



MEMORANDUM

DATE: October 17, 2025
TO: The Honorable Mayor Hudspeth and Council Members
FROM: Sara Hensley, City Manager
SUBJECT: Friday Staff Report

Upcoming Meetings

1. **CANCELLED** - Board of Ethics on **Monday, October 20, 2025**, at **5:30 p.m.** in the City Council Work Session Room.
2. City Council on **Tuesday, October 21, 2025**, at **12:00 p.m.** at the Denton Development Services Center.
3. Work Session of the City Council on **Tuesday, October 21, 2025**, at **3:00 p.m.** in the City Council Work Session Room followed by a Regular Meeting at **6:30 p.m.** in the Council Chambers.
4. Mobility Committee on **Wednesday, October 22, 2025**, at **10:00 a.m.** in the City Council Work Session Room.
5. Civil Service Commission on **Wednesday, October 22, 2025**, at **1:00 p.m.** in the City Hall East Human Resources Training Room.
6. Planning and Zoning Commission on **Wednesday, October 22, 2025**, at **4:30 p.m.** in the City Council Work Session Room & Council Chambers.
7. **CANCELLED** - Community Partnership Committee on **Friday, October 24, 2025**, at **9:00 a.m.** in the City Council Work Session Room.
8. Sustainability Framework Advisory Committee on **Friday, October 24, 2025**, at **1:00 p.m.** in the City Council Work Session Room.

Please check the City of Denton website for final meeting days and times as information is subject to change after the Friday Report is published. [Public Meetings & Agendas | Denton, TX \(civicplus.com\)](https://www.denton-tx.gov/civicplus)

OUR CORE VALUES

Inclusion • Collaboration • Quality Service • Strategic Focus • Fiscal Responsibility

General Information & Status Updates

- A. Hickory Substation Timelapse – The Hickory Gas Insulated Switchgear (GIS) substation—an advanced and visually striking addition to the electric utility landscape—was officially energized in March 2025. This state-of-the-art facility now delivers reliable electric service to Denton Municipal Electric (DME) customers. Construction began in June 2022, and while a few final punch list items are still being addressed, the substation is fully operational. During the construction, the contractor [documented the progress through a timelapse video](#). Staff contact: Jerry Fielder, DME

- B. Mayor's Pet Spotlight – Gloria is a 6-year-old Domestic Medium Hair cat who has been in the shelter since August. She is housebroken and potty trained, making her a low-maintenance companion, especially suitable for people with limited mobility. Gloria is very playful and loves toys, which helps keep her mentally stimulated and happy. She can be wary of strangers and prefers a calm, predictable environment, so an experienced cat handler is recommended to help her feel safe and comfortable. Gloria does not like other dogs and would do best as the only pet in a quiet home. Her general welfare and mental state are a concern due to her extended stay in the shelter, and she would greatly benefit from a stable, loving foster home where she can relax and thrive. Finding a foster for Gloria is urgent so she can regain her confidence and enjoy the comfort she deserves. Please contact Denton Animal Services by phone at (940) 349-7594, or via email at Animal.Services@cityofdenton.com. Staff contact: Bailey Coleson, Animal Services.



Responses to Council Member Requests for Information

- A. Audra Lane Utility Poles – On Oct. 8, Council Member Byrd submitted a 311 request regarding utility pole placement on Audra Lane. Staff created an implementation design plan to address the sidewalk, Americans with Disabilities Act (ADA), and associated crosswalk safety issues along Audra Lane at the Lee Drive and Mack Place intersections. Due to the proximity of elementary schools, the recommended improvements will be implemented during the upcoming winter break for minimal disruptions to the users. Staff contact: Chandra Muruganandham, Transportation Services

- B. Ector Street Speed Study and Safety Audit – Mayor Pro Tem Rumohr requested an update on the speed study on Ector Street, which is now complete. In April 2025, Transportation Services Staff conducted an initial speed study. At the request of residents in the neighborhood, the second speed study was conducted in September after schools and universities were back in session. Staff did observe slightly elevated speeds and therefore recommend targeted enforcement by the Police Department at specific hours. Additionally, to permanently break the flow of traffic, two all-way stop control intersections are recommended along Ector at Emery Street and at Linden Drive. Staff also plans to narrow the travel lanes and provide a separated bike lane along each side of Ector with K71 bollards, with implementation coming as funding allows. Staff contact: Chandra Muruganandham

Informal Staff Reports

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Upcoming Community Events and Public Meetings

Please visit the City of Denton [website](#) for upcoming community events and details.

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INFORMAL STAFF REPORT TO MAYOR AND CITY COUNCIL

SUBJECT:

Craver Ranch Municipal Management District

EXECUTIVE SUMMARY:

City Council will have a work session on the Craver Ranch Development on October 21, 2025. Staff and the Developer will be presenting information on the development, the related infrastructure, and the key points of the project and operating agreements. Staff is seeking feedback from the City Council on these items. Presentations to Planning and Zoning are scheduled for October 22, 2025, and in November, then coming back to City Council for consideration of the zoning and related agreements on December 2, 2025.

