CITY OF DENTON CITY COUNCIL MINUTES
December 2, 2025

After determining that a quorum was present, the City Council of the City of Denton, Texas convened 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.

PRESENT: Mayor Gerard Hudspeth, Mayor Pro Tem Suzi Rumohr and Council Members Brian Beck, Vicki Byrd, Joe Holland, Jill Jester, and Brandon Chase McGee

ABSENT: None

Also present were City Manager Sara Hensley and City Attorney Mack Reinwand.

The posted agenda noted the registration process for in-person and public participation at this meeting. While citizen commentary received via the online registration process was not read, each member for the City Council received each online commentary as it was submitted. In-person and online comments received are reflected in the exhibit to the minutes of this meeting.

WORK SESSION

1. Citizen Comments on Consent Agenda Items

None

2. Requests for clarification of agenda items listed on this agenda for public hearing and individual consideration.

• Clarification:
None

• Pulled For Individual Consideration:
None

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]

The item was presented, and discussion followed. Following discussion, Council consensus was to move forward with the Staff recommendation to bring the Master Plan Update to a future Council meeting for approval. In addition, Council requested additional information on items related to applications and stakeholder input.

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]

The item was presented, and discussion followed. Following discussion, City Council consensus was to move forward with the pilot program. Council emphasized collecting feedback from staff and citizens throughout the process.

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]

The item related to closed meeting item 1A (25-2157) scheduled for consideration at the Closed Meeting to follow.

The item was presented, and discussion followed.

The work session recessed at 4:26 pm to enter into the Closed Meeting.

CLOSED MEETING

1. Closed Meeting:

The City Council convened into a Closed Meeting at 4:27 consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows:

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.
DELIBERATED

The item related to Work Session item 3C (25-2158) discussed prior to, and after the closed session.

The closed meeting started at 4:27 p.m. and ended at 5:10 p.m. No votes or actions were taken during the closed meeting.

The work session reconvened at 5:11 p.m. and discussion continued.

Following discussion, Council consensus was to move forward with the Staff recommendations for Interim Option #1 to appoint an Interim City Manager now, and Recruitment Option 1 to delay full recruitment.

The work session ended at 5:16 p.m.

REGULAR MEETING

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Regular Meeting on Tuesday, December 2, 2025, at 6:31 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Mayor Gerard Hudspeth, Mayor Pro Tem Suzi Rumohr and Council Members Brian Beck, Vicki Byrd, Joe Holland, Jill Jester, and Brandon Chase McGee

ABSENT: None

Also present were City Manager Sara Hensley and City Attorney Mack Reinwand.

The posted agenda noted the registration process for in-person and public participation at this meeting. While citizen commentary received via the online registration process was not read, each member for the City Council received each online commentary as it was submitted. In-person and online comments received are reflected in the exhibit to the minutes of this meeting.

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag
B. Texas Flag

2. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

(1) Scheduled Citizen Reports from Members of the Public

A. ID 25-2183 Ms. Sherry Reese regarding speed limit signs on East Oak.
PRESENTED

B. ID 25-2184 Ms. Tracy Duckworth regarding homelessness.
CANCELLED

C. ID 25-2185 Mr. Urban Rodriguez regarding being denied therapy for injuries sustained while on duty.
PRESENTED

D. ID 25-2202 Ms. Laura Coate regarding Senate Bill 8 (SB 8).
PRESENTED

E. ID 25-2207 Mr. Chance Herrington regarding Senate Bill 8 (SB 8).
PRESENTED

(2) Additional Citizen Reports (Open Microphone)
Citizen comments received are noted on Exhibit A.

3. CONSENT AGENDA

The Consent Agenda consisted of Items 3.A-Q. During the Work Session held earlier in the day, no items were pulled for Individual Consideration.

