

CITY OF DENTON CITY COUNCIL MINUTES

July 20, 2021

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Work Session on Tuesday, July 20, 2021, at 2:02 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT IN PERSON: Mayor Gerard Hudspeth, Mayor Pro Tem Paul Meltzer and Council Members Vicki Byrd, Brian Beck, Jesse Davis, Alison Maguire, and Deb Armintor

ABSENT: None

Also present were Interim City Manager Sara Hensley and Interim City Attorney Catherine Clifton.

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

WORK SESSION

1. Citizen Comments on Consent Agenda Items

None

2. Requests for clarification of agenda items listed on this agenda.

- Clarification was requested on the following items:
 - Mayor Pro Tem Meltzer: Items 4.P (21-1371), 4.Q (21-1372), 4.R (21-1373), 4.S (21-1375), 4.T (21-1376)
 - Council Member Beck: Items 4.J (21-1339), 4.P (21-1371), 4.Q (21-1372), 4.R (21-1373), 4.S (21-1375), 4.T (21-1376), 4.U (21-1388), 4.AF (21-1443), 4.AG (21-1496)
- The following items were pulled for Individual Consideration:
 - Mayor Pro Tem Meltzer: Item 4.H (21-1387)
 - Council Member Armintor: Item 4.H (21-1387)
 - Council Member Davis: Items 4.D (21-1394), 4.E (21-1395), and 4.AE (21-1176)

3. Work Session Reports

- A. ID 21-703 Receive a report, hold a discussion, and give staff direction regarding Audit Project 022 - Building Permit Processes.

The item was presented and discussion followed.

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

- B. ID 21-455 Receive a report, hold a discussion, and give staff direction regarding FY 2021-22 departmental budget presentations for Electric, Customer Service, Traffic, Facilities, and Airport.

The item was presented and discussion followed.

The work session was recessed for a short break at 3:58 p.m. and reconvened at 4:11 p.m.

Discussion continued.

Following further discussion, there was no direction provided in preparation for the Fiscal Year 2021-2022 budget for the above-noted departments.

- C. ID 21-1367 Receive a report, hold a discussion, and give staff direction regarding an agreement with the Denton Parks Foundation and the City of Denton, Texas, to allow the Denton Parks Foundation to raise funds on behalf of the Parks and Recreation Department.

The item was presented and discussion followed. Brook Moore, Executive Director of the Parks Foundation, presented on the item.

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

The work session was recessed for a short break at 5:05 p.m. and reconvened at 5:34 p.m.

- D. ID 21-1397 Receive a report, hold a discussion, and give staff direction on establishing a new Economic Development Catalyst Fund.

The item was presented and discussion followed.

Following discussion, City Council consensus was to not move forward.

Mayor Hudspeth announced Public Hearing Items 6.B (Z21-0007d) and 6.C (PD21-0001d) scheduled for the Regular Meeting being held later in the day were being postponed.

- E. ID 21-759 Receive a report, hold a discussion, and give staff direction on pending City Council request for:
- 1) Work session on making city boards and committees more inclusive and accessible for the public to serve and participate.
- Item 21-759 (1) Work session on making city boards and committees more inclusive and accessible for the public to serve and participate
 - o Consensus for a future work session.

The work session adjourned at 6:14 p.m.

CLOSED MEETING – NOT HELD

1. The City Council did not convene into a Closed Meeting; therefore, the following items were not considered:
 - A. ID 21-1303 Consultation with Attorneys - Under Texas Government Code Section 551.071. Consult with the City's attorneys on the legal status, expenses, strategy related to Cause No. D-Z-GN-21-001227, styled "City of Denton v. Electric Reliability Council of Texas" in the 353rd District Court, Travis County, Texas; 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 the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, or otherwise compromise the City's legal position.
NOT DELIBERATED
 - B. ID 21-1440 Consultation with Attorneys - Under Texas Government Code, Section 551.071. Consultation with the City's attorneys regarding legal issues associated with a pending transmission cost of service rate case, 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 the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, or would jeopardize the City's legal position in any potential litigation.
NOT DELIBERATED

REGULAR MEETING

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Regular Called Meeting on Tuesday, July 20, 2021, at 6:33 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT IN PERSON: Mayor Gerard Hudspeth, Mayor Pro Tem Meltzer and Council Members Vicki Byrd, Brian Beck, Jesse Davis, Alison Maguire, and Deb Armintor

ABSENT: None

Also present were Interim City Manager Sara Hensley and Interim City Attorney Catherine Clifton.

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

Mayor Hudspeth announced Public Hearing Item 6.B (Z21-0007d) had been pulled from consideration along with Item 6.C (PD21-0001d) which had been pulled by the developer to allow time to meet with the residents. Interested attendees were asked to complete/submit a virtual white card to the City Secretary and they would be notified of the meeting date the item returned for consideration.

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag and B. Texas Flag

2. PROCLAMATIONS/PRESENTATIONS

A. ID 21-1275 Proclamation: Pet Mayor
PRESENTED

B. ID 21-1276 Proclamation: Parks and Recreation Month
PRESENTED

3. PRESENTATION FROM MEMBERS OF THE PUBLIC

A. Review of procedures for addressing the City Council.

Mayor Hudspeth spoke to the importance of citizens' First Amendment Rights; and advised he was tasked with ensuring everyone is respectful of everyone's opinions.

B. Reports from members of the public

1) Receive Scheduled Citizen Reports from Members of the Public

1. Ms. Mona Isola, 4108 Sonoma Drive, regarding construction in the Vintage Neighborhood.
CANCELLED; NOT PRESENTED

2. Ms. Shaunna Serano, 2720 Hartlee Court, regarding Deerwood Parkway and Kings Row mobility traffic issue.
PRESENTED

3. Ms. Krystal Muller, 2005 Stockbridge Rd Apt# 4104, regarding Denton Basic Services Center.
PRESENTED

4. Ms. Deborah Wright, 2515 Crestwood Place, regarding Denton Basic Services Center.

PRESENTED

5. Ms. Pam Gutierrez, 10786 FM 2153, regarding Tiny House Village.

PRESENTED

6. Ms. Jane Piper-Lunt, 1205 N Austin, regarding Denton Basic Services Center - Tiny House Village.

PRESENTED

7. Mr. Dan Hammond, 2002 West Hickory St., regarding asbestos danger in residential demolition and establishing more rigorous oversight by understanding and following federal rules.

PRESENTED

2) Additional Citizen Reports (Open Microphone)

None

4. CONSENT AGENDA

The Consent Agenda consisted of Items 4.A-AG. During the Work Session held earlier in the day, Item 4.H (21-1387) was pulled for Individual Consideration by Mayor Pro Tem Meltzer; Item 4.H (21-1387) was pulled for Individual Consideration by Council Member Armintor; and Items 4.D (21-1394), 4.E (21-1395), and 4.AE (21-1176) were pulled for Individual Consideration by Council Member Davis.