BACKGROUND:

Craver Ranch is an approximately 2,870-acre property in North Denton situated between FM 2153 to the east and north, FM 2164 to the west, and Shepard Road and Gribble Springs Road to the south. The majority of the property was annexed into the City in 2008 and 2009 and has remained undeveloped since that time. Following annexation, the placeholder zoning designation of Rural Residential (RD-5X) was applied under the City's 2002 Denton Development Code (DDC), and this transitioned to Rural Residential (RR) zoning with the adoption of the 2019 DDC.

The City received notice of intent to introduce legislation for the creation of the Craver Ranch Municipal Management District (MMD) No. 1 (the "District") on February 6, 2025 which the developer, Old Prosper Partners Acquisitions, LLC, intended to develop 2,500-acres of the overall site with the intended mixture of uses, which includes single-family dwellings, multi-family dwellings, townhomes, commercial/retail uses, school sites, and a variety of open spaces.

On March 4, 2025, the City Council adopted a resolution supporting legislation related to the creation of the District, which was approved through a special act by the 89th Legislature of the State of Texas. Part of the requirement of the City Council resolution was that the Developer had to negotiate and enter into a development agreement with the City for the property. Staff and the Developer have been working through studies and negotiations regarding the development agreements since that time, and plan to present this information to the City Council at a work session on October 21, 2025, and introduce the project to the Planning and Zoning Commission on October 22, 2025.

DISCUSSION:

In general, the development agreement being proposed follows the structure of the Hunter and Cole Ranch agreements, except for the MMD, rather than assessing a separate tax, receives funding through the use of a special assessment.

Zoning

In addition to the development agreements, Craver Ranch has submitted and been working with City Staff on a Planned Development (PD) District zoning request. Along with the PD application, Craver Ranch has also submitted a request for a Comprehensive Plan and a Mobility Plan amendment, which are all expected to be brought forward concurrently for public hearings. The PD is intended to establish the locations and boundaries of sub-districts for residential and nonresidential development, detail the permitted uses and establish maximum number of dwelling units within each subdistrict, and establish the minimum standards for open space and parkland within the overall Craver Ranch development.

Predominantly, the Craver Ranch development will follow Denton Development Code standards. However, the PD does propose the following deviations or enhancements:

- Add standards for the development of zero-lot-line homes,
- Establish a lot size mix for residential uses that includes the maximum number of each lot size allowed and specific dimensional standards for each lot size,
- Establish increased landscape, fencing, and building design standards for residential uses, and
- Provide unique roadway cross-sections for streets within the development.

Staff are in favor of these changes and plan to recommend approval when bringing the zoning case forward to Planning and Zoning Commission and City Council because the changes allow for a variety of different housing types, and the standards being put in place will ensure a higher quality of development than required by typical City of Denton standards.

Utilities

The property will be served by City of Denton Water, Wastewater, and Solid Waste. The electric utility provider for the property is Oncor.

The Developer will be constructing the public infrastructure (Water, Wastewater, Streets, and Drainage) within the project according to City of Denton standards. At the completion of the construction, the City will inspect and accept the public improvement, similar to our standard process.

The City will be committing to building off-site infrastructure to serve the project, which include the Clear Creek Interceptor and a water transmission main from the Lake Ray Roberts Treatment Facility. The Developer will construct the necessary improvements to connect to this infrastructure in phases and in coordination with their development. They will also be required to fund and construct an elevated storage tank on the property and will be providing easements on the property for the water transmission line.

Roadways

The Developer will be constructing and conveying to the City all the roadways within the development. The City will assume maintenance of those roadways; however, unlike other developments, the District will be maintaining all of the landscaping within those rights-of-way. The Developer has commissioned a traffic study as part of the process of drafting the agreement, which demonstrates the adjacent TxDOT roadway's (FM2153 and FM2164) ability to accommodate the additional trips from the development. Additionally, the Developer has committed to making improvements to the Denton County-owned Shepard and Gribble Springs Roads adjacent to their property to get traffic to those TxDOT roadways. The future Outer Loop is also planned to be constructed by TxDOT in the future to the south of the property, which would support the majority of the traffic from the development.

City Council will be considering a Mobility Plan Amendment with this project to accommodate changes related to the development's east-west arterial. The way in which the current mobility plan was adopted, this roadway was displayed going through a large floodway, which would require an approximately 2,800-foot bridge crossing. The proposed alignment would require a less than 1,000-foot crossing, but because this alignment was more than 1,000 feet deviation from the current mobility plan, it requires an amendment. The traffic study supports the development's ability to use this alignment.

Parks

The Developer has created a Parks Concept that includes a 358-acre central park area, which will have park amenities and a trail system throughout the area, connecting to more open space within the property. There would be an additional 8-acre City Park, a 2.5-acre trail head, three neighborhood parks, and pocket parks throughout the development.

In total, the developer is proposing 13.5 miles of trail systems and to, between all park amenities, meet the City's 10-minute walk goals. All these amenities will be constructed by the developer and maintained by the MMD with no obligations by the City.