Mayor Pro Tem Rumohr moved to adopt the Consent Agenda as presented. Motion seconded by Council Member Holland

Motion carried unanimously.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

A. ID 25-070 Consider approval of the minutes of the October 21, 2025 Regular City Council Meeting.
APPROVED

B. ID 25-093 Consider a nomination/appointment to the Denton Police Department Chief of Police Advisory Board.
APPROVED
APPOINTMENT LISTED ON EXHIBIT B

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).
ASSIGNED ORDINANCE NO. 25-2065

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.
ASSIGNED ORDINANCE NO. 25-1812

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.
ASSIGNED ORDINANCE NO. 25-1813

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.
ASSIGNED ORDINANCE NO. 25-2144

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.
ASSIGNED RESOLUTION NO. 25-2169

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.
ASSIGNED ORDINANCE NO. 25-2014

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.
ASSIGNED ORDINANCE NO. 25-

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.
ASSIGNED ORDINANCE NO. 25-1988

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).
ASSIGNED RESOLUTION NO. 25-1989

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).
ASSIGNED RESOLUTION NO. 25-1991

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.
ASSIGNED RESOLUTION NO. 25-2016

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).
ASSIGNED ORDINANCE NO. 25-2149

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).
ASSIGNED ORDINANCE NO. 25-2150

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.
ASSIGNED ORDINANCE NO. 25-2167

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.
ASSIGNED RESOLUTION NO. 25-2018

4. PUBLIC HEARINGS

Items 4A (CA25-0001a), 4B (MPA25-0003b), and 4C (PD25-0003a) were collectively read into the record, presented, and discussed, but voted on individually.

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)
ASSIGNED ORDINANCE NO. CA25-0001a

All members of the City Council received the comments as submitted and had the opportunity to review all submissions prior to the start of the meeting and consider such comments when voting on the item. The summary of public commentary/registrations are noted on Exhibit A.

The item was presented and discussion followed.

The public hearing was opened and citizen comments received are noted on Exhibit A.

With no other callers on queue, the public hearing was closed.

Following discussion, Council Member Byrd moved to adopt the item as presented. Motion seconded by Council Member Hudspeth.

Motion carried.

AYES (5): Mayor Hudspeth, and Council Members Byrd, Holland, Jester, and McGee

NAYS (2): Mayor Pro Tem Rumohr and Council Member Beck

B. MPA25-0003b 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).
ASSIGNED ORDINANCE NO. MPA25-0003b

All members of the City Council received the comments as submitted and had the opportunity to review all submissions prior to the start of the meeting and consider such comments when voting on the item. The summary of public commentary/registrations are noted on Exhibit A.

The item was presented and discussion followed.

The public hearing was opened and citizen comments received are noted on Exhibit A.

With no other callers on queue, the public hearing was closed.

Following discussion, Council Member McGee moved to adopt the item as presented. Motion seconded by Council Member Byrd.

Motion carried.

AYES (6): Mayor Hudspeth, Mayor Pro Tem Rumohr and Council Members Byrd, Holland, Jester, and McGee

NAYS (1): Council Member Beck

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)
ASSIGNED ORDINANCE NO. PD25-0003a

All members of the City Council received the comments as submitted and had the opportunity to review all submissions prior to the start of the meeting and consider such comments when voting on the item. The summary of public commentary/registrations are noted on Exhibit A.

The item was presented and discussion followed.

The public hearing was opened and citizen comments received are noted on Exhibit A.

With no other callers on queue, the public hearing was closed.

Following discussion, Council Member McGee moved to adopt the item as presented. Motion seconded by Council Member Byrd.

Motion carried.

AYES (5): Mayor Hudspeth, and Council Members Byrd, Holland, Jester, and McGee
NAYS (2): Mayor Pro Tem Rumohr and Council Member Beck

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.
ASSIGNED ORDINANCE NO. 25-1971

There were no online registrations or call-ins on the item.

The item was presented and discussion followed.

The public hearing was opened and with no callers in the queue, the public hearing was closed.

With no other callers on queue, the public hearing was closed.