Council Member Davis moved to adopt the Consent Agenda, now consisting of Items 4.A-C, F, G, I-AD, AF, and AG. Motion seconded by Mayor Pro Tem Meltzer. Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, Beck, Davis, Maguire, and Armintor

NAYS (0): None

- A. ID 21-1348 Consider the approval of the minutes for June 15 and June 22, 2021.

APPROVED

- B. ID 21-1381 Consider approval of a resolution of the City of Denton providing the June 28, 2021 meeting absence by Public Utilities Board Member Susan Parker be excused; and declaring an effective date.

ASSIGNED RESOLUTION NO. 21-1381

- C. ID 21-1488 Consider approval of a resolution of the City of Denton providing the August 9, 2021 meeting absence by Public Utilities Board Member Susan Parker be excused; and declaring an effective date.

ASSIGNED RESOLUTION NO. 21-1488

- F. ID 21-1302 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of the first amendment to the Professional Services Agreement between the City of Denton and Lloyd Gosselink Rochelle & Townsend, P.C., amending the contract approved by the City Manager on March 29, 2021, in the not-to-exceed amount of \$45,500.00; said first amendment for outside counsel in the litigation styled "City of Denton v. Electric Reliability Council of Texas, et al.," in the 353rd Judicial District Court, Travis County, Texas; providing for the expenditure of funds therefor; and providing an effective date (File 7711 - providing for an additional first amendment expenditure amount not-to-exceed \$154,500.00, with the total contract amount not-to-exceed \$200,000.00).

ASSIGNED ORDINANCE NO. 21-1302

- G. ID 21-1441 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager, or their designee, to execute a Professional Services Agreement with Lloyd Gosselink Rochelle & Townsend, P.C., for professional legal services relating to the City's compliance with Public Utility Commission of Texas Electric Transmission Cost of Service rate filing, rules, rulemaking, and proceedings, as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (File 7762 - professional legal services awarded to Lloyd Gosselink Rochelle & Townsend, P.C., in the not-to-exceed amount of \$550,000.00).

ASSIGNED ORDINANCE NO. 21-1441

- I. ID 21-1337 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a fourth amendment to a contract between the City of Denton and Primoris Distribution Services, Inc., amending the contract approved by City Council on September 11, 2018, in the not-to-exceed amount of \$900,000.00; amended by Amendments 1, 2 and 3 approved by Purchasing; said fourth amendment to continue to provide overhead distribution construction services; providing for the expenditure of funds therefor; and providing an effective date (File 6582 - providing for an additional fourth amendment expenditure amount not-to-exceed \$225,000.00, with the total contract amount not-to-exceed \$1,125,000.00). The Public Utilities Board recommends approval (5 - 0).

ASSIGNED ORDINANCE NO. 21-1337

- J. ID 21-1339 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager, or their designee, to execute a contract with UST General Contracting, LLC for the demolition of the Bio Mass Power Generation Facility located at the City of Denton Landfill; providing for the expenditure of funds therefor; and providing an effective date (IFB 7632 - awarded to UST General Contracting, LLC, in the not-to-exceed amount of \$199,697.49). The Public Utilities Board recommends approval (5 - 0).

ASSIGNED ORDINANCE NO. 21-1339

- K. ID 21-1340 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager, or their designee, to execute a contract with Standard Utility Construction, Inc., for the maintenance and repairs of TxDOT Street

Lights along the I-35 corridor and TxDOT Highways within the City of Denton and Denton Municipal Electric's service area; providing for the expenditure of funds therefor; and providing an effective date (RFP 7679 - awarded to Standard Utility Construction, Inc., for three years (3), with the option for two (2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$750,000.00). The Public Utilities Board recommends approval (5 - 0).

ASSIGNED ORDINANCE NO. 21-1340

- L. ID 21-1341 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a second amendment to a Professional Services Agreement between the City of Denton and Kirkpatrick Architecture Studio, amending the contract approved by City Council on April 18, 2017, in the not-to-exceed amount of \$652,200.00; amended by Amendments 1 and 2 approved by Purchasing; said second amendment to provide additional materials testing, management, and HVAC system balancing for Fire Station 3; providing for the expenditure of funds therefor; and providing an effective date (File 6318 - providing for an additional second amendment expenditure amount not-to-exceed \$13,664.40 with the total contract amount not-to-exceed \$715,654.63).

ASSIGNED ORDINANCE NO. 21-1341

- M. ID 21-1342 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager, or their designee, to execute a contract with Plante & Moran, PLLC for Software Inventory Audit Services for the Technology Services Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 7566 - awarded to Plante & Moran, PLLC, in the not-to-exceed amount of \$70,000.00).

ASSIGNED ORDINANCE NO. 21-1342

- N. ID 21-1343 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager, or their designee, to execute a contract with Gear Cleaning Solutions, LLC, for advanced cleaning, repair, and inspection of personal protective equipment for the Fire Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 7682 - awarded to Gear Cleaning Solutions, LLC, 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 \$358,980.00).

ASSIGNED ORDINANCE NO. 21-1343

- O. ID 21-1344 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager, or their designee, to execute a contract with Techline, Inc., for the supply of Gang Operated Air Break (GOAB) Switches for Denton Municipal Electric to be stocked in the City of Denton Warehouse; providing for the expenditure of funds therefor; and providing an effective date (RFP 7694 - awarded to Techline, 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 \$458,455.00).

ASSIGNED ORDINANCE NO. 21-1344

- P. ID 21-1371 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of the first amendment to a contract between the City of Denton and Christian Community Action, amending the contract approved by City Council on December 17, 2020 in the not-to-exceed amount of \$197,926.00, to provide additional homelessness prevention services, said first amendment to extend the term of the contract to October 31, 2021; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7525-001 - providing for an additional first amendment expenditure amount not-to-exceed \$82,079.00, with a total contract amount not-to-exceed \$280,005.00, and extending the contract with Christian Community Action to October 31, 2021).

ASSIGNED ORDINANCE NO. 21-1371

- Q. ID 21-1372 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of the second amendment to a contract between the City of Denton and Giving Hope, Inc., amending the contract approved by City Council on December 17, 2020 in the not-to-exceed amount of \$277,616.00, for the Emergency Solutions Grant CARES Act (ESG-CV); said second amendment to extend the term of the contract to October 31, 2021; and providing an effective date (RFQ 7525-002 - extending a contract with Giving Hope, Inc. to October 31, 2021).

ASSIGNED ORDINANCE NO. 21-1372

- R. ID 21-1373 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of the second amendment to a contract between the City of Denton and Grace Like Rain, Inc., amending the contract approved by City Council on December 17, 2020 in the not-to-exceed amount of \$292,993.00, for the Emergency Solutions Grant CARES Act (ESG-CV), said second amendment to extend the term of the contract to October 31, 2021; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7525-003 - providing for a reduction second amendment amount not-to-exceed \$3,209.75, with a total contract amount not-to-exceed \$101,688.16 and extending the contract with Grace Like Rain, Inc. to October 31, 2021).

