



MEMORANDUM

DATE: January 30, 2026
TO: The Honorable Mayor Hudspeth and Council Members
FROM: Sara Hensley, City Manager
SUBJECT: Friday Staff Report

Upcoming Meetings

1. Parks, Recreation and Beautification Board on **Monday, February 2, 2026, at 6:00 p.m.** in the Civic Center Community Room.
2. Work Session of the City Council on **Tuesday, February 3, 2026, at 2:00 p.m.** in the City Council Work Session Room followed by a Regular Meeting at **6:30 p.m.** in the Council Chambers.
3. Agenda Committee on **Thursday, February 5, 2026, at 8:00 a.m.** in the City Council Work Session Room.
4. **CANCELLED** - Downtown Economic Development Committee on **Thursday, February 5, 2026, at 8:30 a.m.** at the Development Service Center.
5. Public Art Committee on **Thursday, February 5, 2026, at 4:00 p.m.** in the Civic Center Community 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. **Affordability Incentives Code Amendment** – Staff are proposing amendments to the 2.12 Affordability Incentive Program. The current program offers nine different zoning incentives for residential developments that commit to leasing or selling a proportion of their housing units to low-income households at set affordability thresholds. The proposed changes are meant to make the program more accessible, more enticing for developers, and align the program with the City’s priorities on Affordable for Denton housing. The **attached** ISR (2026-017) provides exposition on the proposed changes and timeline for consideration. Staff contact: Jesse Kent, Community Services
- B. **DTV Video Highlights for January** - DTV released several videos this month that raise awareness, educate, and inform our community. The following are highlighted videos Council is encouraged to share:
- **Coffee Crawl for a Cause**
The 8th Annual Coffee Crawl - enjoy coffee and treats while funding programs for kids and families.
 - **Winter Postcard from Denton**
From the snow covered Square to the nearly quiet streets and parks, this year’s winter storm has been one to remember.
 - **Volunteer Work Day at the South Lakes Mountain Bike Trail**
Working with Denton's Parks and Recreation Department, Caleb and Ben organize days for volunteers to help clear the mountain bike trail at South Lakes Park.
 - **Year In Review: Fiscal Year 2024-2025**
Discover how the City of Denton has made significant strides in advancing its key focus areas while celebrating major accomplishments from Fiscal Year 2024-2025.

All videos air on DTV, are shared via social media channels, and are available on the [City’s YouTube channel](#). Staff contact: Billy Matthews, Marketing and Communications

C. Natorium Closure and Repairs – The Denton Parks and Recreation Natatorium (2400 Long Rd.) will be closed from February 9 through March 22 so that necessary repairs can be made to the facility. These repairs include upgrades to the pump room, roof, pool deck, and pool shells. Closure dates were determined in consultation with Denton ISD. At the end of the closure, existing natatorium memberships will be extended by the duration of the closure. Staff have developed the following list of alternative locations for indoor swimming:

University of North Texas Pohl Recreation Center	1900 Chestnut St. Denton, TX 76201	940-565-2275
Texas Woman’s University Indoor Pool at Pioneer Hall	1600 N. Bell Ave. Denton, TX 76209	940-898-2561
LA Fitness Denton	1350 S. Loop 288 Denton, TX 76205	940-380-2094
Flower Mound Community Activity Center	1200 Gerault Rd. Flower Mound, TX 75028	972-874-7275
Lewisville Thrive	1950 S. Valley Pkwy. Lewisville, TX 75067	469-635-5300
The Cove at Lakefront	417 Lakefront Dr. Little Elm, TX 75068	214-618-2047

Staff contact: Rameir Martin, Parks and Recreation

D. Mayor's Pet Spotlight – Lulu is a gentle, timid soul who's looking for someone special to help her feel safe and loved. Lulu was first spotted living alone in the woods, too scared to let anyone close. Thanks to the kindness and persistence of several caring Denton residents, she was safely brought to the shelter. With the help of our amazing community, Lulu moved into a foster home where she's been able to relax and show us glimpses of her sweet personality. Her foster reports that Lulu is crate trained, which is a great tool for helping her feel secure in new environments. Lulu is a true homebody who enjoys calm, predictable days. She prefers a peaceful home with few visitors and patient, mature residents. Most of the time, you'll find her sitting by the window, watching the world go by.

Lulu is most comfortable around women and can be fearful of men. When she feels unsafe, she may growl or bark to communicate her discomfort. While this can seem intimidating, it's simply her way of expressing fear. With understanding and consistency, she can learn that people are safe. She needs an experienced foster or adopter who is willing to give her time, patience, and unconditional love. In return, you'll gain a loyal companion who will cherish the safety and kindness you provide. Lulu's journey may take time, but we believe she's worth every moment. Please contact Denton Animal Services at (940) 349-7594 or via email at Animal.Services@cityofdenton.com.



E. Upcoming Controlled Burns at North Lakes Park and Birch Property – Denton Fire will be conducting controlled burns at the Burch Property off US-377 in southeast Denton on February 9, and at North Lakes Park on February 10. The burn at the Burch Property will cover an area of 46 acres while the fire at North Lakes will cover 22 acres (see images below). The burn at North Lakes Park will only take place if the wind is blowing smoke away from the Animal Shelter.

