)

#### 2. WORK SESSION

- B. [EDP24-037](#) Receive a report and hold a discussion regarding downtown capital improvement project updates.

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

[Exhibit 2 - Presentation](#)

- C. [EDP24-038](#) Staff Reports:

1. Downtown Master Plan Update - Cameron Robertson
2. Main Street Program Update - Kristen Pulido
3. Future Agenda Items - Christine Taylor

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

[Exhibit 2 - Queue of Agenda Items](#)

#### 3. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Downtown Economic Development Committee 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.

NOTE: The Downtown Economic Development Committee 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.

CERTIFICATE

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 April 24, 2024, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

\_\_\_\_\_  
OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.



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## Legislation Text

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**File #:** EDP24-036, **Version:** 1

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### **AGENDA CAPTION**

Consider approval of the minutes of April 4, 2024.

**MINUTES  
CITY OF DENTON  
DOWNTOWN ECONOMIC DEVELOPMENT COMMITTEE  
April 4, 2024**

After determining that a quorum was present, the Downtown Economic Development Committee convened on April 4, 2024, at 8:34 a.m., in the Development Service Center, Training Room 1 & 2, 401 N. Elm Street, Denton, Texas, 76201.

**PRESENT:** Jeremy Fykes (Chair), Hank Dickenson (Vice-Chair), Peggy Capps, Kristen Kendrick-Bigley, Beth Lewis, Jill Herbst, Brock McKnight, Bob Moses, and Nick Miller, and Krissi Oden

**ABSENT:** Jason Bodor, Melissa Lenaburg, and Rina Maloney

**STAFF PRESENT:** Leia Atkinson, Scott Bray, Christina Davis, Courtney Douangdara, Vanessa Esparza, Joe Holland, Kristen Pulido, Brittany Sotelo, Christine Taylor, and Matilda Weeden

**1. ITEMS FOR CONSIDERATION**

**A. EDP24-026 Consider approval of the minutes of March 7, 2024.**

Dickenson made a motion. Lewis seconded the motion. Motion carried. (10-0)

AYES (10): Capps, Dickenson, Fykes, Kendrick-Bigley, Lewis, Herbst, Moses, McKnight, Miller, and Oden

NAYS (0): None

**B. EDP24-027 Receive a report, hold a discussion, and give staff direction regarding correcting the meeting date and time to the previously approved meeting calendar for the year 2024.**

Staff presented the item. Oden made a motion to correct the November date and approve the 2024 calendar. Capps seconded the motion. Motion carried. (10-0)

AYES (10): Capps, Dickenson, Fykes, Kendrick-Bigley, Lewis, Herbst, Moses, McKnight, Miller, and Oden

NAYS (0): None

**2. WORK SESSION**

**A. EDP24-028 Receive a report and hold a discussion regarding the Quarter Two Main Street Report.**

Staff presented the item and discussion followed. No action was taken.

**B. EDP24-029 Staff Reports:**

- 1. Fine Arts Project Update - Christine Taylor**
- 2. Downtown Master Plan Update - Cameron Robertson**
- 3. Future Agenda Items - Christine Taylor**

Item 2. Downtown Master Plan Update was not presented as there was no update. Staff presented each item and discussion followed. No action was taken.

**3. CONCLUDING ITEMS**

With no further business, the meeting adjourned at 9:12 a.m.

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**Jeremy Fykes, Chair**  
**Downtown Economic Development Committee**

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**Vanessa Esparza**  
**Administrative Assistant**

Minutes Approved On: \_\_\_\_\_



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**File #:** EDP24-037, **Version:** 1

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### **AGENDA CAPTION**

Receive a report and hold a discussion regarding downtown capital improvement project updates.



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Economic Development

**ACM:** Christine Taylor, Assistant City Manager

**DATE:** May 2, 2024

**SUBJECT**

Receive a report and hold a discussion regarding downtown capital improvement project updates.

**EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Presentation

Respectfully submitted:  
Matilda Weeden  
Economic Development Specialist



# Capital Projects Updates

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**Trevor Crain, PMP**

**Director of Capital Projects**

**Capital Projects**

**05/5/24**





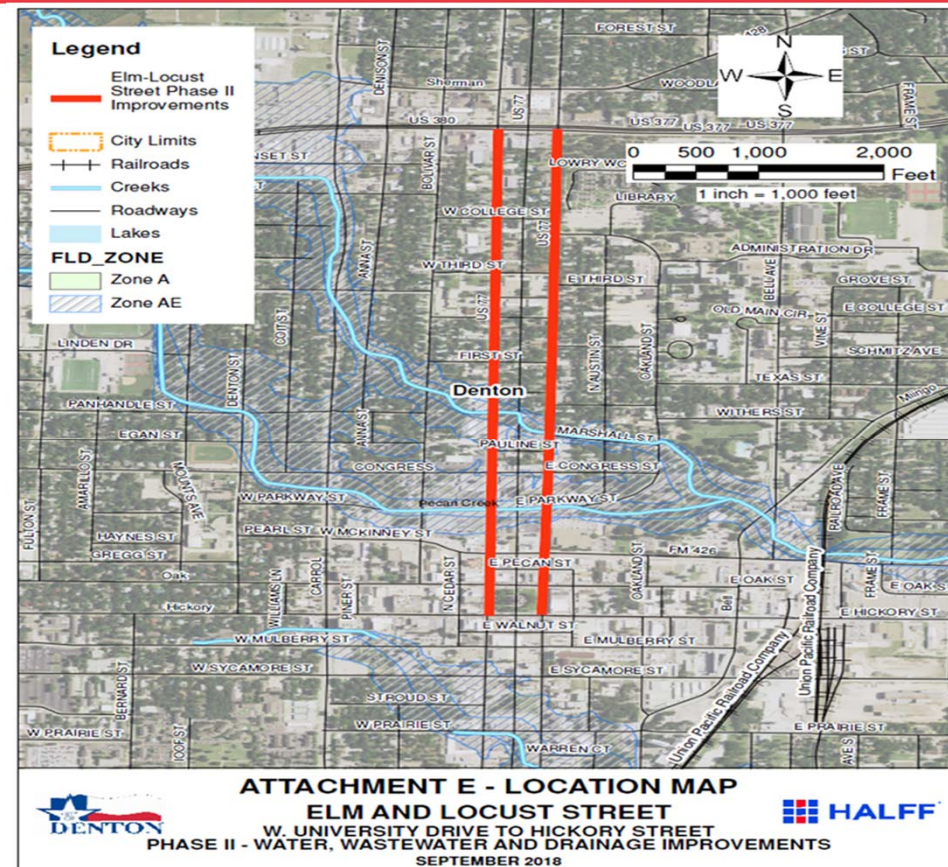
# Elm / Locust

- Elm/Locust Phase 1

- Limits are from Walnut to Eagle
- All utilities have been completed
- TxDOT is responsible for street reconstruction
- Estimated Construction Start – Q2 2024