ASSIGNED ORDINANCE NO. 21-1373

- S. ID 21-1375 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of the first amendment to a contract between the City of Denton and The Salvation Army - Denton amending the contract approved by City Council on December 21, 2020, in the not-to-exceed amount of \$656,465.00, to provide additional homelessness prevention services, said first amendment to extend the term of the contract to October 31, 2021; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7525-004 - providing for an additional first amendment expenditure amount not-to-exceed \$59,893.00, with a total contract amount not-to-exceed \$716,358.00 and extending the contract with The Salvation Army - Denton to October 31, 2021).

ASSIGNED ORDINANCE NO. 21-1375

- T. ID 21-1376 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of the first amendment to a contract between the City of Denton and United Way of Denton County, Inc., amending the contract approved by City Council on May 4, 2021, in the not-to-exceed amount of \$128,273.36, for the Emergency Solutions Grant CARES Act (ESG-CV); said first amendment to extend the term of the contract to October 31, 2021; and providing an effective date (RFQ 7525-005 - extending a contract with United Way of Denton County, Inc. to October 31, 2021).

ASSIGNED ORDINANCE NO. 21-1376

- U. ID 21-1388 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager, or their designee, to execute a Professional Services Agreement with DNV Energy USA, Inc., for transmission planning professional services for Denton Municipal Electric's transmission and generation assets as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7660 - Professional Services Agreement for planning services awarded to DNV Energy USA, 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 \$1,550,803.97). The Public Utilities Board recommends approval (5 - 0).

ASSIGNED ORDINANCE NO. 21-1388

- V. ID 21-1422 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager, or their designee, to execute a contract with SHI Government Solutions, through the Buy Board Cooperative Purchasing Network Contract #579-19, for the purchase of software licenses and maintenance for continued vendor technical support and software upgrades to the Cartegraph Operations Management System for the Technology Services Department; providing for the expenditure of funds therefor; and providing an effective date (File 7733 - awarded to SHI Government Solutions, in the three (3) year not-to-exceed amount of \$290,300.00). The Public Utilities Board recommends approval (5 - 0).

ASSIGNED ORDINANCE NO. 21-1422

- W. ID 21-1427 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of Change Order No. 1 to the contract between the City of Denton and Hammett Excavation, Inc., for the excavation and construction of Cell 4 at the City of Denton Landfill; providing for the expenditure of funds therefor; and providing an effective date (IFB 7540 - Change Order No. 1 in the not-to-exceed amount of \$72,606.50, for a total contract award aggregated to \$3,320,581.34). The Public Utilities Board recommends approval (5 - 0).

ASSIGNED ORDINANCE NO. 21-1427

- X. ID 21-1429 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager, or their designee, to execute a contract with Wells Fargo Bank, N.A. for Bank Depository Services for the Finance Department; providing for the expenditure of funds therefor; and providing an effective date

(RFP 7435 - awarded to Wells Fargo Bank, N.A., in a five (5) year not-to-exceed amount of \$1,000,000.00). The Audit/Finance Committee recommends approval (3-0). The Public Utilities Board recommends approval (5 - 0).

ASSIGNED ORDINANCE NO. 21-1429

- Y. ID 21-1435 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager, or their designee, to execute a contract with Fulton Supply and Recycling, Inc., for the sale of scrap electrical wire, metals, white goods, electric meters, and water meters for various City departments; providing for the expenditure of funds therefor; and providing an effective date (RFP 7555 - awarded to Fulton Supply and Recycling, Inc. for one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year term). The Public Utilities Board recommends approval (5 - 0).

ASSIGNED ORDINANCE NO. 21-1435

- Z. ID 21-1436 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager, or their designee, to utilize a contract with Holiday Autogroup, through the Tarrant County Purchasing Network Contract #2020-175, for two (2) new replacement Ford Police Interceptors for the Police Department; providing for the expenditure of funds therefor; and providing an effective date (File 7699 - awarded to Holiday Autogroup, in the not-to-exceed amount of \$115,200.10).

ASSIGNED ORDINANCE NO. 21-1436

- AA. ID 21-1437 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, for the approval of a pre-qualified professional services list of special inspection, geotechnical engineering services, and materials testing including soil & aggregate, concrete, masonry, steel, and asphalt materials related to vertical construction projects for the Facilities Management Department; and providing an effective date (RFQ 7703 - for three (3) years, with the option for two (2) additional one (1) year extensions, in the total five (5) year term).

ASSIGNED ORDINANCE NO. 21-1437

- AB. ID 21-1444 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 Kirkpatrick Architecture Studio, amending the contract approved by the City Manager on May 18, 2020, in the not-to-exceed amount of \$88,570.00; said first amendment to provide additional architectural design for the renovation of the American Legion Hall Senior Center (ALH) located at 629 Lakey Street; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7366 - providing for an additional first amendment expenditure amount not-to-exceed \$79,208.00, with the total contract amount not-to-exceed \$167,778.00).

ASSIGNED ORDINANCE NO. 21-1444

AC. ID 21-1445 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of Change Order No. 2 to the contract between the City of Denton and Mart, Inc., for additional construction services for the renovation of the American Legion Senior Center Hall located at 629 Lakey Street; providing for the expenditure of funds therefor; and providing an effective date (RFP 7103 - Change Order No. 2 in the not-to-exceed amount of \$27,286.86, for a total contract award aggregated to \$1,634,639.91).

ASSIGNED ORDINANCE NO. 21-1445

AD. ID 21-1433 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager, or their designee, to execute a contract with USIC Locating Services, LLC, for locating and marking all existing and future installed utility lines for Denton Municipal Electric, and the Fiber, Water, and Wastewater Departments; providing for the expenditure of funds therefor; and providing an effective date (RFP 7672 - awarded to USIC Locating Services, LLC, 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 \$4,500,000.00). The Public Utilities Board recommends approval (5 - 0).

ASSIGNED ORDINANCE NO. 21-1433

AF. ID 21-1443 Consider approval of a resolution of the City of Denton, Texas authorizing the Interim City Manager, or her designee, to approve a contract with "Flock Group, Inc.", dba "Flock Safety", to grant the Denton Police Department access to the Flock Safety secure database; and providing an effective date.

ASSIGNED RESOLUTION NO. 21-1443

AG. ID 21-1496 Consider adoption of an ordinance of the City of Denton authorizing the Interim City Manager to execute a Property Tax Settlement Agreement with Daniel C Atkinson and Kelley Dees, owners of property located at 4525 South Bonnie Brae Street; authorizing expenditures, providing for severability; and providing an effective date.

ASSIGNED ORDINANCE NO. 21-1496

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

D. ID 21-1394 Consider adoption of an ordinance of the City of Denton approving and authorizing the Interim City Manager or her designee to execute an Interlocal Cooperation Agreement between the City of Denton and Denton County for Fire Protection Services; and declaring an effective date.