The purpose of both burns is to rejuvenate native grassland habitat and to encourage the growth of wildflower plants. Parks maintenance will provide heavy equipment support and will place “Trail Closed” signs at North Lakes before the burn. Additional notifications will be provided by Denton Fire on Nextdoor, X (Twitter), Facebook, and by placing “Fire Training Ahead” signage in proximity to each burn site beforehand. Staff Contacts: David Boots, Fire and Marshall McGee, Parks and Recreation.



**Birch Fire Plan
Feb. 9 2026**



**North Lakes Fire Plan
Feb. 10 2026**

Responses to Council Member Requests for Information

- A. Intersection Visibility – On Jan. 8, Council Member Holland inquired about visibility at the intersection of East Prairie and South Bradshaw Streets due to the cemetery fence. Transportation Services Staff completed a field audit of the intersection and concurred with the request to convert the intersection traffic control to an all-way stop to improve safety. The all-way stop signs will be implemented at this location by Wednesday, Feb. 25. Staff contact: Chandra Muruganandham, Transportation Services

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:

Proposed Amendment to Section 2.12 Affordability Incentive Program

BACKGROUND:

The Section 2.12 Affordability Incentive Program was created October 15, 2024. The program offers nine different zoning incentives for residential developments that commit to leasing or selling a proportion of their homes to low-income households at set affordability thresholds. Since October 2024, four multifamily developments and two infill single family developments have applied for incentives. Two of the multifamily developments have already executed incentive agreements and are in the early stages of construction. Through program review, staff have identified four opportunities for improvement that would make the program more accessible, more enticing for all developers, and align the program with the City's priorities on Affordable for Denton housing.

These changes would require an amendment to the development code and the proposals would be considered during public hearings at both the Planning and Zoning Commission and City Council.

DISCUSSION:

Proposed Changes

Removing the Right of First Refusal Requirement

The Right of First Refusal Requirement provides the City the right to purchase any property where incentives were utilized if the owner seeks to sell within the 30-year affordability period.

This creates a situation where a low-income homebuyer would need to first offer the City Right of First Refusal on their home if they sought to sell it within 30 years of the home being built. Additionally, this requirement causes significant administrative difficulties for Housing Tax Credit developments, which typically have syndicators and/or non-profit partners who also require Right of First Refusal and have expressed that they would not be willing to subordinate their right to the City's.

The Right of First Refusal requirement does not provide significant affordability protections, causes administrative complications, creates an undue burden on low-income home buyers, and does not align with long-term City real estate planning.

Increase Access to Incentives

Staff propose simplifying qualification requirements such that 15% of units as affordable allows access to any number of the nine incentives.

Of the six applications received thus far, none have elected to use more than three incentives, although some were qualified for more. Some incentives are more applicable to single family developments (three related to lot size, setback requirements) and some are more applicable to multifamily (landscaping area point system, height increase). Making all nine incentives available at the threshold level of affordability could simplify the program.

Adjust Requirements to Reflect Market Rate

Another proposal is to adjust qualification requirements to consider the separate market rates of the rental and homeownership markets as well as the City's priorities around Affordable for Denton development.

The program should remove the low-income (80%-50%) AMI requirements for rental developments, as Denton's market rental rate typically falls above 60% AMI, and low-income rental units are not considered Affordable for Denton, as discussed in the Nov. 18 work session on the Low-Income Housing Tax Credit Policy.

The program could set low-income as the only target income bracket for homeownership developments as Denton's market sales prices typically fall above 90% AMI, with a median home value of \$379,900 (2024 American Community Survey). Furthermore, current construction costs create a significant financial barrier to selling newly constructed homes at the 50% AMI sales price maximum of \$158,400 for a two-bedroom.

The program should adjust the affordability period to five years for homeownership developments in order to align with other existing homebuyer assistance programs and allow low-income homebuyers greater flexibility.

Clarify Requirements for Small Developments

Affordability qualifications currently require units at three different levels of affordability in increments of 5% of the development's total homes. This proved difficult for staff to interpret and uniformly apply to developments of less than 20 total homes. Clarification on procedures would help staff qualify small developments in a standard way.

To encourage infill development, the program could set slightly favorable requirements to qualify developments with less than 20 homes, requiring a slightly smaller percentage of homes or allowing higher income targets. This could make the program more financially accessible to infill developments, which have fewer units overall to spread development costs across.

The program has so far been effective at making infill projects more viable from a zoning compliance perspective but poses additional financial and administrative challenges for these projects.

Applications to date

As of January 2026, six development teams have submitted applications. Four of these applications are multifamily rental developments, and two are single family homeownership developments. Both single-family projects are infill projects, meaning a small project in an established neighborhood. Two are in construction, three are in the development process, and one is still awaiting funding award.