Following discussion, Council Member Beck moved to adopt the item as presented. Motion seconded by Council Member Holland.

Motion carried unanimously.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

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)
ASSIGNED ORDINANCE NO. S25-0013a

There were no online registrations or call-ins on the item.

The item was presented and discussion followed.

The public hearing was opened and with no callers in the queue, the public hearing was closed.

With no other callers on queue, the public hearing was closed.
Following discussion, Mayor Pro Tem Rumohr moved to adopt the item as presented. Motion seconded by Council Member Jester.
Motion carried unanimously.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

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.
ASSIGNED ORDINANCE NO. 25-1546

There were no online registrations or call-ins on the item.

The item was presented, and discussion followed.

Following discussion, Mayor Pro Tem Rumohr moved to adopt the item as presented. Motion seconded by Council Member Jester.

Motion carried unanimously.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

Items 5.B (25-2104), 5.C (25-2105), and 5.D (25-2198) were collectively read into the record, presented, and discussed, but voted on individually.

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.
ASSIGNED ORDINANCE NO. 25-2104

There were no online registrations or call-ins on the item.

Citizen comments received are noted on Exhibit A.

Following discussion, Council Member McGee moved to adopt the item as presented. Motion seconded by Council Member Byrd.

Motion carried.

AYES (5): Mayor Hudspeth, and Council Members Byrd, Holland, Jester, and McGee

NAYS (2): Mayor Pro Tem Rumohr and Council Member Beck

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.
ASSIGNED ORDINANCE NO. 25-2105

There were no online registrations or call-ins on the item.

Citizen comments received are noted on Exhibit A.

Following discussion, Council Member McGee moved to adopt the item as presented. Motion seconded by Council Member Byrd.

Motion carried.

AYES (5): Mayor Hudspeth, and Council Members Byrd, Holland, Jester, and McGee

NAYS (2): Mayor Pro Tem Rumohr and Council Member Beck

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.
ASSIGNED RESOLUTION NO. 25-2198

There were no online registrations or call-ins on the item.

Citizen comments received are noted on Exhibit A.

Following discussion, Council Member McGee moved to adopt the item as presented. Motion seconded by Council Member Byrd.

Motion carried.

AYES (5): Mayor Hudspeth, and Council Members Byrd, Holland, Jester, and McGee

NAYS (2): Mayor Pro Tem Rumohr and Council Member Beck

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.
ASSIGNED RESOLUTION NO. 25-2132

There were no online registrations or call-ins on the item.

The item was presented, and discussion followed.

Citizen comments received are noted on Exhibit A.

Following discussion, Council Member McGee moved to adopt the item as presented. Motion seconded by Council Member Byrd.

AYES (4): Mayor Hudspeth, Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (3): Mayor Hudspeth, and Council Members Beck and Holland

F. ID 25-1921 Consider appointing a nominating committee to recommend appointees to serve on the Economic Development Partnership Board.
APPROVED
APPOINTMENTS LISTED ON EXHIBIT B

There were no online registrations or call-ins on the item.

The item was presented and no discussion followed.

Following discussion, Mayor Hudspeth moved to appoint the nominee(s) as noted on Exhibit B. Motion seconded by Mayor Pro Tem Rumohr.

Motion carried unanimously.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

6. CONCLUDING ITEMS

Council Members expressed items of interest.
With no further business, the meeting was adjourned at 10:54 p.m.