ASSIGNED ORDINANCE NO. 21-1394

Pulled for Individual Consideration by Council Member Davis.

Council Member Davis had a conflict of interest and left the Council Chambers.

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

The item was not presented and no discussion followed.

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

AYES (6): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, Beck, Maguire, and Armintor

NAYS (0): None

ABSTAIN (1): Council Member Davis

- E. ID 21-1395 Consider adoption of an ordinance of the City of Denton approving and authorizing the Interim City Manager or her designee to execute an Interlocal Cooperation Agreement between the City of Denton and Denton County for Ambulance Services; and declaring an effective date.

ASSIGNED ORDINANCE NO. 21-1395

Pulled for Individual Consideration by Council Member Davis.

Council Member Davis had a conflict of interest and left the Council Chambers.

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

The item was not presented and no discussion followed.

Council Member Beck moved to adopt the item as presented. Motion seconded by Council Member Maguire. Motion carried.

AYES (6): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, Beck, Maguire, and Armintor

NAYS (0): None

ABSTAIN (1): Council Member Davis

- H. ID 21-1387 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a second amendment to a Professional Services Agreement between the City of Denton and Lloyd Gosselink Rochelle & Townsend, P.C., amending the contract approved by City Council on January 10, 2017, in the not-to-exceed amount of \$715,000.00; amended by Amendment 1 approved by the City Council; said second amendment to provide specialized, professional legal services to secure a Permit Amendment for the City of Denton's Municipal Solid Waste (MSW) Facility, MSW Permit# 1590B, extending the term of the contract to January 10, 2023; and providing an effective date (File 6288 - extending a contract with Lloyd Gosselink Rochelle & Townsend, P.C. to January 10, 2023). The Public Utilities Board recommends approval (5 - 0).

ASSIGNED ORDINANCE NO. 21-1387

Pulled for Individual Consideration by Mayor Pro Tem Meltzer and Council Member Armintor.

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

The item was not presented and no discussion followed at this time.

Council Member Davis moved to adopt the item as presented. Motion seconded by Council Member Byrd. Motion carried.

Discussion followed.

Mayor Hudspeth called the vote on Council Member Davis' motion, seconded by Council Member Byrd, to adopt the item as presented. Motion carried.

AYES (6): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, Beck, Davis, and Maguire

NAYS (1): Council Member Armintor

- AE. ID 21-1176 Consider adoption of an ordinance of the City of Denton authorizing the Interim City Manager, or her designee, to execute an Interlocal Agreement in the form of a Memorandum of Understanding with the Denton Independent School District (DISD), for reimbursement to the City in the estimated amount of \$763,601 for compensation and benefits of student resource officers (SROs) assigned at DISD for the period of July 1, 2021, through June 30, 2022, and providing an effective date.

ASSIGNED ORDINANCE NO. 21-1176

Pulled for Individual Consideration by Council Member Davis.

Council Member Davis had a conflict of interest and left the Council Chambers.

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

The item was not presented and no discussion followed.

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

AYES (6): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, Beck, Maguire, and Armintor

NAYS (0): None

ABSTAIN (1): Council Member Davis

5. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. ID 21-1165 Consider appointing a nominating committee to recommend appointees to serve on the Economic Development Partnership Board.

APPROVED

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

The item was presented and discussion followed.

Following discussion, Council Member Davis moved to appoint the following:

APPOINTEES
Mayor Gerard Hudspeth
Council Member Vicki Byrd
Chamber Member Marty Rivers

Motion seconded by Council Member Beck. Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, Beck, Davis, Maguire, and Armintor

NAYS (0): None

- B. ID 21-1439 Consider approval of a resolution by the City of Denton outlining concerns and proposed revisions to the Denton County Transportation Authority's (DCTA) proposed service delivery model to include on-demand zone service and the potential removal of existing fixed route bus service that will significantly impact transit services in the Denton community; and providing an effective date.

ASSIGNED RESOLUTION NO. 21-1439

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

The item was presented and discussion followed.

Citizen comments received are noted in Exhibit A.

Following discussion, Council Member Davis moved to adopt the item as presented with the following amendments:

- Change Section 2(i): *provide on-demand service and service for all existing fixed routes concurrently for ~~six months~~ 90 days from the implementation of on-demand service to allow DCTA time to gather data and optimize the delivery model based on ridership patterns;*
- Delete Section 2(iii) in its entirety: *~~identify an option to maintain union representation, pay, and benefits for current drivers; and~~*
- Enumerate Section 2(iv) to 2(iii) due to the deletion of the original Section 2(iii).

Motion seconded by Mayor Hudspeth.

Discussion followed.

Mayor Hudspeth called the vote on Council Member Davis' motion, seconded by him, to adopt the item with the above-noted changes. Motion failed.

AYES (2): Mayor Hudspeth and Council Member Davis

NAYS (5): Mayor Pro Tem Meltzer and Council Members Byrd, Beck, Maguire, and Armintor

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

Discussion followed.

Council Member Maguire suggested changes, in order to provide clarity on points previously discussed/misunderstood, to Section 2(i) which could be reworded to "*provide on-demand service and service for all existing fixed routes concurrently for six months from the implementation of on-demand service to allow DCTA time to gather data and, after the six-month period, optimize the delivery model based on ridership patterns.*"

Discussion continued.

Following an inquiry that under Roberts Rules of Order the change could possibly be presented as a friendly amendment, Council Member Maguire also inquired on presenting her change as a friendly amendment. Mayor Hudspeth did not concur. Council Member Maguire stated that her friendly amendment consisted of adding 3-4 words to provide clarification; and that even without that friendly amendment, the core of what that section stated remained the same. Mayor Hudspeth agreed that the context was not being modified. There was no formal friendly amendment offered to Council Member Beck's motion to adopt the item as presented.

Council Member Beck called a Point of Order that Council Member Maguire had presented her change as a friendly amendment. Mayor Hudspeth denied the Point of Order.

Mayor Hudspeth republished Council Member Beck's motion to adopt the item as presented, seconded by Mayor Pro Tem Meltzer, and called the vote on the motion.

During the progression of voting, the question arose as to why a friendly amendment could not be offered. Upon Mayor Hudspeth's inquiry, Interim City Attorney Clifton, as the City's Parliamentarian under the City Council Rules of Procedure, advised the following:

- Procedurally a Point of Order had been raised, with the Mayor making his ruling on that Point of Order; and while there was an opportunity to appeal the decision of the Chair upon that ruling, that did not happen; and
- With the vote on the item having been called, there was no opportunity to appeal.

There was no further discussion.

The vote on the item continued. Motion carried.