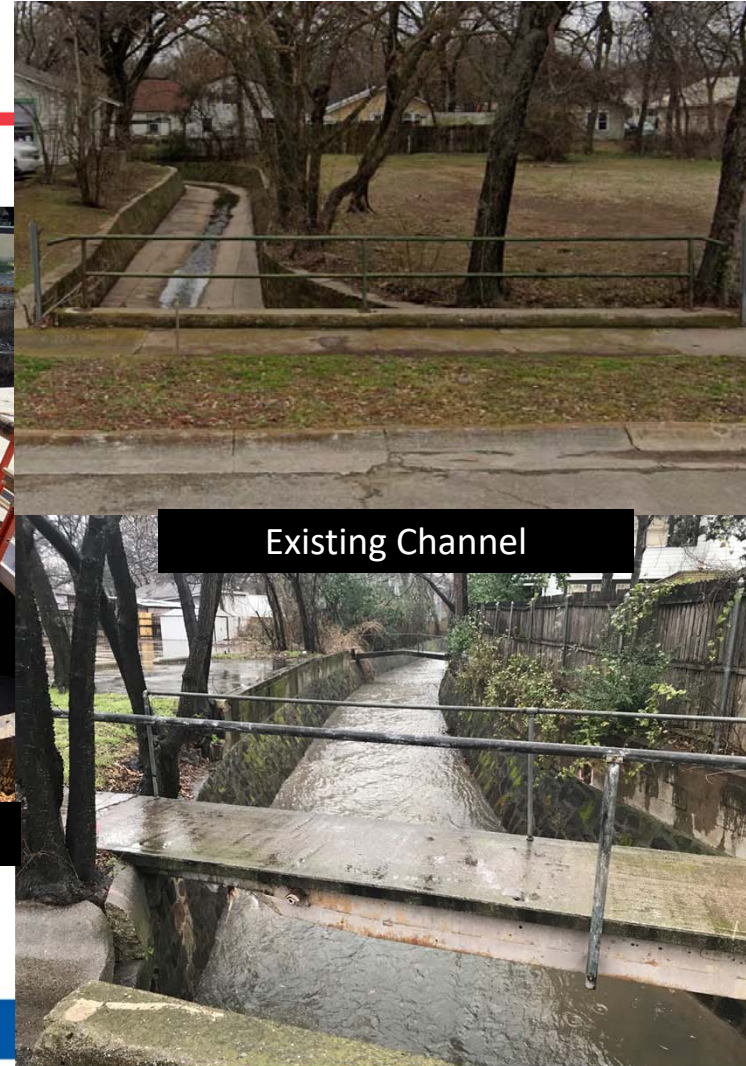
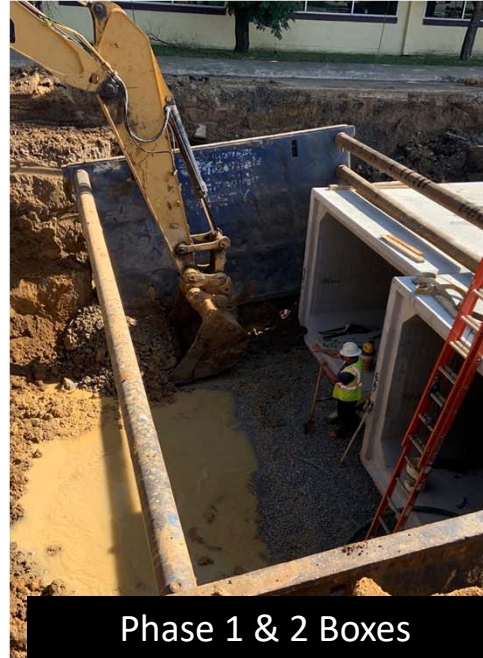
- Elm/Locust Phase 2

- Limits are from US 380 to McKinney
- Water, Wastewater, Drainage, and Street Reconstruction with minimal sidewalk
- Portion of Project funding included in 2022 County TRIP Bond
- Currently at 60% design
- Estimated construction Start – Q4 2024



