

CITY OF DENTON CITY COUNCIL MINUTES
February 1, 2022

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Work Session on Tuesday, February 1, 2022, at 2:04 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT IN PERSON: Mayor Gerard Hudspeth and Council Members Vicki Byrd, Jesse Davis, and Alison Maguire

PRESENT VIRTUALLY: Mayor Pro Tem Paul Meltzer and Council Members Brian Beck and Deb Armintor

ABSENT: None

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

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. In-person, call-in, and/or online comments received will be reflected in the exhibit to the minutes of this meeting, if/as applicable.

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:
 - Council Member Beck: Items 4.E (22-185), 4.G (22-192), 4.H (22-197), and 4.I (22-218)
 - Council Member Byrd: Item 4.A (22-187), 4.J (22-113), and 4.L (22-162)
- The following items were pulled for Individual Consideration:
 - None

3. Work Session Reports

- A. ID 21-2780 Receive a report, hold a discussion, and give staff direction regarding Audit Project 014 - Facilities Maintenance: Follow-Up Review. [Estimated Presentation/Discussion Time: 30 minutes]

The item was presented and discussion followed.

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

- B. ID 21-2155 Receive a report, hold a discussion, and give staff direction regarding tax exemptions for tax year 2022. [Estimated Presentation/Discussion Time: 1 hour]

The item was presented and discussion followed.

Following discussion, there was no direction provided. No consensus was reached regarding the homestead exemption for Tax Year 2022.

- C. ID 21-2480 Receive a report, hold a discussion, and give staff direction regarding the proposed Street Sign Topper Program for the City of Denton. [Estimated Presentation/Discussion Time: 1 hour]

The item was presented and discussion followed.

Following discussion, City Council consensus was that the program be subsidized through City funds rather than neighborhood funds. Staff to rework the structure and funding portions of the program to fit this direction. Additional discussion to be held on April, 5 2022.

- D. ID 22-190 Receive a report, hold a discussion, and give staff direction regarding the City of Denton Inclement Weather Policy [Estimated Presentation/Discussion Time: 1 hour]

The item was presented and discussion followed.

Following discussion, City Council consensus was to enhance existing shelter resources within the community and explore transportation solutions so persons needing shelter can transport there safely.

- E. ID 22-050 Receive a report, hold a discussion, and give staff direction on pending City Council requests for:

(1) Allocating the requisite amount of time to conduct a feasibility study for driver feedback signs. [Estimated Presentation/Discussion Time: 30 minutes]

- ID 22-050 (1) Allocating the requisite amount of time to conduct a feasibility study for driver feedback signs
 - Consensus for the allocation of requisite amount of time to conduct the feasibility study for driver feedback signs in report form.

The work session ended at 5:16 p.m.

CLOSED MEETING

1. The City Council convened into a Closed Meeting at 5:16 p.m. consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows.
 - A. ID 22-290 Consultation with Attorneys - Under Texas Government Code Section 551.071. Consult with the City's attorneys and discuss possible litigation for non-payment of franchise fees under the Texas Video Service Providers Act, Texas Utilities Code Chapter 66, where a discussion of these legal matters in an open meeting would conflict with the duty of the City's attorneys to the City of Denton and the Denton City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas.

DELIBERATED

The closed meeting started at 5:46 p.m. and ended at 5:59 p.m. No votes or actions were taken during the closed meeting.

REGULAR MEETING

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Regular Meeting on Tuesday, February 1, 2022, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT IN PERSON: Mayor Gerard Hudspeth and Council Members Vicki Byrd, Jesse Davis, and Alison Maguire

PRESENT VIRTUALLY: Mayor Pro Tem Paul Meltzer and Council Members Brian Beck and Deb Armintor

ABSENT: None

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

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. In-person, call-in, and/or online comments received will be reflected in the exhibit to the minutes of this meeting, if/as applicable.