GERARD HUDSPETH
MAYOR
CITY OF DENTON, TEXAS

Ingrid Rex
INGRID REX
CITY SECRETARY
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: JANUARY 13, 2026

EXHIBIT A - December 2, 2025 City Council Regular Meeting

Speaker Commentaries/Registrations
Online, Email, Phone

Name	Address	City	Agenda Item	Position	Method	Comments
Erika Van Zyl	7663 FM 2164	Sanger	CA25-0001a	Oppose	eComment	This will reduce green space for wild animals, milkweed for monarch butterflies, timber loss, air quality loss, etc. Property values to go down around the development due to addition of water treatment plant. Roads are already overused and will not be able to accommodate this development. No Guarantee for schools/fire/businesses right away. Too far away from Denton, leapfrogging development that could happen more south. There has not been a study done on a planned development this big.
Amanda Conway	None given	Denton	CA25-0001a	Oppose	eComment	This amendment does not represent the values of Dentonites nor the spirit of the Comprehensive Plan. I am concerned about the green space that will be lost, the burned to our infrastructure, and the cost to Denton. Additionally, Craver Ranch is so far beyond the city that I'm concerned its residents will take their business to Sanger rather than traveling to Denton to shop.
Tania Steinbruegge	76266	Denton	CA25-0001a	Oppose	eComment	This amendment forces Denton to absorb a massive city-scale project in an area with none of the infrastructure needed to support it. Even P&Z was split—two opposed and one approved it only on "good faith." The developer's own phasing shows no functional fire, EMS, schools, or commercial services for at least a decade, leaving thousands in an isolated area the city will pay to cover in the interim. It also locks future councils into decades of costly commitments with no guaranteed tax benefits.
Stephanie Crowe	4722 Pebble Creek Dr.	Aubrey	CA25-0001a	Oppose	eComment	The 2040 Comprehensive Plan advocates "Conservation Development which retains rural character, protects open space and greenways, enhances development value, and provides greater land use pattern choices to landowners. While the Land Use Element does not seek to impede approved developments in outlying areas, it does support rational, staged development in the fringe and discourages approval of additional large scale planned developments".
Tania Steinbruegge	76266	Denton	PD25-0003a	Oppose	eComment	Rezoning this rural land leapfrogs Denton's planned growth and undermines the 2040 Comprehensive Plan, which warned against scattered development without supporting services. This creates a standalone city far ahead of what exists today, with homes arriving years before schools or safety resources. Ignoring the planned boundary invites long-term costs and erodes Denton's ability to guide responsible development. There's no contiguous urban development, which defines leapfrog expansion clearly.
Stephanie Crowe	4722 Pebble Creek Dr.	Aubrey	PD25-0003a	Oppose	eComment	The Comprehensive Plan also advocates "Conservation Development which retains rural character, protects open space and greenways, enhances development value, and provides greater land use pattern choices to landowners. While the Land Use Element does not seek to impede approved developments in outlying areas, it does support rational, staged development in the fringe and discourages approval of additional large scale planned developments until currently approved developments approach build-out".