Agreements

City Council is familiar with the structure of the proposed agreements, with the City having a project agreement with the Developer for the construction of the development and an operating agreement with the District for future maintenance and operation. The Project Agreement establishes the responsibilities for designing, constructing, and financing public infrastructure and park improvements within the Craver Ranch development. It outlines how the developer will advance funds for these improvements, with reimbursement through assessments and bonds issued by the District. The agreement sets standards for land use, zoning compliance, and phased dedication of parks and municipal facilities. It includes provisions for maintenance responsibilities, cost-sharing for oversized infrastructure, and coordination with the City on offsite improvements.

The agreement is structured to align with the Operating Agreement and ensures that all improvements meet City standards before being conveyed.

The Operating Agreement outlines how public infrastructure such as water, wastewater, roads, drainage, and parks will be financed, constructed, and maintained within the Craver Ranch development area. It establishes a framework for the District to issue bonds and levy assessments to reimburse developers for infrastructure costs. The agreement includes detailed procedures for project approval, financial reporting, and compliance with city standards. It allows for the division of the District into smaller entities and sets conditions for their participation. The agreement also defines how and when improvements are conveyed to the City and under what terms the District may be dissolved.

Benefits

The Developer intends to meet the City of Denton codes and criteria similar to other developments within the City of Denton. In addition to that, they are providing the following additional benefits:

- Providing a total of 380.5 acres of parks, which is approximately 320 acres above what is required by the parkland dedication requirements,
- Maintenance of all park space and right-of-way landscaping,
- \$7.5 million in capital funding for emergency services, a public works facility, and affordable housing,
- 6 acres provided for fire stations and additional easements for a future large transmission water line from the water treatment plant, and
- Based on the initial results of the fiscal impact study, the City will receive a net positive benefit from the development of \$38 million over a 40-year period. With expected revenue of \$1.16 billion and \$1.12 billion in expenditures.

CONCLUSION:

The Craver Ranch development represents a significant opportunity to guide high-quality, master-planned growth in North Denton. The proposed agreements and zoning framework ensure that infrastructure, parks, and public services are delivered in a coordinated and fiscally responsible manner, with substantial contributions from the developer beyond standard requirements. Staff recommends moving forward with the zoning and agreement approvals, as the project aligns with City goals for housing diversity, infrastructure planning, and long-term financial sustainability. Feedback from City Council during the upcoming work session will allow for input on the details before formal consideration by City Council of the agreements, zoning, comprehensive, and mobility plan amendments on December 2, 2025.

STAFF CONTACT:

Charlie Rosendahl

Interim Director of Development Services
Charlie.Rosendahl@cityofdenton.com
(940) 349-8452

REQUESTOR: Staff Initiated

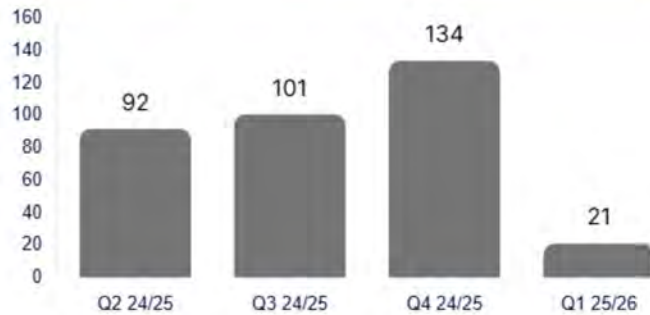
STAFF TIME TO COMPLETE REPORT: 4 hours

Friday Report - Council Requests FY 25-26

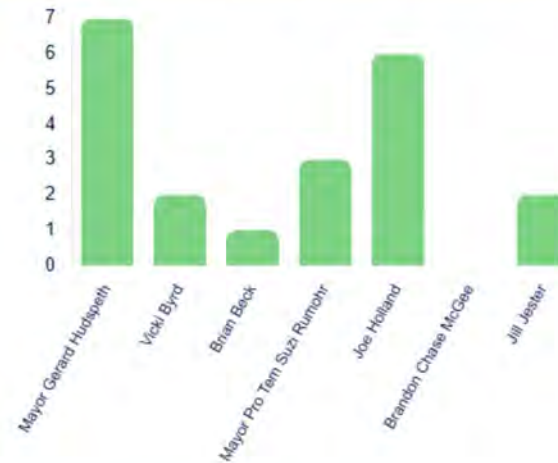
	Summary of Request or Item	Council Member Requestor	Date Received	Staff Assigned	Department	Comments	Status
1	StoneHawk development pads	Council Member Holland	10/10/25	Charlie Rosendahl	Development Services	Referred to staff.	●
2	Eureka Park lights	Council Member Holland	10/14/25	Gary Packan	Parks	Referred to staff.	●
3	Barriers to special events	Mayor Pro Tem Rumohr	10/17/25	Gary Packan, Jessica Robledo	Police Parks	Referred to staff.	●
4	Speed limit on McKinney near Ryan High School	Mayor Hudspeth	10/17/25	Farhan Butt	Development Services	Referred to staff.	●
5	Intersection of US 380 and North Trinity	Mayor Hudspeth	10/17/25	Farhan Butt	Development Services	Referred to staff.	●
6	No Outlet sign replacement on Pecan Creek Road	Mayor Hudspeth	10/17/25	Farhan Butt	Development Services	Referred to staff.	●
7	ECA-LL Cohort questions	Council Member Beck	10/13/25	Antonio Puente	DME	Response sent.	●
8	Policing near Fry Street	Mayor Pro Tem Rumohr	10/17/25	Jessica Robledo	Police	Response sent.	●
9	Protective housing request	Mayor Hudspeth	10/14/25	Jesse Kent	Community Services	Addressed appropriately by staff.	●