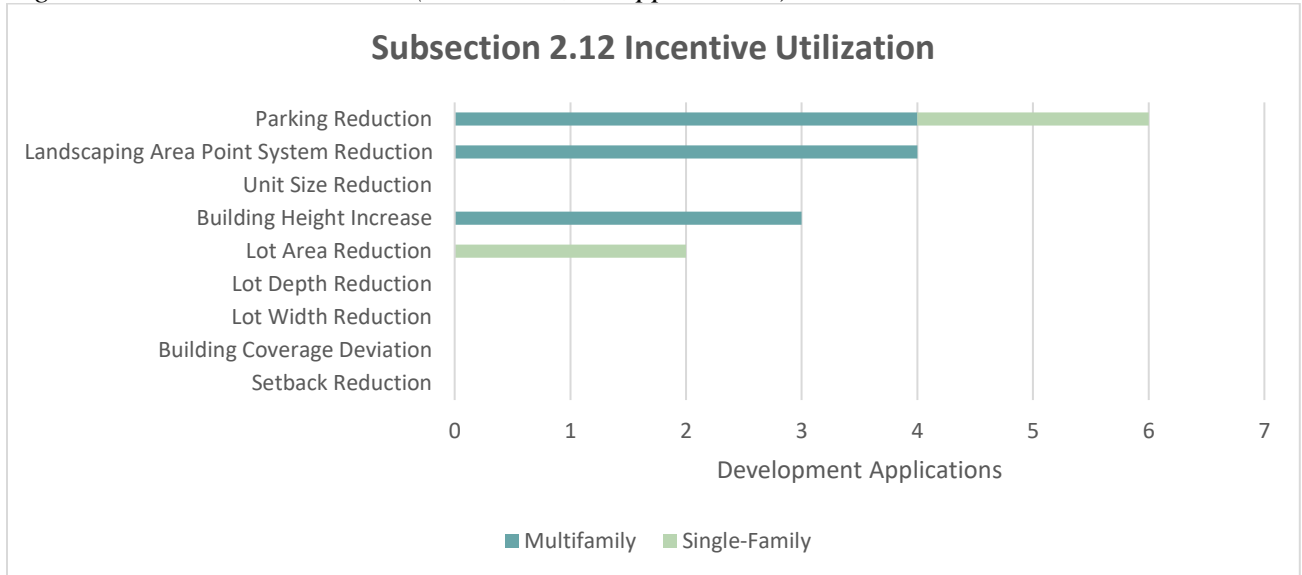
Figure 1 – Incentive applications to date

Development	Status	Occupancy Type	Building Type	Developer	Financing Tools	Total Units
Stella Haven	Under Construction	Rental	Multi-Family	Stella Haven, LP	9% Housing Tax Credit	88
Roselawn Village	Under Construction	Rental	Multi-Family	NRP Lone Star Development LLC	4% Housing Tax Credit	297
Robertson Development	In Development	Ownership	Single-Family	Denton Affordable Housing Corporation	HOME	3
Hinkle Development	In Development	Ownership	Single-Family	Denton Affordable Housing Corporation	American Rescue Plan	TBD
McAdams Haven	In Development	Rental	Multi-Family	Denton Affordable Housing Corporation	9% Housing Tax Credit	84
Palladium Denton West Living	Applied	Rental	Multi-Family	Palladium USA International, Inc.	9% Housing Tax Credit	120

To date, only four of the nine incentives have been applied for. All six applicants have applied for the parking reduction, all four multifamily developments have applied for the reduction to the landscaping area point system, three multifamily have applied for the building height increase, and both single-family developments applied for the lot size reductions.

Continued on Page 3

Figure 2 - Incentive utilization (total count, all applications)



Estimated Timeline

Staff tentatively plan to bring the amendments forward to Planning and Zoning for a public hearing on February 25. If recommended by the Planning and Zoning Commission, staff would aim to take the amendment to City Council for a public hearing on March 3.

STAFF CONTACT:

Jesse Kent, Director of Community Services
Leia Atkinson, Housing Programs Coordinator

STAFF TIME TO COMPLETE REPORT:

