CITY OF DENTON CITY COUNCIL MINUTES
January 13, 2026

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Work Session on Tuesday, January 13, 2026, at 2:02 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, Council Members Brian Beck, Vicki Byrd, Joe Holland, Brandon Chase McGee and Jill Jester.

ABSENT: None

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

The posted agenda noted the registration process for public participation at this meeting. However, there were no online registrations or call ins on any items on the agenda

Items are noted in the order they were considered.

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:

o None

• Pulled For Individual Consideration:

o Mayor Pro Tem Rumohr and Council Member Jester: Item 1.F. 25-2309

3. Work Session Reports

A. ID 25-2363 Receive a report and hold a discussion regarding Key Focus Areas for the City of Denton, including Pursuing Organizational Excellence and Collaborative, Respectful Leadership; Enhancing Infrastructure and Mobility; Fostering Economic Opportunity and Affordability; Strengthening Community and Quality of Life; Supporting Healthy and Safe Communities; and Promoting Sustainability and the Environment. [Estimated Presentation/Discussion Time: 30 minutes]

The item was presented, and discussion followed. Following discussion, there was no direction provided as the item was for presentation/discussion purposes.

B. ID 25-2310 Receive a report, hold a discussion, and give staff direction regarding recent naming applications for the Civic Center (321 E. McKinney St.), Day Labor Site (301 Fort Worth Dr.), and Juneteenth Softball Tournament. [Estimated Presentation/Discussion Time: 45 minutes]

The item was presented, and discussion followed.

Following discussion, City Council consensus was to move forward with the Staff recommendations.

C. ID 25-340 Receive a report, hold a discussion, and give staff direction regarding Audit Project 044-Park Management & Planning. [Estimated Presentation/Discussion Time: 30 minutes]

The item was presented, and discussion followed.

Following discussion, there was no direction provided as the item was for presentation/discussion purposes.

D. ID 25-2291 Receive a report, hold a discussion, and give staff direction on the update to the Mosquito Surveillance and Response Plan. [Estimated Presentation/Discussion Time: 30 minutes]

The item was not presented, and was postponed to the 3/24/2026 Council Work Session agenda.

The work session ended at 3:53 p.m.

CLOSED MEETING

1. The City Council convened into a Closed Meeting at 3:53 p.m. consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows:

A. ID 25-2366 Consultation with Attorneys - Under Texas Government Code Section 551.071 Receive information from staff regarding Hickory Creek Municipal Utility District; discuss, deliberate, and provide direction to staff regarding same. Consultation with City's attorney regarding issues associated with the above matter where public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton and the Denton City Council under Texas Disciplinary Rule of Professional Conduct of the State Bar of Texas or would jeopardize the City's legal position in any administrative or potential litigation.
NOT DELIBERATED

B. ID 25-2284 Deliberations regarding Personnel Matters - Under Texas Government Code 551.074; and Consultation with Attorneys - Under Texas Government Code 551.071. Deliberate and discuss the appointment, employment, duties, and retirement of the City Manager, including the appointment, duties, and compensation of an interim City Manager;

consultation with the City's attorneys regarding associated legal issues where public discussion associated with these legal matters would conflict with the duty of the City's attorneys to the City of Denton and the Denton City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas.
DELIBERATED

The closed meeting started at 3:53 p.m. and ended at 5:42 p.m. No votes or actions were taken during the closed meeting.

SPECIAL CALLED MEETING

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Special Called Meeting on Tuesday, January 13, 2025, at 5:44 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 public participation at this meeting. However, there were no online registrations or call-ins on any items on the agenda.

Following the closed meeting, the following action was taken on matters discussed in closed session:

Mayor Hudspeth moved to direct the City Manager to bring an ordinance forward appointing Cassey Ogden as Interim City Manager, effective April 1, 2026.

Motion seconded by Council Member McGee.

Motion passed unanimously.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Holland, Jester, and McGee
NAYS (0): None

1. CONSENT AGENDA

The Consent Agenda consisted of Items 4.A through 4.T. During the Work Session held earlier in the day, Item 4.F 25-2309 was pulled for Individual Consideration.

Council Member Beck moved to adopt the Consent Agenda, now consisting of Items 4.A - 4.E and 4.G - 4.T.

Motion seconded by Council Member Jester.

Motion passed unanimously.