FY 25/26 Council Requests

Number of Requests Per Quarter



Total Requests Made by Council Member



Closed Requests by Department



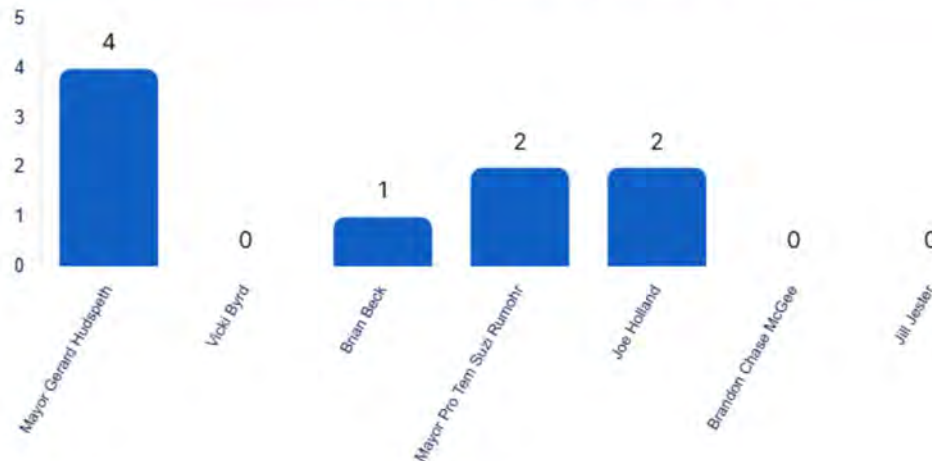
Please Note: the total number of requests per council member or department may not match, as several council members and/ or departments may be associated with a single request.

Council Requests

9



Number of Pending Requests by Council Member





City of Denton

Meeting Calendar

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

Criteria : Begin Date: 10/20/2025, End Date: 1/23/2026

Date	Time	Meeting Body	Meeting Location
<u>October 2025</u>			
10/20/2025	5:30 PM	Board of Ethics	CANCELLED
10/21/2025	12:00 PM	City Council	Denton Development Services Center
10/21/2025	3:00 PM	City Council	Council Work Session Room & Council Chambers
10/22/2025	10:00 AM	Mobility Committee	Council Work Session Room
10/22/2025	1:00 PM	Civil Service Commission	City Hall East Human Resources Training Room
10/22/2025	4:30 PM	Planning and Zoning Commission	Council Work Session Room & Council Chambers
10/24/2025	9:00 AM	Community Partnership Committee	City Council Work Session Room
10/24/2025	1:00 PM	Sustainability Framework Advisory Committee	City Council Work Session Room
10/27/2025	9:00 AM	Public Utilities Board	Council Work Session Room
10/27/2025	3:00 PM	Development Code Review Committee	Development Services Center
10/27/2025	5:30 PM	Zoning Board of Adjustment	Development Service Center
<u>November 2025</u>			
11/3/2025	6:00 PM	Parks, Recreation and Beautification Board	Civic Center Community Room
11/6/2025	8:00 AM	Agenda Committee	Council Work Session Room
11/10/2025	5:30 PM	Board of Ethics	Council Work Session Room
11/10/2025	5:30 PM	Historic Landmark Commission	Development Service Center
11/10/2025	5:30 PM	Library Board	Emily Fowler Central Library
11/12/2025	10:00 AM	Animal Shelter Advisory Committee	Animal Services Training Room
11/12/2025	11:00 AM	Economic Development Partnership Board	Development Service Center
11/12/2025	3:00 PM	Airport Advisory Board	Airport Terminal Meeting Room

Meeting Calendar continued...

Date	Time	Meeting Body	Meeting Location
11/13/2025	3:00 PM	Health & Building Standards Commission	Development Service Center
11/14/2025	12:00 PM	Community Services Advisory Committee	Civic Center at 321 E. McKinney St., Denton, TX, 76201 in the Community Room
11/14/2025	1:00 PM	Bond Oversight Committee	Development Service Center
11/17/2025	9:00 AM	Public Utilities Board	Council Work Session Room
11/17/2025	3:00 PM	Development Code Review Committee	Development Services Center
11/17/2025	5:30 PM	Zoning Board of Adjustment	Development Service Center
11/18/2025	2:00 PM	City Council	Council Work Session Room & Council Chambers
11/19/2025	10:00 AM	Mobility Committee	Council Work Session Room
11/19/2025	12:00 PM	Tax Increment Reinvestment Zone Number One Board	Development Service Center
11/19/2025	5:00 PM	Planning and Zoning Commission	Council Work Session Room & Council Chambers
11/20/2025	3:00 PM	Committee on Persons with Disabilities	Development Service Center
11/26/2025	1:00 PM	Civil Service Commission	City Hall East Human Resources Training Room

