



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda

### City Council

---

**Tuesday, October 11, 2016**

**1:00 PM**

**Work Session Room**

---

After determining that a quorum is present, the City Council of the City of Denton, Texas will convene in a Work Session on Tuesday, October 11, 2016 at 1:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

#### **1. Citizen Comments on Consent Agenda Items**

This section of the agenda allows citizens to speak on Consent Agenda Items only. Each speaker will be given a total of three (3) minutes to address any items he/she wishes that are listed on the Consent Agenda. A Request to Speak Card should be completed and returned to the City Secretary before Council considers this item.

#### **2. Requests for clarification of agenda items listed on the agenda for October 11, 2016.**

#### **3. Work Session Reports**

- A. [ID 16-1159](#) Receive a report, hold a discussion, and give staff direction regarding the Downtown Reinvestment Grant Fund.

**Attachments:** [Exhibit 1 Downtown Grant ROI](#)  
[Exhibit 2 Downtown Task Force Members](#)  
[Exhibit 3 EDP Board members](#)  
[Exhibit 4 Presentation](#)

- B. [ID 16-1208](#) Receive a report, hold a discussion, and give direction to staff and Waters & Company on the City Auditor recruitment process.

**Attachments:** [Exhibit 1- Draft City Auditor Advertising Brochure](#)  
[Exhibit 2- City Auditor Job Description - proposed edits](#)  
[Exhibit 3- Proposed Recruitment Timeline](#)

- C. [ID 16-1257](#) Receive a report, hold a discussion, and give direction to staff and Waters & Company on the City Manager interview process.

**Attachments:** [Exhibit 1 - Denton City Manager Interview Options](#)

- D. [ID 16-1325](#) Receive a report, hold a discussion and provide Staff direction regarding the establishment of a Charter Review Committee.

Following the completion of the Work Session, the City Council will convene in a Closed Meeting to consider specific items when these items are listed below under the Closed Meeting section of this agenda. The City Council reserves the right to adjourn into a Closed Meeting on any item on its Open Meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

#### **1. Closed Meeting:**

- A. [ID 16-1181](#) Consultation with Attorneys - Under Texas Government Code, Section 551.071.

Consultation, deliberation and receipt of information from the City attorneys involving legal matters relating to employment law and interviewing of candidates, where a public discussion of these legal matters would clearly conflict with the duty of the City's attorneys to the City of Denton under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas.

- B. [ID 16-979](#) Deliberations Regarding Certain Public Power Utilities: Competitive Matters - Under Texas Government Code Section 551.086.

Receive a presentation from Denton Municipal Electric staff ("DME") regarding public power competitive and financial matters pertaining to plans, strategies, opportunities, and developments for generation improvements to the DME system; discuss and deliberate strategies regarding same; discuss and deliberate opportunities and strategies for the City to acquire purchased power and enter into agreements regarding the same, in order to meet its future energy needs. Discuss, deliberate and provide Staff with direction.

- C. [ID 16-1136](#) Consultation with Attorneys - Under Texas Government Code Section 551.071.

Consult with the City's Attorneys on the status, strategy, and potential resolution of litigation styled, Esker v. City of Denton, Cause No. 14-000942-158, currently pending in the 158th District Court of Denton County, Texas.

Special Called Meeting of the City of Denton City Council at 4:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

### **1. CONSENT AGENDA**

Each of these items is recommended by the Staff and approval thereof will be strictly on the basis of the Staff recommendations. Approval of the Consent Agenda authorizes the City Manager or his designee to implement each item in accordance with the Staff recommendations. The City Council has received background information and has had an opportunity to raise questions regarding these items prior to consideration.

Listed below are bids, purchase orders, contracts, and other items to be approved under the Consent Agenda (Agenda Items A – C). This listing is provided on the Consent Agenda to allow Council Members to discuss or withdraw an item prior to approval of the Consent Agenda. If no items are pulled, Consent Agenda Items A – C below will be approved with one motion. If items are pulled for separate discussion, they may be considered as the first items following approval of the Consent Agenda.

- A. [ID 16-1286](#) Consider approval of a resolution allowing Wine Squared to be the sole vendor allowed to sell alcoholic beverages at the Denton Day of the Dead Festival, on October 29, 2016, upon certain conditions; authorizing the City Manager or his designee to execute an agreement in conformity with this resolution; and providing for an effective date.