# PEC 4 Phases 3 & 4

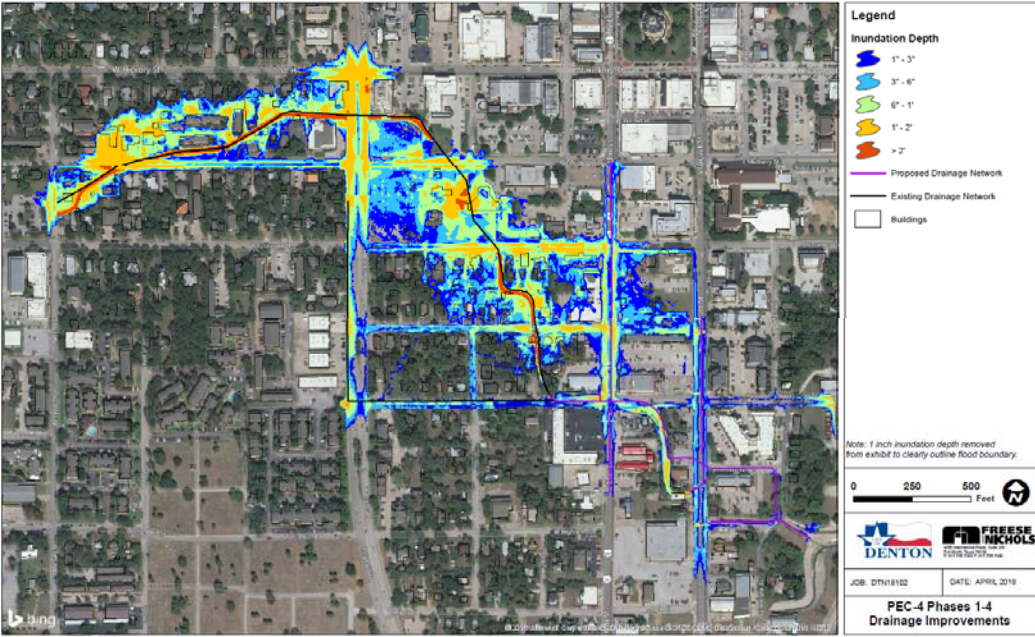
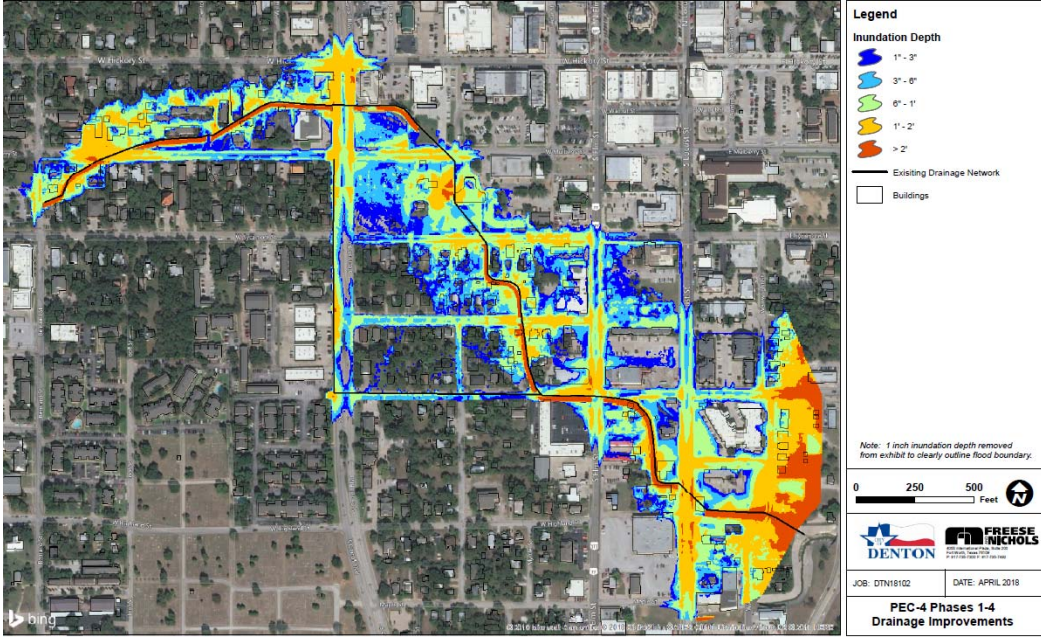
- Current Conditions
  - Originally built in the 1930's
  - Current channel is significantly undersized and in poor condition.
  - Channel currently overtops its banks leading to damage of property and significant safety issues.
  - Phases 1 & 2 have been completed in 2022 and Letter of Map Revision filed with FEMA.
  - Phase 1 & 2 removed 87 buildings out of the floodplain.