December 2025

12/1/2025	6:00 PM	Parks, Recreation and Beautification Board	Civic Center Community Room
12/2/2025	2:00 PM	City Council	Council Work Session Room & Council Chambers
12/4/2025	8:00 AM	Agenda Committee	Council Work Session Room
12/4/2025	8:30 AM	Downtown Economic Development Committee	Development Service Center
12/4/2025	4:00 PM	Public Art Committee	Civic Center Community Room
12/8/2025	3:00 PM	Development Code Review Committee	Development Services Center
12/8/2025	5:30 PM	Board of Ethics	Council Work Session Room
12/8/2025	5:30 PM	Historic Landmark Commission	Development Service Center
12/8/2025	5:30 PM	Library Board	North Branch Library
12/10/2025	11:00 AM	Economic Development Partnership Board	Development Service Center
12/10/2025	3:00 PM	Airport Advisory Board	Airport Terminal Meeting Room
12/11/2025	3:00 PM	Health & Building Standards Commission	Development Service Center

Meeting Calendar continued...

Date	Time	Meeting Body	Meeting Location
12/12/2025	9:00 AM	Community Partnership Committee	City Council Work Session Room
12/12/2025	12:00 PM	Community Services Advisory Committee	Development Service Center
12/12/2025	1:00 PM	Sustainability Framework Advisory Committee	City Council Work Session Room
12/15/2025	9:00 AM	Public Utilities Board	Council Work Session Room
12/15/2025	5:30 PM	Zoning Board of Adjustment	
12/16/2025	2:00 PM	City Council	Council Work Session Room & Council Chambers
12/17/2025	10:00 AM	Mobility Committee	Council Work Session Room
12/17/2025	5:00 PM	Planning and Zoning Commission	Council Work Session Room & Council Chambers
12/24/2025	1:00 PM	Civil Service Commission	City Hall East Human Resources Training Room
12/31/2025	2:00 PM	City Council	Council Work Session Room & Council Chambers

January 2026

1/12/2026	5:30 PM	Historic Landmark Commission	Development Service Center
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Tentative Work Session Topics and Meeting Information Updated: October 17, 2025					
Meeting Date	Item	Legistar ID	Departments Involved	Type	Estimated Time
October 21 Special Called Joint Meeting with Denton ISD (@12:00 p.m.)	A. City of Denton road construction update	25-1593	Capital Projects	City Business	0:30
	B. Denton ISD tax election	25-1594	Denton ISD	DISD Business	0:30
	C. Public hearing on property	25-1595	City Manager's Office	City Business	0:30
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
				Total Est. Time:	2:00
	Other Major Items for Meeting:				
October 21 Work Session (@3:00 p.m.) Regular Meeting (@6:30 p.m.)	A. Craver Ranch MMD	25-1589	Development Services	City Business	1:00
	B. Becoming an Employer of Choice	25-1651	Human Resources	City Business	0:30
	C. Two Minute Pitch:	25-037	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
				Total Est. Time:	2:30
	Other Major Items for Meeting:				
November 18 Work Session (@2:00 p.m.) Special Called Meeting (Upon conclusion of the Work Session)	A. Work Plan for Streets and Drainage	25-1625	Water Utilities & Street Ops	City Business	0:45
	B. Backflow Prevention and Cross-Connection Control Program	25-1724	Water Utilities & Street Ops	City Business	0:45
	C. Denton ISD Drainage	TBD	Water Utilities & Street Ops	City Business	0:45
	D. Housing Tax Credit Policy	25-1392	Community Services	City Business	0:45
	E. Two Minute Pitch:	25-038	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
				Total Est. Time:	4:00
	Other Major Items for Meeting:				
December 2 Work Session (@2:00 p.m.) Regular Meeting (@6:30 p.m.)	A. Aiport Master Plan	25-1543	Airport	City Business	1:00
	B. CVB Bylaws	TBD	MarComm	City Business	0:30
	C. Alternative Work Schedules	TBD	City Manager's Office	City Business	0:45
	D. Audit of Parks Management and Planning	25-340	Internal Audit	City Business	0:30
	E. Two Minute Pitch:	25-1031	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
				Total Est. Time:	3:45
	Other Major Items for Meeting:				
December 16 Work Session (@2:00 p.m.) Regular Meeting (@6:30 p.m.)	A. Two Minute Pitch:	25-1033	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
				Total Est. Time:	1:00
	Other Major Items for Meeting:				
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January 13 Work Session (@2:00 p.m.) Special Called Meeting (Upon conclusion of the Work Session)	A. Strategic Plan Update	TBD	City Manager's Office	City Business	0:30
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
				Total Est. Time:	1:00
	Other Major Items for Meeting:				
Council Priorities and Significant Work Plan Items to be Scheduled	Women's Building	TBD	City Manager's Office	City Business	0:30
	Animal Services Building Update	TBD	City Manager's Office	City Business	1:00
	Item	Date Approved	Department	Next Step	Requestor
Approved Council Pitches to be Scheduled	Board of Ethics develop guidance for interactions with external partners	6/18/2024	Internal Audit	Work Session	CM Beck

*This is for planning purposes only. Dates are subject to change.