AYES (5): Mayor Pro Tem Meltzer and Council Members Byrd, Beck, Maguire, and Armintor

NAYS (2): Mayor Hudspeth and Council Member Davis

6. PUBLIC HEARINGS

- A. PD21-0003b 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 Residential 3 (R3) District to a Planned Development (PD) District on approximately 17.805 acres of land generally located 275 feet north of the intersection of N Bonnie Brae Street and Carril Al Lago Drive, 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 approve the request. (PD21-0003b, Perch, Sean Jacobson)

ASSIGNED ORDINANCE NO. PD21-0003b

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

The item was presented and discussion followed.

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

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

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

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, Beck, Davis, Maguire, and Armintor

NAYS (0): None

- B. Z21-0007d 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 Public Facilities (PF) District to Light Industrial (LI) District on approximately 30.43 acres of land generally located on the south side of Jim Christal Road, approximately 900 feet east of Thomas J Egan 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 approve the request. (Z21-0007d, Jim Christal Road Rezoning, Karina Maldonado)

NOT CONSIDERED

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

As noted, the item was not considered.

- C. PD21-0001d 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 on approximately 95.18 acres from Residential 4 (R4) District to a Planned Development (PD) District and approximately 5.25 acres from Residential 7 (R7) District to a Planned Development (PD) District, totaling approximately 100.43 acres; the 95.18-acre site is generally located northwest of the intersection of Deerwood Parkway and Grant Parkway and the 5.25-acre site is generally located northeast of the intersection of North Loop 288 and Kings Row, 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 [5-1] to recommend approval the request with conditions. (PD21-0001d, Kings Way, Julie Wyatt)

POSTPONED AT THE REQUEST OF THE DEVELOPER TO ALLOW TIME TO MEET AGAIN WITH THE RESIDENTS

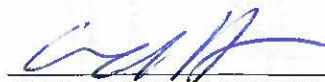
All members of the City Council received the comments as submitted and had the opportunity to review all submissions prior to the start of the meeting and consider such comments when voting on the item. The summary of public commentary/registrations are noted in Exhibit A.

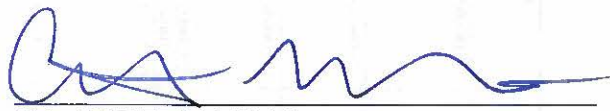
The item was postponed as noted above.

7. CONCLUDING ITEMS

Council Members expressed items of interest.

With no further business, the meeting was adjourned at 9:31 p.m.


GERARD HUDSPETH
MAYOR
CITY OF DENTON, TEXAS


CATHY WELBORN
ASSISTANT CITY SECRETARY
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: August 3, 2021

July 20, 2021 City Council Special Called Meeting - EXHIBIT A

Speaker Commentaries/Registrations
Online, Email, Phone

Name	Last	Address	City	Agenda Item	Position	Method	Comments
Levi	Acord	3120 Deerfield Drive	Denton	PD21-0001d	Opposed	Online	Approving this PD is not what is best for our city. My neighbors and I have made this very clear. For more info, please consult the dozens of opposition letters drafted by members of our community and ignored by the P&Z. We are told Mr Strange is a good developer, so this PD must not be his best work. Please give him the opportunity to create a better neighborhood that benefits everyone in this area by rejecting this PD. My neighbors and I are speaking with a unified voice. Will you join us?
Cody	Acord	3120 Deerfield Drive	Denton	PD21-0001d	Opposed	Online	The development has been pushed through with minimal concern for the existing neighborhood, as well as for the traffic issues present in this area. I urge the city council to vote against this development, and encourage Mr.Strange to collaborate with the existing neighborhood, to build something that benefits us as well as him, as the current development only benefits him and the current landowner of the proposed development site.
Zane	Acord	3120 Deerfield Drive	Denton	PD21-0001d	Opposed	Online	This proposed development would be a detriment to the city of Denton. It supplants much of the natural ecosystem, adds an exorbitant amount of traffic to an already congested area, deprives a neighborhood of water, and it does all of this while completely disregarding the Denton 2030 plan. This development seeks to turn an area that is supposed to be rural fringe into the density of a near city center area, which is completely antithetical to the existing neighborhood.
Laura	Adams	2719 Hartlee Court	Denton	PD21-0001d	Opposed	Online	No Comment
Ryan	Adams	2719 Hartlee Court	Denton	PD21-0001d	Opposed	Online	No Comment
Coleen	Ahern	3929 Fawn Drive	Denton	PD21-0001d	Opposed	Online	Deerwood neighborhood doesn't have the infrastructure to sustain such large developments in the area. The number of lots proposed would result in very densely populated area w/ only 1 access to neighborhood, which is unsafe for emergency vehicles to enter the neighborhood. neighborhood school already at capacity. Where would these children go to school? undeveloped land that is being deemed open space is only d/t land that can't be developed b/c of gas lines, power lines & easements.
Mary	Arndt	3375 Hartlee Field Road	Denton	PD21-0001d	Opposed	Online	The natural beauty of the large trees and rolling hills of Deerwood Parkway are a unique asset to Denton. Please do not turn this lovely area of custom built homes into a plowed down common neighborhood with crammed houses! Please preserve this area for R4 custom homes that would offer the quality of life that we have in beautiful neighborhoods in other parts of Denton. New apartment buildings and starter homes have been added to this area. Traffic here is already a problem. NO to PD zoning!
Stephen	Arndt	3375 Hartlee Field Road	Denton	PD21-0001d	Opposed	Online	Would you please stop trying to build on every unbuilt square inch of Denton? What is wrong with you people? Denton is already way too big. We should be aiming for zero population growth. Stop building it, and they will stop coming. Do you really want to be like Frisco, Dallas, Austin, Houston, New York City? Where does this insane growth end? How much is enough for you people? You are destroying--no, you have already destroyed--what was once a lovely small town. Keep the rural areas rural!
Rob	Baldwin	3904 Elm Street Ste. B	Dallas	PD21-0003b	Support	In Person	The applicant; thanked staff.
Carolyn	Barnes	5504 Woodland Hills Dr	Denton	PD21-0001d	Opposed	Online	Property should be developed w/current R4 zoning. No unique benefit justifying PD - similar housing being built in Denton now w/out PDs. Single entry/exit not safe & will create traffic bottleneck. Most green space unusable for recreation. R3 request based on all acreage, not buildable space. Housing will be denser on actual buildable space. Traffic study paid for by developer does not reflect actual traffic now, much less w/new housing.
Lauren	Bonenberger	5633 Woodland Hills Drive	Denton	PD21-0001d	Opposed	Online	No Comment
Bernie K	Brown	3438 Manor Lane	Denton,	PD21-0001d	Opposed	Online	This proposed development is not fit. We are in desperate need of larger lots. I am a Realtor and Denton is losing out on tax from real estate. My customers are going to Argyle, Aubrey, Cross Roads. Denton doesn't need to lose out. The proposal does not have enough ingress and egress and does not accommodate the traffic situation. I like Mr. Strange and the nice homes he has built on the S side of Denton. Would like a similar neighborhood in the North.
Eva	Cadwallader	3920 Fawn Drive	Denton	PD21-0001d	Opposed	Online	No Comment
Michael	Camady	3201 Deerfield Drive	Denton	PD21-0001d	Opposed	Online	No Comment
Kristin	Carlson	3108 Deerfield Drive	Denton	PD21-0001d	Opposed	Online	My concerns regard infrastructure of the streets of access for these additional homes, i.e., Kings Row, Loop 288, Deerwood Parkway, etc., which are now taxed to their limits, in my estimation. There is also concern regarding water shed, as the streets of the existing subdivision are known to hold large amounts of water during storms. There is also the concern of the endangered horned toad that inhabits the trees immediately adjacent to my backyard in the field that is proposed for development.
Drew	Christ	2208 Carriage Hill	Denton	PD21-0003b	Support	Telephone	Requested Council to approved PD as presented, stated this is last opportunity for connectivity and the developer has gone above and beyond.
Kevin	Cornish	5638 Woodland Hills Drive	Denton	PD21-0001d	Opposed	Online	No Comment
Leslie	Couture	2228 Northway	Denton	PD21-0003b	Opposed	Online	1) This area promotes conservation of scenic rural open space. It is the home to many species of plants and wildlife. It has never been developed. 2) This area helps reduce the urban heat island effect by providing a green space between the neighborhood and the Rayzor Ranch Development. 3) Having a pocket park or a sidewalk at the west end of the development would provide a safe path to stores and restaurants by pedestrians and bicyclists and safer than crossing Bonnie Brae once it is 6 lanes.