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

NAYS (0): None

A. ID 25-068 Consider approval of the minutes of the October 21, 2025 Joint Special Called Meeting with Denton ISD Board of Directors.
APPROVED

B. ID 25-072 Consider approval of the minutes of the December 2, 2025 Regular Meeting and the December 16, 2025 Regular Meeting.
APPROVED

C. ID 25-2275 Consider approval of a resolution of the City of Denton accepting the 2025 update of the Denton Enterprise Airport Master Plan; and declaring an effective date. Airport Advisory Board recommends approval (5-0).
ASSIGNED RESOLUTION NO. 25-2275

D. ID 25-2114 Consider adoption of an ordinance of the City of Denton amending Chapter 26 of the Code of Ordinances to update Sections 26-5, 26-8(d) and 26-9(d) amending deposit refund and payment agreement provisions; and providing a severability clause; providing a savings clause; providing for codification; and an effective date. The Public Utilities Board recommends approval (6-0).
ASSIGNED ORDINANCE NO. 25-2114

E. ID 25-2115 Consider adoption of an ordinance of the City of Denton, Texas; repealing sec. 26-128 "Adjustments in Bills for Losses from Water Leaks" of the code of the City of Denton, Texas; codifying a new Sec. 26-128 to add and clarify water and sewer billing leak adjustment program requirements and administrative procedures; providing for a repealer; providing a severability clause; and declaring an effective date. The Public Utilities Board recommends approval (6-0).
ASSIGNED ORDINANCE NO. 25-2115

G. ID 26-2428 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the submission of public comment and request for a contested case hearing regarding the petition by AGF Denton Ranch, Ltd. for the creation of Hickory Creek Municipal Utility District of Denton County (TCEQ Internal Control No. D-11042025-009); authorizing the City Manager or their designee to submit public comments

and hearing requests to the Texas Commission on Environmental Quality ("TCEQ"); and providing an effective date.
ASSIGNED ORDINANCE NO. 26-2428

H. ID 25-2194 Consider adoption of an ordinance of the City of Denton authorizing the submission of an application to the U.S. Economic Development Administration (EDA) FY 2025 EDA Disaster Supplemental Grant Program in the amount of $1,600,000 to update the Comprehensive Plan, Parks Master Plan, and TRANSIT 2.0 plan and improve disaster recovery and resiliency for the community; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-2194

I. ID 25-2336 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute an agreement 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 Texas Filmmakers Corporation ($75,000), providing a severability clause; and providing an effective date. Community Partnership Committee recommends approval (3-0).
ASSIGNED ORDINANCE NO. 25-2336

J. ID 25-2344 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a first amendment to a contract between the City of Denton and Core & Main LP, dba Green Equipment Company, amending the contract approved by City Council on January 24, 2023, in the not-to-exceed amount of $787,500.00; said first amendment to add Buy Board Cooperative Program Contract No. 776-25 for Radiodetection, Pearpoint & Hathorn Sewer Inspection Equipment and Repair, and Sourcewell Cooperative Purchasing Network Contract No. 120721 for Envirosight Sewer Inspection Equipment and Repair, awarded to Envirosight LLC, with Core & Main LP dba Green Equipment Company operating as an authorized dealer, for the Wastewater Collection Department; providing for the expenditure of funds therefor; and providing an effective date (File 8148 - providing for an amendment to the ordinance to add the Buy Board Cooperative Program Contract No. 776-25, and Sourcewell Cooperative Purchasing Network Contract No. 120721). The Public Utilities Board will consider this item on Monday, January 12, 2026.
ASSIGNED ORDINANCE NO. 25-2344

K. ID 25-2345 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 of the Robson West Lift Station for the Water Utilities Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8213-008 - Professional Services Agreement for engineering services awarded to Lockwood, Andrews & Newnam, Inc., in the not-to-exceed amount of $2,545,098.00). The Public Utilities Board will consider this item on Monday, January 12, 2026.
ASSIGNED ORDINANCE NO. 25-2345

L. ID 25-2348 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 Quality Excavation, LLC, for the construction of the Riney Road East Project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (CSP 8775 - awarded to Quality Excavation, LLC, in the not-to-exceed amount of $1,947,434.29). The Public Utilities Board will consider this item on Monday, January 12, 2026.
ASSIGNED ORDINANCE NO. 25-2348