1 Street Closure Report: Upcoming Closures

SCR Oct. 20th - 26th

	Street/ Intersection	From	To	Closure Start Date	Closure End Date	Description	Department	Department Contact	Closure Type
1	Audra Ln	Oak Tree St	At Intersection	11/03/25	11/21/25	Sidewalk / ADA Repair	Streets	Roy San Miguel	Lane Closure
2	Audra Ln	Mack Pl	At Intersection	11/10/25	11/28/25	Sidewalk / ADA Repair	Streets	Roy San Miguel	Lane Closure
3	Audra Ln	Lee Dr	At Intersection	11/24/25	12/12/25	Sidewalk / ADA Repair	Streets	Roy San Miguel	Lane Closure
4	Audra Ln	Paisley St	At Intersection	12/15/25	01/09/26	Sidewalk / ADA Repair	Streets	Roy San Miguel	Lane Closure

2 Street Closure Report: Current Closures

	Street/ Intersection	From	To	Closure Start Date	Closure End Date	Description	Department	Department Contact	Closure Type
1	Alice St	Sunset St	University Dr (US 380)	05/27/25	10/31/25	Utility installations and pavement replacement.	Engineering	Scott Fetting	Rolling Closure
2	Alice St	Panhandle St	Crescent St	05/02/25	12/05/25	Utility installations and pavement replacement.	Engineering	Megan Davidson	Full Closure
3	Amarillo St	Haynes St	Congress St	08/11/25	12/31/25	Utility installations and pavement replacement.	Engineering	Scott Fetting	Full Closure
4	Apollo Dr	Redstone Rd	Selene Dr	07/24/25	02/13/26	Utility installations and pavement replacement.	Engineering	Scott Fetting	Full Closure
5	Apollo Dr	Redstone Rd	Selene Dr	09/29/25	03/28/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
6	Audra Ln	Lattimore St	Rustling Oaks Dr	09/24/25	10/24/25	COD Water department to perform taps for developer.	Private Development	Zabdiel Mota	Lane Closure
7	Audra Ln	Rustling Oaks Dr	Oak Tree Dr	09/24/25	10/24/25	COD Water Department to perform water taps for developer.	Private Development	Zabdiel Mota-Balderas	Lane Closure
8	Audra Ln (EB)	Audra Ln	Oak Valley	10/01/25	10/31/25	COD Water department to perform water taps.	Private Development	Zabdiel Mota	Lane Closure
9	Audra Ln (EB)	Audra Ln	Oak Valley	10/01/25	10/31/25	Utility Contractor to install drainage pipe across Audra Lane.	Private Development	Zabdiel Mota-Balderas	Lane Closure
10	Audra Ln (WB)	Audra Ln	Oak Valley	10/01/25	10/31/25	COD Water Department to perform water taps.	Private Development	Zabdiel Mota	Lane Closure
11	Audra Ln (WB)	Audra Ln	Oak Valley	10/01/25	10/31/25	Utility Contractor to install drainage pipe across Audra Lane.	Private Development	Zabdiel Mota-Balderas	Lane Closure
12	Ave A	Maple St	Underwood St	09/02/25	11/07/25	Mabak installing utilities	Public Works Inspections	Stephany Trammell	Lane Closure
13	Bonnie Brae St	Carril AL Lago	University Dr (US 380)	09/19/25	11/10/25	Contractor will be installing storm drain lines, laterals, and curb inlets along Bonnie Brae.	Engineering	Jesus Perez	Lane Closure
14	Bonnie Brae St S	Willowood St	Parvin St	09/08/25	12/19/25	Installation of drainage infrastructure, embankment work in advance of street widening. (Access to Natl Wholesale & residents only)	Engineering	Robin Davis	Full Closure
15	Carlton St	Aileen St	Malone St	07/23/25	10/31/25	Utility installations and pavement replacement.	Engineering	Scott Fetting	Full Closure
16	Cordell St	Fulton St	Coit St	09/15/25	01/23/26	Utility installations and pavement replacement.	Engineering	Scott Fetting	Full Closure
17	Crater Lake Ln (2809)	Como Lake Rd	Herring Ct	10/13/25	11/14/25	Concrete Panel repair	Streets	Roy San Miguel	Lane Closure
18	Denton St	Hickory St	Congress St	06/02/25	11/05/25	Utility installations and pavement replacement	Engineering	Megan Davidson	Full Closure
19	Dunlavy Rd (3800)	Hillcroft Ave	Bissonett Dr	10/20/25	11/21/25	Concrete Panel Repair	Streets	Roy San Miguel	Lane Closure
20	Eagle Dr	Ave C	Ave A	03/17/25	10/31/25	Using it or an entrance due to elevation changes in the jobsite it is the only way to get into the site	Public Works Inspections	Collin Cole	Lane Closure
21	Egan St	Carroll Blvd	Bolivar St	05/07/25	11/14/25	Utility installations and pavement replacement.	Engineering	Megan Davidson	Full Closure
22	Emery St	Dead End	Alice St	09/29/25	02/13/26	Full Road Reconstruction	Engineering	Megan Davidson	Full Closure
23	Fry St	Oak St	Hickory St	04/28/25	10/31/25	Mastec relocating gas lines	Public Works Inspections	Stephany Trammell	Rolling Closure
24	Fulton St N	Cordell St	Emery St	09/29/25	02/13/26	Full Road Reconstruction	Engineering	Megan Davidson	Full Closure