# PEC 4 Phase 1 & 2

Previous Condition

Current Condition



# PEC 4 Phases 3 & 4

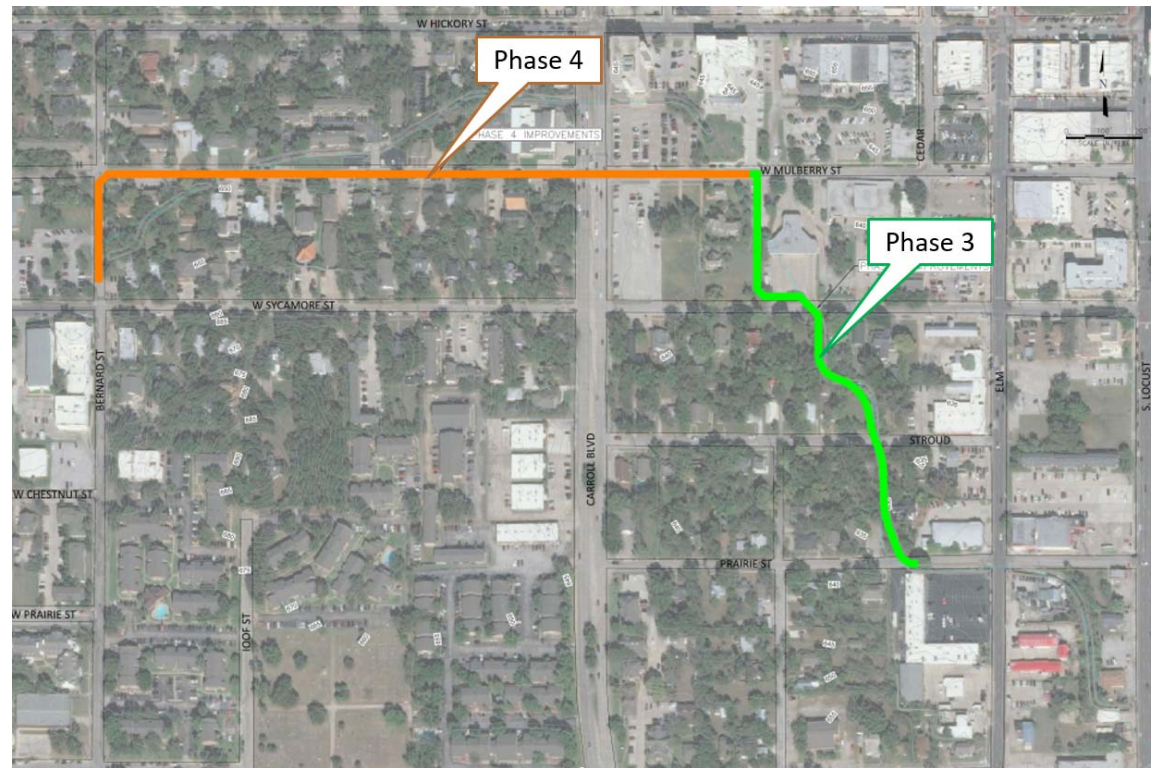
Rain event during construction of  
PEC 4 Phase 1 & 2.

PEC 4 Phase 3 & 4 are upstream and  
would convey same amount of water.