M. ID 25-2350 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 8879 for DEC Engine Maintenance Spare Parts and Services for the Denton Energy Center; and providing an effective date (RFP 8879). The Public Utilities Board will consider this item on Monday, January 12, 2026.
ASSIGNED ORDINANCE NO. 25-2350

N. ID 25-2352 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 Schweitzer Engineering Laboratories, Inc., for the purchase of electric utility protective control relays for Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (IFB 8891 - awarded to Schweitzer Engineering Laboratories, 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 $3,267,476.00). The Public Utilities Board will consider this item on Monday, January 12, 2026.
ASSIGNED ORDINANCE NO. 25-2352

O. ID 25-2355 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 Rehrig Pacific Company, for the purchase of residential trash and recycling carts for the Solid Waste and Recycling Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8894 - awarded to Rehrig Pacific Company, 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 $3,115,450.00). The Public Utilities Board will consider this item on Monday, January 12, 2026.
ASSIGNED ORDINANCE NO. 25-2355

P. ID 25-2357 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 New Waste Concepts Inc, for the purchase, lease, and repairs of spray on cover equipment and supplies for the Fleet Services Department, which is the sole provider of this equipment and associated supplies, 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 8956 - awarded to New Waste Concepts Inc, for three (3) years, with the option for two (2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of $724,500.00). The Public Utilities Board will consider this item on Monday, January 12, 2026.

ASSIGNED ORDINANCE NO. 25-2357

Q. ID 25-2358 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a first amendment to a Professional Services Agreement between the City of Denton and McCall, Parkhurst & Horton, L.L.P., amending the contract approved by City Council on March 1, 2022, in the not-to-exceed amount of $1,250,000.00; said first amendment to continue to provide bond counsel services for the Finance Department; providing for the expenditure of funds therefor; and providing an effective date (PSA 7942 - providing for an additional first amendment expenditure amount not-to-exceed $200,000.00, with the total contract amount not-to-exceed $1,450,000.00).

ASSIGNED ORDINANCE NO. 25-2358

R. ID 25-2360 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 8927 for Janitorial Services for the Facilities Management Department; and providing an effective date (RFP 8927).

ASSIGNED ORDINANCE NO. 25-2360

S. ID 25-2361 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute an agreement with JD Moore Portfolios, LTD Co., for the design and implementation of a public art mural to be located at the MLK Jr. Recreation Center, located at 1300 Wilson Street, Denton, Texas, 76205 for the Parks and Recreation Department; providing for the expenditure of funds therefor; and providing an effective date (CFA 8938 - awarded to JD Moore Portfolios, LTD Co., in the not-to-exceed amount of $20,000.00).

ASSIGNED ORDINANCE NO. 25-2361

T. ID 25-2288 Consider adoption of an ordinance of the City of Denton amending chapter 18 Motor Vehicles and Traffic, Article III Speed of Vehicles, Section 18-73 Speed Limits On Certain Roads and Highways, School Zones, of the Code of Ordinances of the City of Denton, to change the speed limits of certain parts of Teasley Lane in the vicinity of Sam Houston Elementary School; providing a savings clause; providing a severability clause; providing a penalty clause; providing for publication; providing codification; and providing an effective date.

ASSIGNED ORDINANCE NO. 25-2288

ITEM PULLED FOR INDIVIDUAL CONSIDERATION

F. ID 25-2309 Consider approval of a Resolution of the City Council of the City of Denton, Texas, supporting the listing of the Little Chapel in the Woods, located at 415 Chapel Drive in Denton, Texas, on the National Register of Historic Places; and providing an effective date. (ID 25-2309, Cameron Robertson)
ASSIGNED RESOLUTION NO. 25-2309

Pulled for Individual Consideration by Mayor Pro Tem Rumohr and Council Member Jester.

Mayor Pro Tem Rumohr and Council Member Jester had a conflict of interest and left the Council Chambers.

Council Member Beck moved to approve the item. Council Member McGee seconded the motion.

Motion carried.

AYES (5): Mayor Hudspeth and Council Members Beck, Byrd, Holland and McGee
NAYES (0):
RECUSED (2): Mayor Pro Tem Rumohr and Council Member Jester

3. ITEMS FOR INDIVIDUAL CONSIDERATION

A. A25-0002c Conduct the second of two readings and consider adoption of an ordinance of the City of Denton, Texas, annexing approximately 4.47 acres of land, generally located on the south side of Hartlee Field Road, approximately 580 feet east of East Sherman Drive into the City of Denton, Denton County, Texas; providing for a correction to the City map to include the annexed land; and providing for a savings clause and an effective date. (A25-0002c, Denton Striker, Ashley Ekstedt)
ASSIGNED ORDINANCE NO. A25-0002c

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 approve the item. Council Member Holland seconded the motion.