25	Hickory Creek Rd	Riverpass Dr	Country Club Rd (FM 1830)	03/13/23	12/31/26	Bridge Installation	Engineering	Tracy Beck	Full Closure
26	Hobson Ln	Forrestridge Dr	Country Club Rd	10/30/25	11/30/25	Signage and striping on Hobson Lane.	Public Works Inspections	Gavin Petner	Full Closure
27	Hobson Ln	Forrestridge Dr	Country Club Rd	10/30/25	12/15/25	replace failing concrete pavement and striping	Private Development	Gavin Petner	Full Closure
28	Huntington Dr	Sun Valley Dr	Hercules Ln	10/20/25	03/31/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
29	Juno Ln	Atlas Dr	Stuart Dr	04/09/25	10/31/25	Utility installations and pavement replacement.	Engineering	Scott Fetting	Rolling Closure
30	Lattimore St	Mozingo St	Audra Ln	09/24/25	10/24/25	Water taps to be performed by COD Water Department.	Private Development	Zabdiel Mota	Rolling Closure
31	Mayhill Rd S	600ft North of Edwards Rd	400ft South of Edwards Rd	10/20/25	07/30/26	Waterline tap being installed on Mayhill Easment	Public Works Inspections	Collin Cole	Rolling Closure
32	Mills Rd	Mayhill Rd	Cunningham Rd	09/15/25	11/07/25	Water and Sewer installations for Ryan HS project	Private Development Public Works Inspections	Alexander Cervantes	Full Closure
33	Mockingbird Ln	Mingo Rd	University Dr (U.S. 380)	06/16/25	10/31/25	Bore work to install new sanitary sewer line.	Private Development	Zabdiel Mota	Lane Closure
34	Mounts Ave	Congress St W	Haynes St	08/01/25	11/01/25	Utility installations and pavement replacement	Engineering	Megan Davidson	Full Closure
35	Mulberry St	Ave C	Ave D	10/01/25	10/24/25	Water Dept/ Tri Dal will be performing water taps/ asphalt repairs /sewer manhole installation	Private Development Public Works Inspections	Ryan Donaldson	Lane Closure
36	Normal St	Scripture St	Oak St	08/18/25	12/31/25	Utility installations and pavement replacement.	Engineering	Scott Fetting	Full Closure
37	Northridge St	Hinkle Dr	Bolivar St	04/16/25	04/20/26	Utilities and Pavement replacement	Engineering	Dante Hale	Rolling Closure
38	Nottingham Dr	Churchill Dr	Devonshire Ct	10/20/25	11/07/25	Bridge Deck and Curb Repair	Streets	Roy San Miguel	Lane Closure
39	Oak St	Carroll Blvd	Fry St	04/21/25	10/31/25	Mastec relocating gas lines	Public Works Inspections	Stephany Trammell	Rolling Closure
40	Oak St	Welch St	Ave C	04/28/25	10/31/25	Mastec relocating gas lines	Public Works Inspections	Stephany Trammell	Rolling Closure
41	Panhandle St (2525)	East Park Blvd	Bonnie Brae St	07/31/25	10/31/25	Paving driveway approaches / sidewalks .	Private Development Public Works Inspections	Ryan Donaldson	Lane Closure
42	Parkway St	Denton St	Carroll Blvd	10/20/25	04/21/26	Utility installations and pavement replacement.	Engineering	Scott Fetting	Full Closure
43	Pershing Dr	Atlas Dr	Stuart Dr	05/08/25	12/15/25	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
44	Ponder Ave	Oak St W	Panhandle St	06/02/25	12/31/25	Utility installations and pavement replacement.	Engineering	Scott Fetting	Rolling Closure
45	Quail Creek Dr	Berry Down Ln	Stockbridge Rd	10/20/25	04/20/26	Waterline Tap being installed/Road patch	Public Works Inspections	Collin Cole	Lane Closure
46	Ranchman Blvd (3617)	Sundown Blvd	@ Intersection	09/01/25	10/24/25	ADA and Sidewalk Repair	Streets	Roy San Miguel	Lane Closure
47	Redstone Rd	Hercules Ln	Neptune Dr	05/05/25	06/12/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
48	Scripture St	Jagoe St	Ponder St	03/04/25	03/31/26	Utility installations and pavement replacement.	Engineering	Scott Fetting	Full Closure
49	Selene Dr	Neptune Dr	Stuart Rd	06/04/25	11/28/25	Utility installations and pavement replacement.	Engineering	Scott Fetting	Full Closure
50	Sheraton Rd	Imperial Dr	Sun Valley Dr	08/11/25	12/12/25	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
51	Stockbridge Dr	Hudsonwood Dr	Quail Creek Dr	10/20/25	04/20/26	Utilities being upsized	Public Works Inspections	Collin Cole	Lane Closure
52	Sun Valley Dr	Buckingham Dr	Sheraton Rd	10/20/25	11/11/25	Utility work and pavement Repair	Engineering	Dante Hale	Full Closure
53	Sunnydale Ln	Sun Valley Dr	Kings Row	07/10/25	12/05/25	Utility installations and pavement replacement.	Engineering	Scott Fetting	Full Closure
54	Sunset St	University Dr W	Carroll Blvd	01/20/25	10/31/25	Utility installations and pavement replacement.	Engineering	Scott Fetting	Full Closure