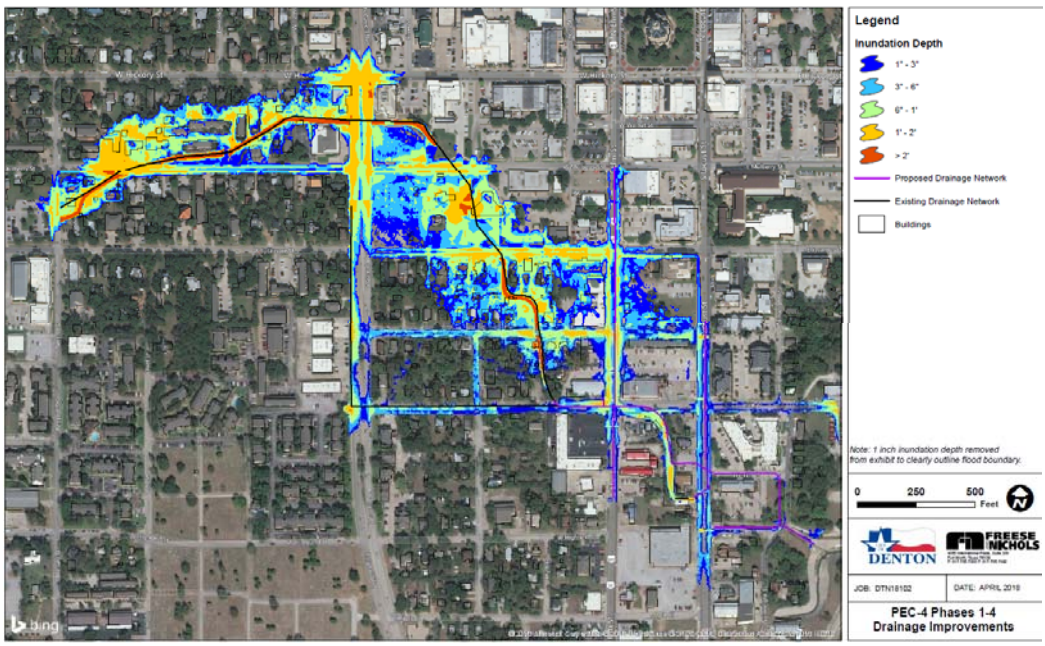
# PEC 4 Phase 3 & 4

- Proposed Project
  - Installation of 16' x 8', 12' x 8', and 10' x 8' concrete boxes.
  - Relocation/replacement of existing utilities.
  - Reconstruction of roadways.
  - Completed Letter of Map Revision.
  - Buildings Removed from Floodplain: 84
  - Parcels Removed from Floodplain: 119
  - Area Removed from Floodplain: 104 Acres
  - Addresses some downtown flooding including removing the Carroll Courts building and Farmers Market out of floodplain.

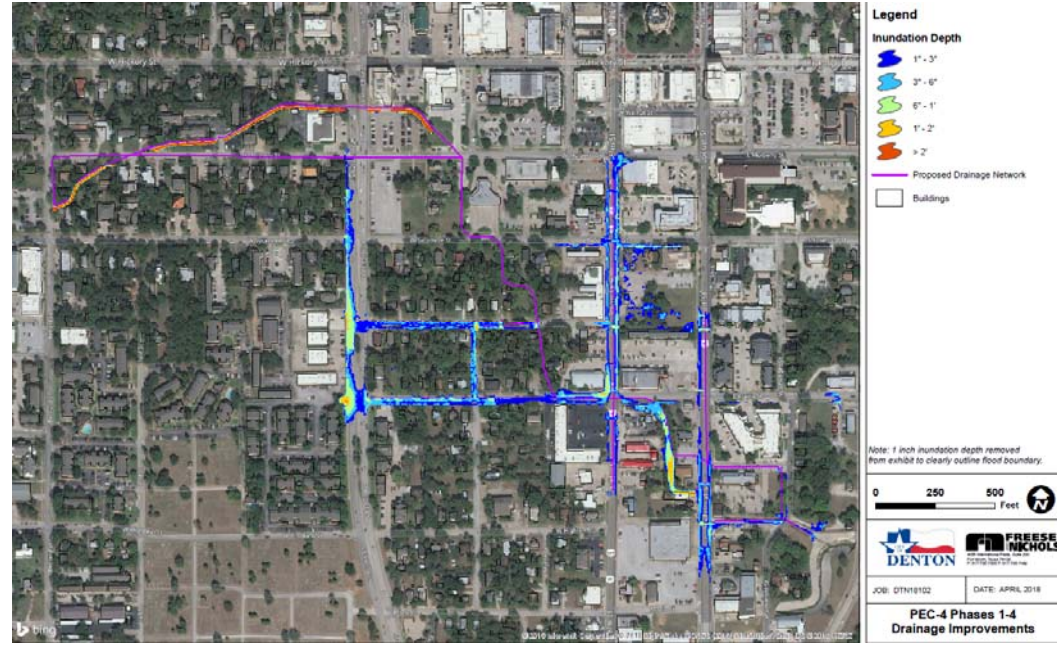


# PEC 4 Phase 3 & 4

## Current condition



## Proposed Conditions



# SYCAMORE SIDEPATH – A-TRAIN TO UNT



## Original Project Scope: ■

Bicycle and Pedestrian Improvements on route from the A-Train Station to UNT Campus, implementing a 10-foot side-path, new traffic signal and intersection modifications at Carroll Blvd., pedestrian signal upgrades and bike radar detection as well as a bike lane along Welch Street from the existing bike lane at Eagle to Hickory Street.