Motion passed unanimously.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Holland, Jester, and McGee
NAYS (0): None

Items 3.B ID26-2396, 3.C ID26-2397 and 3.D ID25-2102 were collectively read into the record, presented, and discussed, but voted on individually.

B. ID 26-2396 Consider adoption of an ordinance of the City of Denton authorizing the execution of a Third Amendment to Hunter Ranch Project Agreement clarifying the binding obligations as it relates to the developer and future developers and other related matters; and providing an effective date.
ASSIGNED ORDINANCE NO. 26-2396

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

Following discussion, Council Member Jester moved to approve the item as presented. Council Member Byrd seconded the motion.

Motion passed unanimously.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Holland, Jester, and McGee
NAYS (0): None

C. ID 26-2397 Consider adoption of an ordinance of the City of Denton authorizing the execution of a second amendment to Hunter Ranch Operating Agreement relative to funding of improvement projects and adding definitions; and providing an effective date.
ASSIGNED ORDINANCE NO. 26-2397

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

Following discussion, Council Member Holland moved to approve the item. Council Member McGee seconded the motion.

Motion passed unanimously.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Holland, Jester, and McGee
NAYS (0): None

D. ID 25-2102 Consider adoption of an ordinance of the City of Denton authorizing the execution of a cost sharing agreement between the City, HR 3200, LP, Hunter Ranch Improvement District No. 1 of Denton County, Cole Ranch Development, LP, and Cole Ranch Improvement District No. 1 of Denton County for the construction of the Roark Branch wastewater trunk main; authorizing an escrow agreement and expenditure of funds for the City's allocated share of improvement costs; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-2102

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

Following discussion, Mayor Pro Tem Rumohr moved to approve the item. Council Member Holland seconded the motion.

Motion passed unanimously.

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

NAYS (0): None

E. ID 25-2216 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 Integrated Power Co., for transmission line construction and maintenance for Capital Improvement Plan projects for Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (CSP 8776 - awarded to Integrated Power Co., in the not-to-exceed amount of $67,990,000.00).
ASSIGNED ORDINANCE NO. 25-2216

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 approve the item. Council Member Beck seconded the motion.

Motion carried unanimously.

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

NAYS (0): None

F. ID 25-2222 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 Stuart C. Irby Company, LLC, for the purchase of high voltage circuit breakers for Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (RFP 8836 - awarded to Stuart C. Irby Company, 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 $22,257,824.00).
ASSIGNED ORDINANCE NO. 25-2222

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

The item was presented and discussion followed.

Following discussion, Council Member Byrd moved to approve the item. Council Member Holland seconded the motion.

Motion passed unanimously.

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

NAYS (0): None

G. ID 25-2328 Consider approval of a resolution of the City of Denton nominating a member to the Board of Directors of the Denton Central Appraisal District; and providing an effective date.
ASSIGNED RESOLUTION NO. 25-2328

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

The item was presented and discussion followed.

No citizen comments were received

Following discussion, Mayor Hudspeth moved to nominate Devon English as a member to the slate of directors of the Denton Central Appraisal District. Council Member Holland seconded the motion.

Motion failed.

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

Council Member Beck moved to nominate Jordan Villareal as a member to the slate of directors of the Denton Central Appraisal District. Motion seconded by Council Member Byrd.

Motion passed.

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

H. ID 25-2298 Consider adoption of an ordinance of the City of Denton ordering an election for Place 5, Place 6, and Mayor to Place 7 and a special election for filling a vacancy in District 1 and District 2 for the unexpired term ending in May 2027, to be held on May 2, 2026 and if required, a runoff election to be held on June 13, 2026; prescribing the time, manner, and conduct of the election in accordance with a joint election agreement and contract for election services with the Elections Administrator of Denton County; and providing an effective date.
ASSIGNED ORDINANCE NO. 25-2298

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

The item was presented and discussion followed.

No citizen comments were received

Following discussion, Mayor Pro Tem Rumohr moved to approve the item. Motion seconded by Council Member Beck.

Motion passed unanimously.

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

NAYS (0): None

4. CONCLUDING ITEMS

Council Members expressed items of interest.