Name	Address	City	Agenda Item	Position	Method	Comments
Tania Steinbruegge	76266	Denton	MPA25-0003b	Oppose	eComment	This mobility change relies on assumptions that don't exist yet. The Outer Loop route isn't approved, but this amendment locks the city into a path that serves one developer instead of regional needs. FM 2164, 2153, and 428 already face unsafe congestion with no TXDOT improvements committed. Denton shouldn't alter plans around a project that won't have infrastructure for years. It leapfrogs the city's planned growth pattern and undermines Denton's ability to manage orderly, connected mobility.
Stephanie Crowe	4722 Pebble Creek Dr.	Aubrey	MPA25-0003b	Oppose	eComment	As TxDOT has yet to approve the exact location of the Outer Loop (one option which may bisect Craver Ranch) it's seems premature to modify the Thoroughfare Map of the 2022 Mobility Plan before these details have been firmed up.
Amanda Conway	None given	Denton	25-2104, 25-2105, 25-2198	Oppose	In Person	Present, did not wish speak
Dawn Ide	4300 Warshun Rd.	Aubrey	25-2104, 25-2105, 25-2198	Oppose	In Person	Present, did not wish speak
Bill Ide	4300 Warshun Rd.	Aubrey	25-2104, 25-2105, 25-2198	Oppose	In Person	Present, did not wish speak
Sally Hobbs	4184 Warschun Rd	Aubrey	CA25-0001a, MPA25-00036, PD25-0003a, 25-2104, 25-2105, 25-2198	Oppose	In Person	Present, did not wish speak
Charles Hobbs	4184 Warschun Rd	Aubrey	CA25-0001a, MPA25-00036, PD25-0003a, 25-2104, 25-2105, 25-2198	Oppose	In Person	Present, did not wish speak
Glenna Tompkins	6023 Green Valley Circle	Aubrey, 76227	CA25-0001a, MPA25-00036, PD25-0003a	Oppose	In Person	Present, did not wish speak
John Tomplins	6023 Green Valley Circle	Aubrey, 76227	CA25-0001a, MPA25-00036, PD25-0003a	Oppose	In Person	Present, did not wish speak
Marnie Sadri	3105 Dearfield Dr	Denton, 76208	PD-0003a	Oppose	In Person	Present, did not wish speak
Harper Sadri	3105 Dearfield Dr	Denton, 76208	PD-0003a	Oppose	In Person	Present, did not wish speak
Mike Hoff	527 Gribble Springs Rd.	Sanger, 76266	CA25-0001a, MPA25-00036, PD25-0003a	Oppose	In Person	Present, did not wish speak
Michelle Gillitzer	13037 CobbleStone St.	Aubrey, 76227	CA25-0001a, MPA25-00036, PD25-0003a	Oppose	In Person	Present, did not wish speak
Erika Bacilio	128 Southside Dr.	Sanger, 76266	CA25-0001a, MPA25-00036, PD25-0003a	Oppose	In Person	Present, did not wish speak
Daniel Warschun	2712 Warschun Rd.	Aubrey, 76227	PD-0003a	Oppose	In Person	Present, did not wish speak

Name	Address	City	Agenda Item	Position	Method	Comments
Mary Arndt	3375 Hartlee Field Rd.	Denton, 76208	CA25-0001a, MPA25-00036, PD25-0003a	Oppose	In Person	Present, did not wish speak
Richard Estes	2560 Rolling Meadow Rd.	Frisco, 75036	CA25-0001a	Oppose	In Person	Present, did not wish speak
Amy Weir	4260 Warschun Rd.	Aubrey, 76227	CA25-0001a, MPA25-00036, PD25-0003a, 25-2104, 25-2105, 25-2198	Oppose	In Person	Present, did not wish speak
Mark Weir	4260 Warschun Rd.	Aubrey, 76227	CA25-0001a, MPA25-00036, PD25-0003a, 25-2104, 25-2105, 25-2198	Oppose	In Person	Present, did not wish speak
Nita Wells	3830 Warschun Rd.	Aubrey, 76227	CA25-0001a	Oppose	In Person	Present, did not wish speak
Rachel Dilley	551 Gribble Springs Rd.	Sanger, 76266	CA25-0001a, MPA25-00036, PD25-0003a	Oppose	In Person	Present, did not wish speak
Rene Hoff	527 Gribble Springs Rd.	Sanger, 76266	CA25-0001a, MPA25-00036, PD25-0003a	Oppose	In Person	Spoke in opposition
Ned Woodbridge	3596 Hartlee Field Rd.	Denton, 76208	CA25-0001a	Oppose	In Person	Spoke in opposition
Patsey Campbell	551 Gribble Springs Rd.	Sanger, 76266	CA25-0001a, MPA25-00036, PD25-0003a	Oppose	In Person	Spoke in opposition
Nathan Goldsmith	none given	none given	CA25-0001a	Oppose	In Person	Spoke in opposition
George Ferrie	4708 Conley Lane	Denton, 76207	CA25-0001a	Oppose	In Person	Spoke in opposition
Opp	4056 Hartlee Field Rd.	Denton, 76208	PD25-0003a	Oppose	In Person	Spoke in opposition
Olivia Lilley	1630 Shepard Rd.	Aubrey, 76227	CA25-0001a, MPA25-00036, PD25-0003a	Oppose	In Person	Spoke in opposition
J. Bryan Lilley	1630 Shepard Rd.	Aubrey, 76227	CA25-0001a, MPA25-00036, PD25-0003a	Oppose	In Person	Spoke in opposition
Sharon Kremer	119 Peach St.	Denton, 76209	CA25-0001a, MPA25-00036, PD25-0003a	Oppose	In Person	Spoke in opposition
Edward Flores	7308 Indian Wells Rd.	Sanger, 76266	CA25-0001a	Oppose	In Person	Spoke in opposition
Ann Woodbridge	3596 Hartlee Field Rd.	Denton, 76208	CA25-0001a, MPA25-00036, PD25-0003a	Oppose	In Person	Spoke in opposition
Mark Laird	1328 Gribble Springs Rd.	Sanger, 76266	PD25-0003a	Oppose	In Person	Spoke in opposition
Tim Williamson	8001 Zackery Rd.	Aubrey, 76227	CA25-0001a, MPA25-00036, PD25-0003a	Oppose	In Person	Spoke in opposition