## Proposed Scope Changes:

Traffic Signal modifications at Elm, Locust, and Bell Street intersections including upgraded curb ramps, pedestrian push buttons, pedestrian poles, and crosswalks to comply with ADA Standards. As well as new conduits, pedestal service and new traffic signal controller foundations at both Elm and Locust Streets.  
DCTA Crossing Pedestrian Improvements required for QZ Compliance.



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# Questions?

**Trevor Crain, PMP**  
**Director of Capital Projects**  
**Capital Projects Department**







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## Legislation Text

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**File #:** EDP24-038, **Version:** 1

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### **AGENDA CAPTION**

Staff Reports:

1. Downtown Master Plan Update - Cameron Robertson
2. Main Street Program Update - Kristen Pulido
3. Future Agenda Items - Christine Taylor



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Economic Development

**ACM:** Christine Taylor, Assistant City Manager

**DATE:** May 2, 2024

### **SUBJECT**

Staff Reports:

1. Downtown Master Plan Update – Cameron Robertson
2. Main Street Program Update – Kristen Pulido
3. Future Agenda Items – Christine Taylor

### **BACKGROUND**

#### **Downtown Master Plan Update:**

The Design Downtown Denton plan launched in July of 2023, tasked to guide priorities for the next 20 years in Downtown, including mobility, economic development, culture, parks, historic preservation and more. The plan has since completed Phases 0 through 2 of the scope of work, and are currently in Phase 3 of the plan, where conceptual plans and actions are created based on previous community engagement and feedback.

#### **Main Street Program Update:**

Hosted Spring Open House featuring a Shop Small Crawl and Bar/Restaurant Crawl to capture visitors coming to Downtown for the Solar Eclipse. Denton Main Street Association created a raffle for participating retail stores that for every \$25 spent, they would be entered to win a Denton Main Street Dollar e-gift card. For the Bars/Restaurants the public could vote on their favorite Solar Sip or Snack and be entered to win. Seventeen retail stores and fourteen Bars and Restaurants participated. Submitted the Q1 report to Texas Main Street. Awarded L' Amitie the Downtown Beautiful Business award for beautification efforts. Downtown Reinvestment Grants for 104-106 W. Oak and 212 W. Sycamore are headed to council for consent on May 7. Planning for the Imagine the Possibilities tour has begun where we are invite developers, investors and entrepreneurs to view development opportunities in Downtown Denton. There has been one new business open and no closures.

#### **Future Agenda Items:**

An overview of current items in the Agenda Queue and discussion of possible future agenda items.

### **EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Queue of Agenda Items

Respectfully submitted:  
Matilda Weeden  
Economic Development Specialist

## Downtown Economic Development Committee

Meeting Dates	Item	Staff	Time
<b>Thursday, May 2, 2024</b>			
Work Session	Downtown Capital Improvements Projects Update	Seth Garcia/Trevor Crain	30
Staff Report	Downtown Master Plan Update	Cameron Robertson	10
Staff Report	Main Street Program Update	Kristen Pulido	5
<b>Thursday, June 6, 2024</b>			45
Items for Consideration	Fine Arts Façade Grant	Kristen Pulido	15
Work Session	Ambassador Program Update	Megan Ball	15
Work Session	Downtown Parking Study Update	Transportation Services Team	15
<b>Thursday, August 1, 2024</b>			45
Items for Consideration	New Member Nominations	Staff	10
Staff Report	Downtown Master Plan Update	Cameron Robertson	10
Staff Report	Main Street Program Update	Kristen Pulido	5
<b>Thursday, September 5, 2024</b>			25
Work Session	Ambassador Program Update	Megan Ball	15
Staff Report	Main Street Program Update	Kristen Pulido	5
<b>Thursday, October 3, 2024</b>			20
Items for Consideration	Vice Chair appointment	Staff	5
Work Session	New member orientation	Staff	10
Work Session	Main Street Quarterly Report	Kristen Pulido	10
<b>Thursday, November 7, 2024</b>			25
Staff Report	Main Street Program Update	Kristen Pulido	5
<b>Thursday, December 5, 2024</b>			5
Work Session	Ambassador Program Update	Megan Ball	15
Staff Report	Main Street Program Update	Kristen Pulido	5
			20