The Special Called Meeting recessed for a short break at 6:25 p.m.

SPECIAL CALLED MEETING (continued)

After determining that a quorum was present, the City Council of the City of Denton, Texas reconvened in a Special Called Meeting on Tuesday, January 13, 2026, at 6:32 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

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

ABSENT: None

Also present was City Manager Sara Hensley, and City Attorney Mack Reinwand

2. PUBLIC HEARINGS

A. DCA25-0001a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas regarding proposed revisions to the Accessory Dwelling Unit and Townhome standards of the Denton Development Code; amendments include but are not limited to Table 5.2-A, Table of Allowed Uses, regarding zoning districts which permit Accessory Dwelling Units, Subsection 5.4.3, General Standards for Accessory Uses and Structures, regarding the location of accessory dwelling units on residential lots and general applicability of architectural compatibility; Subsection 5.4.4, Additional Standards for Specific Accessory Uses, regarding general standards, maximum size, location, and design of accessory dwelling units; Table 7.9-I: Minimum Required Off-Street Parking, removing requirements for additional parking for accessory dwelling units; Subsection 1.5.2, Regulations Applicable to All Nonconformities, regarding applicability for residential uses; Subsections 3.2.5B, R4 District Dimensional Standards, 3.2.6B, R6 District Dimensional Standards, 3.2.7B, R7 District Dimensional Standards, 3.3.1B, MN District Dimensional Standards, 3.3.2B, MD District Dimensional Standards, and 3.3.3B, MR District Dimensional Standards, related to

minimum lot dimension notes for townhome developments; Subsection 3.7.2A.2, Minimum Lot Dimensions, related to lot dimension applicability and maximum number of units; Subsection 3.7.6D, Building Coverage, related to maximum building coverage for townhome developments; and Subsection 7.10.3, Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex Dwelling Site and Building Design, regarding the open space requirements for duplex, townhome, triplex, and fourplex dwellings; 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 with a change to the Table of Allowed Uses. Motion for approval by Commissioner Pruett and second by Commissioner Garland. (DCA25-0001a, Missing Middle Housing, Angie Manglaris and Julie Wyatt) Motion1 - condition included to require an SUP for 2nd ADU & 1.5 mile radius

ASSIGNED ORDINANCE NO. DCA25-0001a

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

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, Mayor Hudspeth moved to adopt the item with the condition to require a Specific Use Permit (SUP) for a secondary Accessory Dwelling Unit (ADU) and to remove the previous radius of 1.2 miles that excepted a SUP for secondary ADUs. Motion seconded by Council Member Byrd.

Motion carried.

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

NAYS (1): Council Member McGee

Items 2.B. CA25-0003a and 2.C. MPA25-0004 were collectively read into the record, presented, and discussed, but voted on individually.

B. CA25-0003a 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 Regional Mixed Use Future Land Use Designation on approximately 16.524 acres generally located north of West University Drive (US 380), approximately 2,800 feet west of Golden Hoof Drive, 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 for 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 Riggs and second by Commissioner Ketchersid. (CA25-0003a, Hickory Grove Multifamily, Mia Hines)
ASSIGNED ORDINANCE NO. CA25-0003a

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

Council Member Byrd left the Chambers at approximately 8:18 p.m. and returned at approximately 8:30 p.m.

Council Member McGee left the Chambers at approximately 8:21 p.m. and returned at approximately 8:26 p.m.

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 Jester moved to adopt the item as presented. Motion seconded by Mayor Pro Tem Rumohr.

Motion carried.

AYES (5): Mayor Hudspeth, Mayor Pro Tem Rumohr and Council Members Byrd, Jester and McGee

NAYS (2): Council Members Beck and Holland

C. MPA25-0004b 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 removing the future extension of C Wolfe Road between US 380 and Jackson Road. The general location of the target road is located west of Future Loop 288 western extension, and north of US 380 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 (6-0) to recommend approval of the request. Motion for approval by Commissioner Riggs and seconded by Commissioner Ketchersid. (MPA25-0004b, Hickory Grove Multifamily, Sahar Esfandyari).
ASSIGNED ORDINANCE NO. MPA25-0004b

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

Items 2.C. MPA25-0004 was collectively read into the record, presented, and discussed with item 2.B. CA25-0003a, but voted on individually.

Mayor Pro Tem Rumohr moved to adopt the item as presented. Motion seconded by Council Member Beck.