Name	Address	City	Agenda Item	Position	Method	Comments
Patricia Adams	10046 FM 2153	Aubrey, 76227	CA25-0001a, MPA25-00036, PD25-0003a	Oppose	In Person	Spoke in opposition
Adam Adams	10046 FM 2153	Aubrey, 76227	CA25-0001a, MPA25-00036, PD25-0003a	Oppose	In Person	Spoke in opposition
Karen DeVinney	1820 W. Oak	Denton, 76201	CA25-0001a	Oppose	In Person	Spoke in opposition
Elizabeth Seymour	2204 Redrock Dr.	Corinth, 76210	CA25-0001a, MPA25-00036, PD25-0003a	Oppose	In Person	Spoke in opposition
Jan Dickson	8065 Zackery Rd.	Aubrey, 76227	CA25-0001a, MPA25-00036, PD25-0003a	Oppose	In Person	Spoke in opposition
Celia Williamson	8001 Zackery Rd.	Aubrey, 76227	CA25-0001a, MPA25-00036, PD25-0003a	Oppose	In Person	Spoke in opposition
Chris Watts	None given	none given	Open Mic	n/a	In Person	Comments regarding dat from the study that staff presented to the Council regarding the money that has been spent, and the affordable housing that has not been obtained in the last four years.
Nathan Goldsmith	None given	none given	Open Mic	n/a	In Person	Comments regarding failures in the Building Safety Services division in Denton.
Alexa Knight	322 W. Walnut	Celina, 75009	CA25-0001a, MPA25-00036, PD25-0003a, 25-2104, 25-2105	Support	In Person	Applicant gave a presentation and was available to answer questions.
Lenry Van Zyl	7663 FM 2164	Denton, 76201	CA25-0001a	Oppose	In Person	Spoke in opposition
Wenter Anderson	8684 FM 2164	Denton, 76201	CA25-0001a	Oppose	In Person	Spoke in opposition
Richard Wells	3830 Warshun Rd.	Aubrey, 76227	CA25-0001a	Oppose	In Person	Spoke in opposition
Richard Buckner	7460 Indian Wells Rd.	Sanger, 76266	CA25-0001a	Oppose	In Person	Spoke in opposition
Jordan E. Villarreal	5201 Par Dr, Apt. 315	Denton, 76208	25-2132	Support	In Person	Spoke in support

EXHIBIT B - BOARDS & COMMISSIONS - APPOINTMENTS
December 2, 2025

BOARD/COMMITTEE/COMMISSION	COUNCIL PLACE	NOMINATED BY CCM	APPOINTED	PRESENT TERM	NEW TERM	STATUS & QUALIFICATION OR PREFERENCE, IF ANY
Denton Police Department Chief of Police Advisory Board	3	Rumohr	Sam Escalante	Term 1	September 1, 2025 through August 31, 2028	