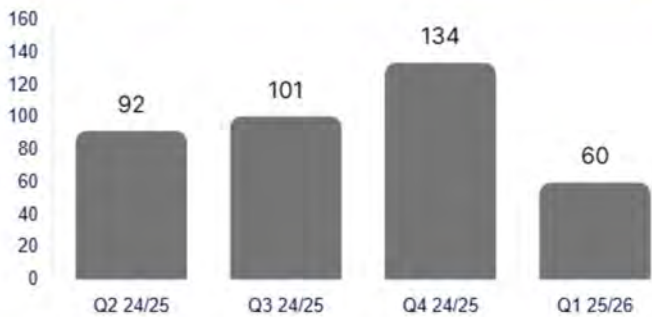
1 hour

Friday Report - Council Requests FY 25-26

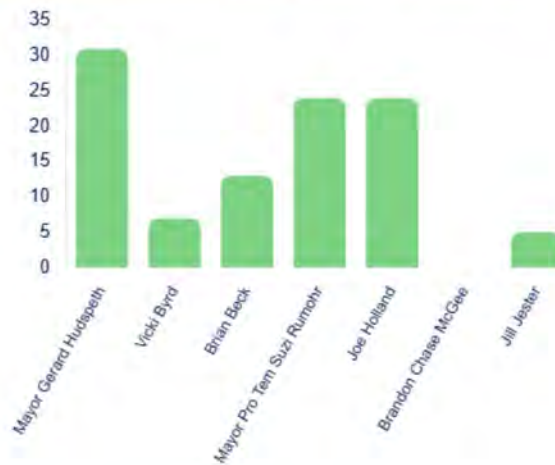
	Summary of Request or Item	Council Member Requestor	Date Received	Staff Assigned	Department	Comments	Status
1	Scripture CO application	Mayor Hudspeth	01/20/26	Charlie Rosendahl	Development Services	Referred to staff.	
2	Southmont Place fence right-of-way	Mayor Hudspeth	01/28/26	Charlie Rosendahl	Development Services	Referred to staff.	
3	Downtown Square Sidewalk Ice	Mayor Hudspeth	01/29/26	Allison Wing	Parks	Referred to staff.	
4	Wellness check information	Mayor Pro Tem Rumohr	01/26/26	Tony Salas	Police	Response sent.	
5	Easements on Haisler tract	Council Member Holland	01/21/26	Charlie Rosendahl	Development Services	Response sent.	
6	County 287g Program	Mayor Pro Tem Rumohr	01/28/26	Tony Salas	Police	Response sent.	

FY 25/26 Council Requests

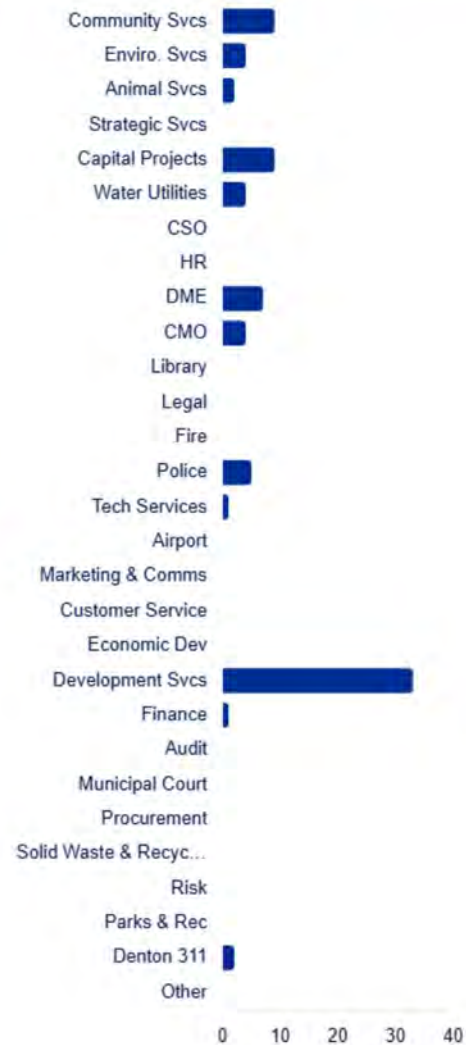
Number of Requests Per Quarter



Total Requests Made by Council Member



Closed Requests by Department



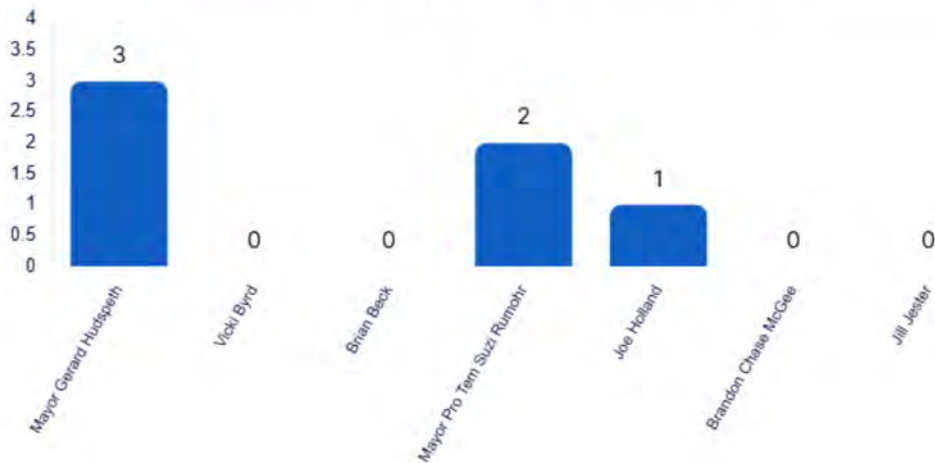
Please Note: the total number of requests per council member or department may not match, as several council members and/or departments may be associated with a single request.

Council Requests

6



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: 2/2/2026, End Date: 5/8/2026

Date	Time	Meeting Body	Meeting Location
<u>February 2026</u>			
2/2/2026	6:00 PM	Parks, Recreation and Beautification Board	Civic Center Community Room
2/3/2026	2:00 PM	City Council	Council Work Session Room & Council Chambers
2/5/2026	8:00 AM	Agenda Committee	Council Work Session Room
2/5/2026	8:30 AM	Downtown Economic Development Committee	CANCELLED
2/5/2026	4:00 PM	Public Art Committee	Civic Center Community Room
2/9/2026	9:00 AM	Public Utilities Board	Council Work Session Room
2/9/2026	3:00 PM	Development Code Review Committee	Development Services Center
2/9/2026	5:30 PM	Historic Landmark Commission	Development Service Center
2/9/2026	5:30 PM	Library Board	Emily Fowler Central Library
2/11/2026	11:00 AM	Economic Development Partnership Board	Development Service Center
2/11/2026	3:00 PM	Airport Advisory Board	CANCELLED
2/11/2026	5:00 PM	Planning and Zoning Commission	Council Work Session Room & Council Chambers
2/12/2026	3:00 PM	Health & Building Standards Commission	Development Service Center
2/13/2026	9:00 AM	Bond Oversight Committee	Training Rooms 3-5 at Development Service Center
2/17/2026	2:00 PM	City Council	Council Work Session Room & Council Chambers
2/19/2026	8:30 AM	Downtown Economic Development Committee	Development Service Center
2/20/2026	9:00 AM	Community Partnership Committee	City Hall Work Session Room
2/20/2026	12:00 PM	Community Services Advisory Committee	Development Service Center
2/23/2026	9:00 AM	Public Utilities Board	Council Work Session Room

Meeting Calendar continued...