Motion carried.

AYES (6): Mayor Hudspeth, Mayor Pro Tem Rumohr and Council Members Beck, Byrd, Jester and McGee
NAYS (1): Council Member Holland

E. Z25-0015a 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 Residential 1 (R1) District on approximately 224.9 acres of land generally located at the southwest corner of the FM 2153 bend, 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 Ketchersid and second by Commissioner Dyer. (Z25-0015a, Estates at Craver Ranch, Mia Hines)
ASSIGNED ORDINANCE NO. Z25-0015a

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.

Following discussion, Council Member Jester 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

F. S25-0007a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a request for a Specific Use Permit (SUP) to allow for a Modular Data Center use on approximately 4.064 acres of land, approximately located 3,800 feet south of Jim Christal Road and 1,200 feet east of South Western Boulevard and legally described as Lot 9, Block A Westpark Addition Phase 2 in the City of Denton, Denton County, Texas; 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 Riggs and second by Commissioner Ketchersid. (S25-0007a, Denton20, Angie Manglaris)
ASSIGNED ORDINANCE NO. S25-0007a

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.

Following discussion, Council Member McGee 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

G. SD25-0001a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, providing a Special Sign District zoning overlay on an approximately 120-acre property generally located on the northwest corner of Robson Ranch Road and Interstate 35W Frontage 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 (6-0) to recommend approval of the request. Motion for approval was made by Commissioner Garland and seconded by Commissioner Riggs. (SD25-0001a, Landmark Special Sign District, Cameron Robertson)
ASSIGNED ORDINANCE NO. S25-0001a

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.

Following discussion, Council Member Jester moved to adopt the item as presented. 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

With no further business, the meeting was adjourned at 8:46 p.m.

GERARD HUDSPETH
MAYOR
CITY OF DENTON, TEXAS

Ingrid Rex
INGRID REX
CITY SECRETARY
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: FEBRUARY 3, 2026

EXHIBIT A - January 13, 2026 City Council Regular Meeting

Speaker Commentaries/Registrations
Online, Email, Phone

Name	Address	City	Agenda Item	Position	Method	Comments
Isaiah Heck	701 B N Ruddell	Denton	S25-0001a	Support	In person	Spoke in favor of item S25-0001a
Kate Rose	1208 Emerson Ln	Denton	S25-0001a	Support	In person	Spoke in favor of item S25-0001a
Josh Taylor	3104 Mark Ln	Denton	S25-0001a	Support	In person	Spoke in favor of item S25-0001a
Danna Zoltner	610 Emory	Denton	S25-0001a	Oppose	In person	Spoke in opposition to item S25-0001a
Liam Gaume-Wakefield	411 Ponder Ave	Denton	S25-0001a	Support	In person	Spoke in favor of item S25-0001a
Brand Richter	1804 Linden Dr	Denton	S25-0001a	Support	In person	Spoke in favor of item S25-0001a
Chris Grieshaber	1103 Coit St	Denton	S25-0001a	Support	In person	Spoke in favor of item S25-0001a
Lauren Penn	2308 Georgetown Dr	Denton	S25-0001a	Support	In person	Spoke in favor of item S25-0001a
Stephen Shade	1902 N. Bell Ave	Denton	S25-0001a	Support	In person	Spoke in favor of item S25-0001a
Charles Wood	10 Pleasant Valley	Sanger	S25-0001a	Support	In person	Spoke in favor of item S25-0001a
Linnie McAdams	1426 Kendolph Dr	Denton	S25-0001a	Oppose	In person	Spoke in opposition to item S25-0001a
Amanda Conway	None Given	Denton	S25-0001a	Support	In person	Spoke in favor of item S25-0001a
Scout Register	1804 linden Dr	Denton	S25-0001a	Support	In person	Spoke in favor of item S25-0001a
Tanner Bristol	316 Fry St	Denton	S25-0001a	Support	In person	Spoke in favor of item S25-0001a
Michele Berry	22133 Woodbrook St	Denton	S25-0001a	Support	In person	Spoke in favor of item S25-0001a
Spencer Smith	2146 Roswell Rd	Marietta, GA	S25-0007a	Support	In person	Applicant Representative, did not speak but was available for questions.
Thomas Fletcher	6160 Warren Pkwy	Frisco 75034	CA25-0003a	Support	In person	Engineer for Applicant, answered questions of Council members.