Name	Last	Address	City	Agenda Item	Position	Method	Comments
Roger	Cox	3912 Deer Forest Drive	Denton	PD21-0001d	Opposed	In Person	No Comment - Item was postponed
Nancy	Crisco	3821 Deer Forest Drive	Denton	PD21-0001d	Opposed	Online	The discussion to change the area off Kings Row/Deerwood from R4 to R7 has shocked our neighborhood. Traffic and safety, an unprepared elementary school, area population density - where's the infrastructure? The PD doesn't meet the requirements of the checklist posted on the City's site. There's no compatibility, no positive impact to our area. I don't believe this is about affordable homes but I do believe there's an agenda. And you have my attention.
Carl	Crisco	3821 Deer Forest Drive	Denton	PD21-0001d	Opposed	Online	No Comment
Karin	Darley	3916 Fawn Drive	Denton	PD21-0001d	Opposed	Online	No Comment
Anthony	Faul	3108 Deerfield Drive	Denton	PD21-0001d	Opposed	Online	My concerns regard infrastructure of the streets of access for these additional homes, i.e., Kings Row, Loop 288, Deerwood Parkway, etc., which are now taxed to their limits, in my estimation. There is also concern regarding water shed, as the streets of the existing subdivision are known to hold large amounts of water during storms. There is also the concern of the endangered horny toad that inhabits the trees immediately adjacent to my backyard in the field that is proposed for development.
Winifred	Fowker	3116 Deerfield Drive	Denton	PD21-0001d	Opposed	Online	No Comment
Susan	Garrett	3936 Fawn Drive	Denton	PD21-0001d	Opposed	Online	1) traffic into/out of the neighborhood has only one entrance and exit already a safety and frustration issue for current residents. Increased density increases the problem; 2) traffic solutions proposed by developer only require "concurrently" with project - not completed prior to. The additional entry/exit does not have to be in place until later phases of the project; 3) proposal does not follow Denton 2030 plan with slow, gradual growth in N. Denton. Current R4 zoning keeps within the plan.
David	Garrett	3936 Fawn Drive	Denton	PD21-0001d	Opposed	Online	The planned development does not fit well with the existing community. The infrastructure on the north side of Denton, TX along Loop 288 from US 380 to IH 35 is not developed sufficiently to handle the current area needs. The specific improvements to alleviate localized traffic and safety concerns are inadequate.
Andrew	Garrett	3936 Fawn Drive	Denton	PD21-0001d	Opposed	Online	No Comment
Elizabeth	Good	1515 W. 6th Street	Austin	PD21-0003b	Support	In Person	The applicant provided an overview of the project.
Joshua	Hatton	1414 Auburn Drive	Denton	21-1439	N/A	Telephone	Thanked the workers of the City of Denton who have help to facilitate his opportunity to speak. Serves as organizer of the "No Bus Cuts Denton Campaign". Asking Council vote for the resolution asking DCTA to make changes to its go zone plan; but specifically, to have Chris Watts vote no of the proposal.
Gene	Heathcock	5016 Golden Circle	Denton	PD21-0001d	Opposed	Online	At times the traffic can be terrible requiring a lot of patience. At least there is a traffic light at King's Row but during the school year for the Hodge elementary school during p/u and drop off it may be 30 minutes or longer as the road is completely blocked extending onto 288 loop shoulder causing alternative directions via Sherman/ 428/Hartley field. Exiting Hartley Field onto Sherman/428 can be challenging to almost dangerous!
Kimberly	Hope	5041 Oak Bend Circle	Denton	PD21-0001d	Opposed	Online	This new neighborhood will bring way too much traffic onto Kings Row and Farris Row. It's already horrible congested before and after school (Hodge Elementary). It's almost impossible to leave the area at 3 p.m. now. It will be a parking lot if this neighborhood comes in. Please do the right thing and vote no!
Yukfan	Kam	3933 Grant Parkway	Denton	PD21-0001d	Opposed	Online	No Comment
Nathan	Kam	3933 Grant Parkway	Denton	PD21-0001d	Opposed	Online	Hope the elected officials will listen and represent the constituents. Respectfully.
Josiah	Kam	3933 Grant Parkway	Denton	PD21-0001d	Opposed	Online	Please listen to your constituents and represent us accordingly. Thanks for your service.
Brendan	Kennelly	5058 Oak Bend Circle	Denton	PD21-0001d	Opposed	Online	I oppose PD21-0001d for several reasons. Inadequate road infrastructure in the area and for which the developer's proposed tweaks to King's Row will not address. Inadequate infrastructure should first be fully addressed by the city before further development in the area is approved. The proposed development should only be approved once primary Loop 288 access is approved by TXDOT and the city, not just emergency access to Loop 288. Finally, proposed density is incongruent with Deerwood.
Debra	Kleinhans	3108 Deerfield Drive	Denton	PD21-0001d	Opposed	Online	My concerns regard infrastructure of the streets of access for these additional homes, i.e., Kings Row, Loop 288, Deerwood Parkway, etc., which are now taxed to their limits, in my estimation. There is also concern regarding water shed, as the streets of the existing subdivision are known to hold large amounts of water during storms. There is also the concern of the endangered horny toad that inhabits the trees immediately adjacent to my backyard in the field that is proposed for development.
Garry	Landreth	5502 Farris Road	Denton	PD21-0001d	Opposed	Online	Very concerned about the density of this PD with only one way in and out, along with the increase in traffic. Kings Road, Farris Road, & Silver Dome Road are narrow county roads and ill equipped to handle the increase.
Donna	Lange	5028 Golden Circle	Denton	PD21-0001d	Opposed	Online	No Comment
Brenda	Larsen	3208 Staghorn Circle	Denton	PD21-0001d	Opposed	Online	There are too many drainage issues already along with traffic issues at Kings Row and Loop 288.
Bridget	Marshall	3539 Pine Trail	Denton	PD21-0001d	Opposed	Online	Please deny. A PD is contrary to zoning laws intended to control land use. A PD gives developers carte blanche to circumvent the Comprehensive Plan & FLUM, and uses gross acreage instead of buildable acreage, making developments MUCH denser (e.g. Agave Ranch). Consider the big picture; do not compartmentalize the 2 developments, Woodhaven MHC & the needed infrastructure. Think of safety & education of students at Hodge. Require this development to be in compliance with Denton Plan 2030 & DDC.
Jerry	Marshall	3539 Pine Trail	Denton	PD21-0001d	Opposed	Online	Please deny this PD. The adverse impacts far outweigh the "amenities" due to high density & lack of sufficient infrastructure improvements. This is not affordable housing in the true sense of the words. The starting prices & HOA fee are too far out of the ballpark for affordable housing; smaller houses aren't a justification. Comply with Denton Plan 2030 & use current zoning. Require a road to access Loop 288 with any development of this property for the safety of all residents. Thank you.