Date	Time	Meeting Body	Meeting Location
2/23/2026	5:30 PM	Zoning Board of Adjustment	Development Service Center
2/25/2026	10:00 AM	Mobility Committee	Council Work Session Room
2/25/2026	1:00 PM	Civil Service Commission	City Hall East Human Resources Training Room
2/25/2026	1:00 PM	Sustainability Framework Advisory Committee	City Council Work Session Room
2/25/2026	5:00 PM	Planning and Zoning Commission	Council Work Session Room & Council Chambers

March 2026

3/2/2026	5:30 PM	Historic Landmark Commission	Development Service Center
3/2/2026	6:00 PM	Parks, Recreation and Beautification Board	Civic Center Community Room
3/3/2026	2:00 PM	City Council	Council Work Session Room & Council Chambers
3/5/2026	8:00 AM	Agenda Committee	Council Work Session Room
3/9/2026	9:00 AM	Public Utilities Board	Council Work Session Room
3/9/2026	3:00 PM	Development Code Review Committee	Development Services Center
3/9/2026	5:30 PM	Library Board	North Branch Library
3/11/2026	11:00 AM	Economic Development Partnership Board	Development Service Center
3/11/2026	3:00 PM	Airport Advisory Board	Airport Terminal Meeting Room
3/12/2026	3:00 PM	Health & Building Standards Commission	Development Service Center
3/18/2026	5:00 PM	Planning and Zoning Commission	Council Work Session Room & Council Chambers
3/20/2026	9:00 AM	Community Partnership Committee	City Council Work Session Room
3/20/2026	12:00 PM	Community Services Advisory Committee	Development Service Center
3/23/2026	9:00 AM	Public Utilities Board	Council Work Session Room
3/23/2026	3:00 PM	Development Code Review Committee	Development Services Center
3/23/2026	5:30 PM	Zoning Board of Adjustment	Development Service Center
3/24/2026	2:00 PM	City Council	Council Work Session Room & Council Chambers
3/25/2026	10:00 AM	Mobility Committee	Council Work Session Room
3/25/2026	1:00 PM	Civil Service Commission	City Hall East Human Resources Training Room

Meeting Calendar continued...

Date	Time	Meeting Body	Meeting Location
3/25/2026	1:00 PM	Sustainability Framework Advisory Committee	City Council Work Session Room
April 2026			
4/2/2026	8:00 AM	Agenda Committee	Council Work Session Room
4/2/2026	8:30 AM	Downtown Economic Development Committee	Development Service Center
4/6/2026	6:00 PM	Parks, Recreation and Beautification Board	Civic Center Community Room
4/7/2026	12:00 PM	City Council	Council Work Session Room & Council Chambers
4/7/2026	2:00 PM	City Council	Council Work Session Room & Council Chambers
4/8/2026	11:00 AM	Economic Development Partnership Board	Development Service Center
4/8/2026	3:00 PM	Airport Advisory Board	Airport Terminal Meeting Room
4/8/2026	5:00 PM	Planning and Zoning Commission	Council Work Session Room & Council Chambers
4/9/2026	3:00 PM	Health & Building Standards Commission	Development Service Center
4/13/2026	9:00 AM	Public Utilities Board	Council Work Session Room
4/13/2026	3:00 PM	Development Code Review Committee	Development Services Center
4/13/2026	5:30 PM	Historic Landmark Commission	Development Service Center
4/13/2026	5:30 PM	Library Board	South Branch Library
4/17/2026	9:00 AM	Community Partnership Committee	Council Work Session Room
4/21/2026	2:00 PM	City Council	Council Work Session Room & Council Chambers
4/22/2026	1:00 PM	Civil Service Commission	City Hall East Human Resources Training Room
4/24/2026	12:00 PM	Community Services Advisory Committee	Development Service Center
4/27/2026	9:00 AM	Public Utilities Board	Council Work Session Room
4/27/2026	3:00 PM	Development Code Review Committee	Development Services Center
4/27/2026	5:30 PM	Zoning Board of Adjustment	Development Service Center
4/29/2026	10:00 AM	Mobility Committee	Council Work Session Room
4/29/2026	5:00 PM	Planning and Zoning Commission	Council Work Session Room & Council Chambers

Meeting Calendar continued...