Attachments:      [Exhibit 1 - Request to sell alcohol](#)  
                              [Exhibit 2 - Resolution and Agreement](#)

- B.    [ID 16-1292](#)      Consider a request for an exception to the Noise Ordinance for the purpose of the Denton Day of the Dead Festival, to be held in the Williams Trade Square parking lot and on Industrial and E. Hickory Streets, October 29, 2016, from 11 a.m. to 9 p.m. The exception is specifically requested to increase sound levels from 70 to 75 decibels.

Attachments:      [Exhibit 1 - Noise Exception Request](#)

- C.    [ID 16-1328](#)      Consider approval of a resolution amending Resolution No. R2009-015 by adding an alternate committee member to the City Council Ethics Committee; and providing for an effective date.

Attachments:      [Exhibit 1 Resolution](#)

## **2. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A.    [ID 16-1304](#)      Consider approval of a resolution creating a Charter Review Committee to consider and advise the City Council whether and in what manner to revise various provisions of the City Charter; and providing an effective date.

Attachments:      [Charter Review Resolution.pdf](#)

- B.    [ID 16-1326](#)      Consider appointments to a Charter Review Committee.
- C.    [ID 16-1327](#)      Appointment of an alternate to the Council Ethics Committee.

## **3. PUBLIC HEARINGS**

- A.    [Z16-0013b](#)      Hold a public hearing and consider approval of a request to amend the Rayzor Ranch Overlay District to reclassify approximately ten acres from the South Mixed-Use District subarea to the South RR-2 District subarea. The Rayzor Ranch Overlay District includes approximately 410 acres generally located on both sides of West University Drive (US 380) between North Bonnie Brae Street and IH-35. The Planning and Zoning Commission recommends approval (7-0).

**Attachments:**      [Exhibit 1- Staff Analysis](#)  
[Exhibit 2- Location Map](#)  
[Exhibit 3- Zoning Map](#)  
[Exhibit 4- Future Land Use Map](#)  
[Exhibit 5- Exhibit B-1 Existing](#)  
[Exhibit 6- Exhibit B-1 Proposed](#)  
[Exhibit 7- Exhibit B-4 Existing](#)  
[Exhibit 8- Exhibit B-4 Proposed](#)  
[Exhibit 9- South Mixed Use v. South RR-2 Comparison Table](#)  
[Exhibit 10- Exhibit C-1 - South RR-2 Architectural Standards](#)  
[Exhibit 11- Exhibit D-1 - South RR-2 Landscape Standards](#)  
[Exhibit 12- Exhibit E-1 - South RR-2 Sign Standards](#)  
[Exhibit 13- Notification Map](#)  
[Exhibit 14- Planning and Zoning Commission Meeting Minutes](#)  
[Exhibit 15- Draft Ordinance](#)

- B.**    [Z16-0022b](#)    Hold a public hearing and consider an amendment to the Rayzor Ranch Overlay District to provide design standards and criteria for multi-family development within the South Mixed Use District subarea. The Rayzor Ranch Overlay District includes approximately 410 acres generally located along West University Drive (US 380) between North Bonnie Brae Street and IH-35. The Planning and Zoning Commission recommends approval (7-0).

**Attachments:**      [Exhibit 1- Staff Analysis](#)  
[Exhibit 2- Rayzor Ranch Location Map](#)  
[Exhibit 3- Exhibit C-3 Existing](#)  
[Exhibit 4- Exhibit C-3 Proposed](#)  
[Exhibit 5- Subchapter 13 v. Exhibit C-3 Comparison Table](#)  
[Exhibit 6- Multifamily Example](#)  
[Exhibit 7- Notification Map](#)  
[Exhibit 8- Planning and Zoning Commission Meeting Minutes](#)  
[Exhibit 9- Draft Ordinance](#)

#### **4. CONCLUDING ITEMS**

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the City Council or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

B. Possible Continuation of Closed Meeting topics, above posted.

#### C E R T I F I C A T E

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Denton, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2016 at \_\_\_\_\_ o'clock (a.m.) (p.m.)

\_\_\_\_\_  
CITY SECRETARY

NOTE: THE CITY OF DENTON CITY COUNCIL WORK SESSION ROOM IS ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT A SIGN LANGUAGE INTERPRETER CAN BE SCHEDULED THROUGH THE CITY SECRETARY'S OFFICE.