Name	Last	Address	City	Agenda Item	Position	Method	Comments
Ashleigh	McClendon	0 Pine Trail	Denton	PD21-0001d	Opposed	Online	Creation of this development will make a trapped neighborhood and worsen traffic issues already present in the area.
Vickie	McGovern	3110 Hartlee Field Road	Denton	PD21-0001d	Opposed	Online	I live North of the area proposed by this development. I have 7 acres that is a beautiful home and property. I'm concerned about my property values as well as the traffic and safety of citizens. We moved here three years ago as we love Denton, but chose this area for its peacefulness. Roads proposed in the brown tract show them eventually going north which will go next to or cut through my property requiring eminent domain. Do we as citizens not have rights? Please do not approve this PD.
Dayna	McMillan	3112 Deerfield Dr	Denton	PD21-0001d	Opposed	In Person	No Comment - Item was postponed
Judith	Michalewicz	3917 Fawn Drive	Denton	PD21-0001d	Opposed	Online	Our Property has copious amount of drainage/runoff water problems resulting in loss of trees, standing water on sidewalk and damage to roadway. I do not see adequate resolution for these problems and anticipate the exacerbation of these issues. The infrastructure is not in place to handle the current traffic concerns along Loop 288, Kings Row, Deerwood Pkwy. and Grant Pkwy. The additional traffic will negatively impact the safety for our children attending Hodge Elementary School as well as our families. With the proposed sole ingress/egress the Emergency Services response to these properties in the event of fire or other disaster would be greatly hindered. In addition the developer has not addressed the ongoing drainage issues.
Harry	Michalewicz	3917 Fawn Drive	Denton	PD21-0001d	Opposed	Online	My property is negatively impacted by runoff water from the Brown Tract (immediately behind me). Due to the amount of water that is not reaching the designated drainage area my property floods as well as several of my neighbors' homes. The amount of standing water causes a safety hazard on the sidewalks and roadways. The flooding on our street has resulted in several sewer and street repairs. The developer has not adequately addressed the water removal/retention issues. The infrastructure proposed by the developer would not be sufficient to alleviate the hazardous roadway and safety concerns along Loop 288, Kings Row & Deerwood Pkwy. The addition of the proposed housing would exacerbate the existing problems including the drainage issues along Antler and Fawn Dr. These issues need to be resolved before additional stress is added to the infrastructure. Emergency Services access to the new homes with one entrance poses a reduction in response time.
Norman	Mills	3907 Whitetail Drive	Denton	PD21-0001d	Opposed	Online	Oldest daughter went to the first kindergarten class at Hodge elementary, 1987. I have never seen the traffic like it was this year, backed the up to the Loop 288 shoulder. This was probably Covid related, however if this development is approved, the traffic problems will be permanent.
Debra	Mills	3907 Whitetail Drive	Denton	PD21-0001d	Opposed	Online	I strongly oppose changing to a PD. The zoning should remain as R4. The density proposed by this PD exceeds infrastructure capacity and will grossly add to an already impossible and dangerous traffic situation in this neighborhood. The proposed changes to Kings Row will not resolve the issue. There is only one way in and one way out of the PD itself which will hamper emergency and sanitary services. Please vote NO to this proposal to ensure quality development for Denton and its residents.
Anna	Modrow	3804 Deer Forest Drive	Denton	PD21-0001d	Opposed	In Person	No Comment - Item was postponed
Jerry	Morgan	5046 Oak Bend Circle	Denton	PD21-0001d	Opposed	Online	This PD is a major change from the current City plan for this area and far more density than the area can accommodate. The only access to area is under a high voltage power line that, if damaged, could trap residents and block access to first responders. Staff recommendation to ask TxDOT for a gated access should require a positive approval prior to the Council approval of PD. Huge problem with school traffic must be resolved prior to approval instead of requesting that it be studied with DISD.
Randy	Neal	3606 Antler Circle	Denton	PD21-0001d	Opposed	Online	Less than 7 percent of these lots are R4 despite how they are labeled in the presentation. 95 percent of the land is zoned as R4 and an even higher percentage of the usable land. The reason they are asking to change the plan is to accommodate a higher level of density than would otherwise be possible. I don't believe a trail under major power lines and a couple of ponds are worth this trade off. If we are going to change the plan every time a developer asks then why have a plan.
Brandi	Neal	3606 Antler Circle	Denton	PD21-0001d	Opposed	Online	No Comment
Cynthia	Nelson	3964 Fawn Drive	Denton	PD21-0001d	Opposed	Online	The traffic is already dangerous; Road improvements and additional street access needs to be done first; If there was an emergency residents might not be able to get out or an ambulance get into neighborhood; I have been in an accident with my granddaughter from the school traffic; Every time I go thru there at school zone time someone pulls out. In front of me or runs a stop sign It is dangerous now Thank you
Matthew	Nelson	3964 Fawn Drive	Denton	PD21-0001d	Opposed	Online	Health & safety issue for traffic flow and congestion limiting EMS and other officials
Helen	Ngu	3933 Grant Parkway	Denton	PD21-0001d	Opposed	Online	No Comment
Anne	Nicholas	3113 Deerfield Drive	Denton	PD21-0001d	Opposed	In Person	No Comment - Item was postponed
Elizabeth	Noah	1301 Woodlake Drive	Corinth	Z21-0007d	Opposed	Online	We don't need an anonymous client to come in and profit from our energy; using twice the amount of energy we do. This is a waste of space, energy, and resources. This puts another strain on the environment that is unnecessary and irrefutably unneeded. My family and I are against this. Please don't put more strain on Denton, let's better the environment for generations to come, instead of ruining.
Robert	Noerenberg	2720 Hartlee Court	Denton	PD21-0001d	Opposed	Online	Kings Row is not wide enough. Would cause too much traffic for existing roads and needs more openings for in and out access from developments. This would cause too many traffic issues with more homes and existing access. Homes sites need to be kept at R3 or R4 as existing homes are this and to keep with existing correlation and zoning of the surrounding homes currently. This area does not need smaller home sites.