Date	Time	Meeting Body	Meeting Location
5/4/2026	9:00 AM	Public Utilities Board	Council Work Session Room
5/4/2026	6:00 PM	Parks, Recreation and Beautification Board	Civic Center Community Room
5/5/2026	2:00 PM	City Council	Council Work Session Room & Council Chambers
5/7/2026	8:00 AM	Agenda Committee	Council Work Session Room
5/8/2026	12:00 PM	Community Services Advisory Committee	Development Service Center

Tentative Work Session Topics and Meeting Information
Updated: January 30, 2026

Meeting Date	Item	Legistar ID	Departments Involved	Type	Estimated Time
February 3 Work Session (@ 2:00 p.m.) Regular Meeting (@ 6:30 p.m.)	A. Hunter Ranch Fire Station	25-2195	Fire	City Business	0:30
	B. Backflow Prevention and Cross-Connection Control Program	25-1724	Water Utilities & Street Ops	City Business	0:45
	C. CVB Bylaws	25-2042	MarComm	City Business	0:30
	D. The Denton Woman's Club Building Lease	26-0025	City Manager's Office	City Business	0:30
	E. Two Minute Pitch:	TBD	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
					Total Est. Time:
Other Major Items for Meeting:					
February 17 Work Session (@ 2:00 p.m.) Regular Meeting (@ 6:30 p.m.)	A. Performance Management Audit	25-2151	Internal Audit	City Business	0:30
	B. Boards and Commissions Update	26-0129	City Secretary's Office	City Business	1:00
	C. DME Utility Billing	25-2296	DME	City Business	0:45
	D. Two Minute Pitch:	TBD	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
					Total Est. Time:
Other Major Items for Meeting:					
March 3 Work Session (@ 2:00 p.m.) Regular Meeting (@ 6:30 p.m.)	A. Financial Policies	TBD	City Manager's Office	City Business	0:45
	B. Credit Card Fee Discussion	26-0057	Finance	City Business	0:45
	C. Surplus Property	25-2294	Development Services	City Business	0:30
	D. Two Minute Pitch:	TBD	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s): City Attorney & City Auditor Mid-year Perf. Reviews		Legal (if any)	City Business	0:30
					Total Est. Time:
Other Major Items for Meeting:					
March 24 Work Session (@ 2:00 p.m.) Special Called Meeting (Upon conclusion of the Work Session)	A. Mosquito Surveillance Response Plan (MSRP)	25-2291	Environmental Services	City Business	0:30
	B. Community Forever Village	26-2429	Development Services	City Business	0:45
	C. Audit follow-up of Solid Waste Operations	26-2456	Internal Audit	City Business	0:15
	D. Audit follow-up of Fire Prevention	26-2457	Internal Audit	City Business	0:15
	E. External Audit	25-2325	Finance	City Business	0:30
	F. Two Minute Pitch:	TBD	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s): Judge Mid-year Perf. Review		Legal (if any)	City Business	0:30
					Total Est. Time:
Other Major Items for Meeting:					
April 7 Special Called Joint Meeting with Denton ISD (@ 11:00 a.m.)	A.			City Business	0:00
	B.		Denton ISD	DISD Business	0:00
	C.		City Manager's Office	City Business	0:00
	Closed Meeting Item(s):		Legal (if any)	City Business	0:00
					Total Est. Time:
Other Major Items for Meeting:					
April 7 Work Session (@ 2:00 p.m.) Regular Meeting (@ 6:30 p.m.)	A.	TBD		City Business	0:00
	B.	TBD		City Business	0:00
	X. Two Minute Pitch:	TBD	City Manager's Office	Council Request	0:00
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
					Total Est. Time:
Other Major Items for Meeting:					
April 21 Work Session (@ 2:00 p.m.) Regular Meeting (@ 6:30 p.m.)	A. Police Annual update	26-0033	Police	City Business	0:00
	B. Fire Annual Update	TBD	Fire	City Business	0:00
	C. Audit of City-Wide Overtime	25-2152	Internal Audit	City Business	0:30
	X. Two Minute Pitch:	TBD	City Manager's Office	Council Request	0:00
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
					Total Est. Time:
Other Major Items for Meeting:					
Council Priorities and Significant Work Plan Items to be Scheduled	Animal Services Building Update	TBD	City Manager's Office	City Business	1:00
	Streets Operations and Service Levels	25-1625	Water Utilities & Street Ops	City Business	0:45
	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 Feb. 2nd – 8th

	Street/ Intersection	From	To	Closure Start Date	Closure End Date	Description	Department	Department Contact	Closure Type
1	Roselawn Dr	Bernard St	Roselawn Cir	02/16/26	08/31/26	Demo Roselawn to rebuild and add sidewalks, for Roselawn Village Apartments.	Private Development	Kent Bull Rivers	Rolling Closure
2	Roselawn Dr	Bernard St	Roselawn Cir	02/16/26	08/31/26	Demo Roselawn to rebuild and add sidewalks, for Roselawn Village Apartments.	Private Development	Kent Bull Rivers	