	Street/ Intersection	From	To	Closure Start Date	Closure End Date	Description	Department	Department Contact	Closure Type
55	Sunset St	Carroll Blvd	Bolivar St	07/07/25	12/31/25	Utility installations and pavement replacement.	Engineering	Scott Fetting	Full Closure
56	Welch St	Eagle Dr	Mulberry St	05/31/24	12/31/25	Utility installations and pavement replacement.	Engineering	Scott Fetting	Rolling Closure
57	Welch St	Mulberry St	Hickory St	10/01/25	01/09/26	Utility relocation and pavement replacement	Engineering	Megan Davidson	Full Closure
58	Willowood St	Bonnie Brae St	500ft East	09/29/25	11/23/25	Full Road Reconstruction	Public Works Inspections	Robin Davis	Full Closure
59	Wind River Ln	Widgeon Ln	Meredith Ln	08/08/25	10/30/25	Emergency pond pumping per Watershed compliance order	Private Development	Gavin Petner	Lane Closure
60	Yellowstone Pl	Hercules Ln	Juno Ln	06/30/25	10/24/25	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure

3 Street Closure Report: Completed Closures

	Street/ Intersection	From	To	Closure Start Date	Closure End Date	Description	Department	Department Contact	Closure Type
1	Cactus Cir	Yucca Dr	(End of street) Cul de sac	04/28/25	10/10/25	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
2	Congress St	Ponder St	Carroll Blvd	03/31/25	10/10/25	Utility installations and pavement replacement	Engineering	Megan Davidson	Rolling Closure
3	Crescent St W	Aileen St	Malone St	05/21/25	10/02/25	Utility installations and pavement replacement.	Engineering	Megan Davidson	Full Closure
4	Ector St	Cordell St	University Dr (US380)	06/30/25	10/03/25	Sewer Line Being installed, Manholes, pipe, paving	Public Works Inspections	Collin Cole	Full Closure
5	Hilltop Rd	Country Club Road (FM 1830)	@ intersection	05/27/25	09/22/25	Hilltop Road at Country Club Road will be reconstructed (new drainage, road, etc.) and new northbound right turn lane will be added to Country Club Road	Engineering	Tracy Beck	Full Closure
6	Huisache St	Aspen Dr	Yucca Dr	04/09/25	10/03/25	Utilities and Pavement replacement	Engineering	Dante Hale	Rolling Closure
7	Jim Christal Rd	Masch Branch Rd	@ Intersection	03/14/25	10/10/25	Adding 2 Lanes E/W on Jim Christal. Transition Traffic on Southside of Jim Christal.	Public Works Inspections	Kirk Winter	Lane Closure
8	Kings Row	Stuart Rd	Valley View Rd	10/11/25	10/11/25	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
9	Mistywood Ln	Robinwood Ln	Glenwood Ln	04/28/25	09/26/25	Construction Activity	Other	Sheldon Gatewood	Full Closure
10	Mulberry St	Welch St	Bernard St	11/29/24	10/01/25	Utility installations and pavement replacement.	Engineering	Scott Fettig	Full Closure
11	Ocean Dr	Atlantic Dr	Nautical Ln	04/14/25	09/18/25	Sanitary Sewer install/ paving repair	Private Development	Gavin Petner	Full Closure
12	Robinwood Ln	Emerson Ln	Live Oak St	11/12/24	09/26/25	Full Road Reconstruction	Engineering	Sheldon Gatewood	Full Closure
13	Robinwood Ln	Live Oak St	Kayewood Dr	01/27/25	09/26/25	Road reconstruction (Milling and C/G Removal, Stabilization)	Engineering	Sheldon Gatewood	Full Closure
14	Scripture St	Bonnie Brae St	I-35 Service Rd	08/18/25	10/03/25	Sidewalk / ADA Repair	Streets	Roy San Miguel	Lane Closure
15	Sheraton Rd	Imperial Dr	@ Intersection	09/12/25	09/26/25	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
16	Trinity Rd S	McKinney St E	Mary Ln	06/09/25	09/19/25	Force Main Waterline being installed, staging area and line install. Road closed to through traffic	Public Works Inspections	Collin Cole	Full Closure
17	Unicorn Lake Blvd	State School Rd	Shoreline Dr	07/03/25	09/18/25	Sanitary sewer connection and paving repair	Private Development	Gavin Petner	Lane Closure
18	Union Cir (in entirety)	Chestnut St	Prairie St	05/12/25	10/02/25	Utility installations and pavement replacement.	Engineering	Megan Davidson	Full Closure