Name	Last	Address	City	Agenda Item	Position	Method	Comments
Darien	Orr	5025 Oak Bend Circle	Denton	PD21-0001d	Opposed	Online	The zoning shouldn't be changed from what it was when we bought our property. The city should only permit development in accordance with its 30-year plan when possible because it was one of the determining factors we and others considered when buying property in this neighborhood. Also, as a local realtor, I advise clients based on the city's published plans, which shouldn't be changed except to benefit the entire city, not just a developer. My husband and I oppose the requested change.
Craig	Parrish	3912 Whitetail Drive	Denton	PD21-0001d	Opposed	Online	The proposed change would be an emergency logistic nightmare. One-way in, one-way out. The city does not have the infrastructure to support this kind of development. The zoning change does not adhere to the city's 2030 comprehensive plan. The safety of the community will be greatly jeopardized if allowed to change to Planned Development. Keep the area zoned R-4
Debbie	Parrish	3912 Whitetail Drive	Denton	PD21-0001d	Opposed	Online	The proposed change would be an emergency logistic nightmare. One-way in, one-way out. The city does not have the infrastructure to support this kind of development. The zoning change does not adhere to the city's 2030 comprehensive plan. The safety of the community will be greatly jeopardized if allowed to change to Planned Development. Keep the area zoned R-4
Jackson	Parrish	3912 Whitetail Drive	Denton	PD21-0001d	Opposed	Online	No Comment
Edwin	Pearce	5010 Oak Bend Circle	Denton	PD21-0001d	Opposed	Online	Traffic in the area will become impassable with Kings Way, doubling of the Silver Dome trailer park, and extension of Farris Rd for future development of property. This increased traffic will create a dangerous situation for emergency equipment, large utility vehicles, and school buses. Student drop-off/arrival at Grant Elementary will be miserably difficult. Kings Row needs to be widened to 4 lanes with additional turn lanes. This will require TXDOT approval, and a major construction effort.
Sandra	Pearce	5010 Oak Bend Circle	Denton	PD21-0001d	Opposed	Online	Extensive increase in traffic with Kings Way, Silver Dome Trailer Park expansion, and the extension of Farris Rd for future development, will increase the chances of children being severely injured particularly during Grant Elementary hours. Kings Row will require significant widening and extensive re-construction to handle the increased traffic in a safe manner. And this should be completed BEFORE additional property development is approved.
Gordon	Porter	3112 Deerfield Dr	Denton	PD21-0001d	Opposed	In Person	No Comment - Item was postponed
Jimmy	Rasberry	District 4	Denton	21-1439	N/A	Telephone	The go zone plan may be OK; but asking that buses are kept running as not doing so will make people angry. Does want the buses running.
Nicole	Recker	1955 Lakeway Drive Ste. 260	Lewisville	21-1439	N/A	Telephone	Vice President of Mobility Services and Administration with Denton County Transportation Authority, confirmed their records reflected all questions from the Mobility Committee and/or City Council had been addressed; DCTA operates under the terms of the agreement in place with the County to ensure compliance; and detailed the environmental impact for a bus versus a van, as well as the applicability of shelters at sites.
Shauma	Serano	2720 Hartlee Court	Denton	PD21-0001d	Opposed	In Person	No Comment - Item was postponed
Susan	Smith	7736 F.M. 428	Denton	PD21-0001d	Opposed	Online	No Comment
Raymond	Staniszewski	3605 Antler Circle	Denton	PD21-0001d	Opposed	Online	I want the City of Denton to adhere to Denton 2030 Plan. The city has nothing to gain by approving the requested zoning change. The proposed PD does not offer anything special or beyond the 2030 Plan. If the developer is granted the zoning change, he will be able to make changes to his plan without further approval, to the detriment of surrounding neighborhoods. This has happened in other developments, i.e., Razor Ranch. Please keep the current zoning and stick to the 2030 Plan.
Brett	Steward	5012 Golden Circle	Denton	PD21-0001d	Opposed	Online	This 'planned' development will result in a 'trapped' neighborhood with major traffic issues. The development as planned does not fit into the overall character of the existing neighborhood.
Sheri	Steward	5012 Golden Circle	Denton	PD21-0001d	Opposed	Online	Just a bad idea for many reasons - increased traffic one way in and out is the biggest one
Dawn	Terrizzi	3912 Fawn Drive	Denton	PD21-0001d	Opposed	Online	The proposed development is too dense for the area. Our community is concerned with the increased traffic (already terrible before/after school), student safety (students walking to school with increased traffic) and educational support (for potentially large number of incoming students), water drainage (already poor), and the wildlife/plants in the area (environmental responsibility). Even with improvements suggested by developer (pond for drainage/widening of King's Row) it will not be enough.
Jackie	Thames	3912 Deer Forest Drive	Denton	PD21-0001d	Opposed	Online	The Denton 2030 plan and the Future Land Use Map call for low residential in the area of this development. This should remain R4. The developer's plan for 380 houses is not low residential. The infrastructure is not prepared for traffic on the roads and one way in and out is not safe for the elementary school population and the area citizens. This is not a good plan for Denton.
Ross	Thomas	3941 Grant Parkway	Denton	PD21-0001d	Opposed	Online	Hodge Elementary is already a very high needs campus
Toni	Tissaw	3916 Fawn Drive	Denton	PD21-0001d	Opposed	Online	No Comment
Jakob	Vingren	3213 Deerfield	Denton	PD21-0001d	Opposed	In Person	No Comment - Item was postponed
Brian	Welter	3932 Fawn Drive	Denton	PD21-0001d	Opposed	Online	There is no reason any additional housing should even be considered in this part of Denton until the traffic and infrastructure issues are addressed. The fact that this is even on the agenda is insane! I am against this completely.
Blair	Wilson	3961 Fawn Drive	Denton	PD21-0001d	Opposed	Online	The proposed development does not fit close to the current character of the existing neighborhood. The traffic is a huge concern, it won't be safe for my kids to ride their bikes. The zoning shouldn't be changed to please the developer, which will have negative effects for the neighborhood and the character of Denton. The mobile home park on the other side of our neighborhood is adding 287 new mobile homes. The traffic issue is a huge concern for ER vehicles and access for everyone.

NOTE: Comments for those citizens addressing the City Council are an abbreviated summary. Information contained within this exhibit includes only commentary for Open Microphone, Consent, Individual Consideration and Public Hearing Items.