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	Panhandle St	Crescent St	05/02/25	06/15/26	Utility installations and pavement replacement.	Engineering	Megan Davidson	Full Closure
2 Apollo Dr	Redstone Rd	Selene Dr	07/24/25	02/13/26	Utility installations and pavement replacement.	Engineering	Scott Fetting	Full Closure
3 Apollo Dr	Redstone Rd	Selene Dr	09/29/25	03/28/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
4 Audra Ln	Nottingham Dr/Audra Lane	Oak Valley	01/19/26	02/27/26	TCP to be used to install drainage pipe and make street repairs.	Private Development	Zabdiel Mota	Full Closure
5 Audra Ln	Lattimore St	Mack Pl	01/19/26	02/27/26	TCP to be used during sidewalk construction.	Private Development	Zabdiel Mota	Lane Closure
6 Audra Ln (EB)	Audra Ln	Oak Valley	10/01/25	02/27/26	Utility Contractor to install drainage pipe across Audra Lane.	Private Development	Zabdiel Mota-Balderas	Lane Closure
7 Audra Ln (WB)	Audra Ln	Oak Valley	10/01/25	02/27/26	Utility Contractor to install drainage pipe across Audra Lane.	Private Development	Zabdiel Mota-Balderas	Lane Closure
8 Bell St N (1912)	University Dr / US380	Sherman Dr	02/02/26	02/27/26	ADA / Sidewalk Repair	Streets	Roy San Miguel	Lane Closure
9 Bernard St N	Hickory St	Chestnut St	02/06/26	07/24/26	Utility installations and pavement replacement	Engineering	Megan Davidson	Full Closure
10 Bonnie Brae St	Conquest Dr	Elm St N (US 77)	02/02/26	02/13/26	Contractor will be installing storm drain lines, laterals, and curb inlets along Bonnie Brae.	Engineering	Jesus Perez	Full Closure
11 Bonnie Brae St	Bronco Way / Riney Rd	Elm St N (US 77)	01/14/26	02/16/26	Contractor will be installing storm drain lines, laterals, and curb inlets along Bonnie Brae.	Other	Jesus Perez	Full Closure
12 Buckingham Dr	Hercules Ln	Sherman Dr	11/17/25	07/03/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
13 Cordell St	Fulton St	Coit St	09/15/25	03/06/26	Utility installations and pavement replacement.	Engineering	Scott Fetting	Full Closure
14 Denton St	Hickory St	Congress St	06/02/25	03/13/26	Atmos gas line installation	Engineering	Megan Davidson	Full Closure
15 Donna Rd	Elm St	End	11/17/25	03/27/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
16 Eagle Dr	Ave C	Ave A	03/17/25	04/01/26	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
17 Egan St	Carroll Blvd	Bolivar St	05/07/25	02/13/26	Utility installations and pavement replacement.	Engineering	Megan Davidson	Full Closure
18 Emery St	Dead End	Alice St	09/29/25	03/27/26	Full Road Reconstruction	Engineering	Megan Davidson	Full Closure
19 Fulton St N	Cordell St	Emery St	09/29/25	03/27/26	Full Road Reconstruction	Engineering	Megan Davidson	Full Closure
20 Hickory Creek Rd	Riverpass Dr	Country Club Rd (FM 1830)	03/13/23	12/31/26	Bridge Installation	Engineering	Tracy Beck	Full Closure
21 Huntington Dr	Sun Valley Dr	Hercules Ln	10/20/25	03/31/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
22 Jupiter Dr	Redstone Rd	Selene Dr	02/02/26	07/31/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
23 Lattimore St	Mozingo St	Audra Ln	01/19/26	02/27/26	TCP to be used for street paving.	Private Development	Zabdiel Mota	Full Closure
24 Margie St	Ave A	McCormick St	11/17/25	02/20/26	Installing sewer	Public Works Inspections	Stephany Trammell	Full Closure
25 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
26 Mulberry St	Ave C	Ave D	12/03/25	02/06/26	Tri Dal working on water lines/ Water Vault	Public Works Inspections	Ryan Donaldson	Lane Closure
27 Neptune Dr	Redstone Rd	Selene Dr	11/24/25	05/08/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
28 Normal St	Scripture St	Oak St	08/18/25	02/13/26	Utility installations and pavement replacement.	Engineering	Megan Davidson	Full Closure
29 Northridge St	Hinkle Dr	Bolivar St	04/16/25	04/20/26	Utilities and Pavement replacement	Engineering	Dante Hale	Rolling Closure
30 Oak St	Carroll Blvd	Fry St	04/21/25	02/27/26	Mastec relocating gas lines	Public Works Inspections	Stephany Trammell	Rolling Closure
31 Oak St	Weich St	Ave C	04/28/25	02/27/26	Mastec relocating gas lines	Public Works Inspections	Stephany Trammell	Rolling Closure
32 Paisley St	Pace Dr	Oak Valley	01/05/26	03/02/26	TCP lane closure to be used for water tap performed by COD Water Department.	Public Works Inspections	Zabdiel Mota	Lane Closure
33 Panhandle St	Fulton St	Denton St	01/07/26	05/22/26	Pavement replacement	Engineering	Megan Davidson	Full Closure
34 Parkway St	Denton St	Carroll Blvd	10/20/25	04/21/26	Utility installations and pavement replacement.	Engineering	Scott Fetting	Full Closure
35 Pershing Dr	Atlas Dr	Stuart Rd	05/08/25	03/27/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
36 Ponder St	Oak St W	Panhandle St	06/02/25	03/27/26	Utility installations and pavement replacement.	Engineering	Megan Davidson	Full Closure
37 Prairie St	Weich St	Bernard St	11/05/25	02/13/26	Pavement replacement	Engineering	Scott Fetting	Full Closure
38 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
39 Redstone Rd	Hercules Ln	Neptune Dr	05/05/25	06/12/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
40 Royal Acres	Hercules Ln	Sherman Dr	12/01/25	06/26/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
41 Scripture St	Jagoe St	Ponder St	03/04/25	03/31/26	Utility installations and pavement replacement.	Engineering	Scott Fetting	Full Closure
42 Sheraton Rd	Imperial Dr	Sun Valley Dr	08/11/25	03/27/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
43 Stockbridge Dr	Hudsonwood Dr	Quail Creek Dr	10/20/25	04/20/26	Utilities being upsized	Public Works Inspections	Collin Cole	Lane Closure
44 Stuart Rd and Pershing Intersection	Selene Dr	Juno Ln	12/15/25	02/13/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
45 Sundown Blvd	Mustang Dr	Spur Ct	01/08/26	02/13/26	Sign into existing utility line	Public Works Inspections	John Cantu	Lane Closure
46 Sunset St E	Carroll Blvd	Bolivar St	07/07/25	04/24/26	Utility installations and pavement replacement.	Engineering	Scott Fetting	Full Closure
47 Waterside Pl	Hickory Creek Rd	River Chase Trl	02/02/26	03/27/26	ADA / Sidewalk/ Asphalt Street Repair	Streets	Roy San Miguel	Lane Closure
48 Wesleyan Dr (2816)	Kirby Dr	Dunlavy Rd	01/05/26	02/06/26	Concrete Panel Repair	Streets	Roy San Miguel	Lane Closure
49 Western Blvd NB (1450)	Jim Christal Rd	University Dr / US 380	02/02/26	02/06/26	North bound outside lane closure	Private Development	Kirk Winter	Lane Closure

3 Street Closure Report: Completed Closures



Street/ Intersection	From	To	Closure Start Date	Closure End Date	Description	Department	Department Contact	Closure Type
1 Amarillo St	Haynes St	Congress St	08/11/25	12/31/25	Utility installations and pavement replacement.	Engineering	Scott Fetting	Full Closure
2 Amarillo St	Haynes St	Congress St	08/11/25	01/22/26	Utility installations and pavement replacement.	Engineering	Megan Davidson	Full Closure
3 Audra Ln	Lattimore St	Rustling Oaks Dr	09/24/25	01/09/26	COD Water department to perform taps for developer.	Private Development	Zabdiel Mota	Lane Closure
4 Audra Ln	Paisley St	At Intersection	12/15/25	01/09/26	Sidewalk / ADA Repair	Streets	Roy San Miguel	Lane Closure
5 Audra Ln	Rustling Oaks Dr	Oak Tree Dr	09/24/25	01/30/26	COD Water Department to perform water taps for developer.	Private Development	Zabdiel Mota-Balderas	Lane Closure
6 Audra Ln (EB)	Audra Ln	Oak Valley	10/01/25	01/30/26	COD Water department to perform water taps.	Private Development	Zabdiel Mota	Lane Closure
7 Audra Ln (WB)	Audra Ln	Oak Valley	10/01/25	01/30/26	COD Water Department to perform water taps.	Private Development	Zabdiel Mota	Lane Closure
8 Creekdale Dr	Thistle Way	Meandering Way	01/09/26	01/16/26	They redoing the approach on Creekdale	Public Works Inspections	John cantu	Full Closure
9 Juno Ln	Atlas Dr	Stuart Dr	04/09/25	12/31/25	Utility installations and pavement replacement.	Engineering	Scott Fetting	Rolling Closure
10 Lattimore St	Mozingo St	Audra Ln	09/24/25	01/09/26	Water taps to be performed by COD Water Department.	Private Development	Zabdiel Mota	Rolling Closure
11 Mills Rd	Mayhill Rd	Cunningham Rd	01/19/26	01/21/26	Asphalt saw cutting and paving for new turn lane	Public Works Inspections	Alexander Cervantes	Lane Closure
12 Mockingbird Ln	Mingo Rd	University Dr (U.S. 380)	06/16/25	01/09/26	Bore work to install new sanitary sewer line.	Private Development	Zabdiel Mota	Lane Closure
13 Mounts Ave	Congress St W	Haynes St	08/01/25	01/22/26	Utility installations and pavement replacement	Engineering	Megan Davidson	Full Closure
14 Normal St	Scripture St	Oak St	08/18/25	12/31/25	Utility installations and pavement replacement.	Engineering	Scott Fetting	Full Closure
15 Ponder Ave	Oak St W	Panhandle St	06/02/25	12/31/25	Utility installations and pavement replacement.	Engineering	Scott Fetting	Rolling Closure
16 Thistle Way	Creekdale Dr	Vickery Way	01/09/26	01/16/26	They redoing the approach on Creekdale	Public Works Inspections	John cantu	Full Closure
17 Welch St	Eagle Dr	Mulberry St	05/31/24	12/31/25	Utility installations and pavement replacement.	Engineering	Scott Fetting	Rolling Closure
18 Welch St	Mulberry St	Hickory St	10/01/25	01/09/26	Utility relocation and pavement replacement	Engineering	Megan Davidson	Full Closure