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag B. Texas Flag

2. PROCLAMATIONS/PRESENTATIONS

- A. ID 22-072 Recognition: Mayor's Red Kettle Challenge
NOT PRESENTED; RESCHEDULED TO A LATER DATE

2. PRESENTATION FROM MEMBERS OF THE PUBLIC

A. Review of procedures for addressing the City Council.

B. Reports from members of the public

1) Receive Scheduled Citizen Reports from Members of the Public

- a. ID 22-146 Mr. Timothy Warren regarding how the City of Denton is going to handle Eight-Liner Machines.
NOT PRESENTED
- b. ID 22-273 Mr. Stephen Dillenburg follow up to comments made at previous meetings regarding general public welfare concerns.
NOT PRESENTED

2) Additional Citizen Reports (Open Microphone)

Citizen comments received are noted in Exhibit A.

4. CONSENT AGENDA

The Consent Agenda consisted of Items 1.A-M. During the Work Session held earlier in the day, no items were pulled for Individual Consideration.

Council Member Maguire moved to adopt the Consent Agenda 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

- A. ID 22-187 Consider adoption of an ordinance of the City of Denton establishing classifications and positions in the Denton Fire Department; creating and abolishing certain positions; repealing Ordinance No. 20-1345 relating to establishing the classifications and prescribing the number of positions in each classification for the Denton Fire Department; providing repealer, cumulative, and severability clauses; and declaring effective date.
ASSIGNED ORDINANCE NO. 22-187

- B. ID 22-080 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Mountain Cascade of Texas, LLC, for the construction of the Robson Ranch Force Main and Sewer Project with geographical limits as follows: intersection of Crawford Road and I-35W Frontage Road, running west for 14,000 linear feet to the lift station located on the northeast corner of the Robson Ranch property; providing for the expenditure of funds therefor; and providing an effective date (IFB 7364 - awarded to Mountain Cascade of Texas, LLC, in the not-to-exceed amount of \$2,846,346.30).

ASSIGNED ORDINANCE NO. 22-080

- C. ID 22-183 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of Change Order No. 3 to the contract between the City of Denton and Thalle Construction Company, Inc., for the construction of the North South Phase II 36-inch/42-inch Water Transmission Line Project for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (IFB 6901 - Change Order No. 3 in the not-to-exceed amount of \$439,304.64, for a total contract award aggregated to \$8,383,441.62).

ASSIGNED ORDINANCE NO. 22-183

- D. ID 22-184 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a first amendment to a contract between the City of Denton and Casco Industries, Inc., amending the contract approved by City Council on June 20, 2017, in the not-to-exceed amount of \$600,000.00; said first amendment for the continued supply of turnout gear for structural firefighting for the City of Denton Fire Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 6432 - providing for an additional first amendment expenditure amount not-to-exceed \$150,000.00, with the total contract amount not-to-exceed \$750,000.00).

ASSIGNED ORDINANCE NO. 22-184

- E. ID 22-185 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, ratifying the expenditure of funds by the City Manager to perform Fuel Certainty and Cold Weather Operations analysis and recommendations for the Denton Energy Center; and providing an effective date (File 7804-001 - awarded to Black & Veatch Corporation, in the not-to-exceed amount of \$135,000.00).

ASSIGNED ORDINANCE NO. 22-185

- F. ID 22-191 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Home Depot U.S.A., Inc., through the Omnia Partners Cooperative Purchasing Network Contract # 16154 and 170009, for procurement fulfillment of Maintenance, Repair, Operating Supplies, Industrial Supplies, and Related Products for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (File 7931 - awarded to Home Depot U.S.A., Inc., in the not-to-exceed amount of \$600,000.00).

ASSIGNED ORDINANCE NO. 22-191

- G. ID 22-192 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, for approval of a pre-qualified professional services list of state certified firms to provide landscape architectural services as needed for projects for the Parks and Recreation Department; and providing an effective date (RFQ 7850 - for two (2) years, with the option for one (1) additional one (1) year extension, in the total three (3) year term).
ASSIGNED ORDINANCE NO. 22-192
- H. ID 22-217 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with SHI Government Solutions, Inc., through the Omnia Partners Cooperative Purchasing Network Contract # 2018011-02, for the procurement of the NEOGOV Full Suite for the Human Resources Department; providing for the expenditure of funds therefor; and providing an effective date (File 7937 - awarded to SHI Government Solutions, Inc., for one (1) year, with the option for three (3) additional one (1) year extensions, in the total four (4) year not-to-exceed amount of \$711,696.22).
ASSIGNED ORDINANCE NO. 22-217
- I. ID 22-218 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a third amendment to a Professional Services Agreement between the City of Denton and Matrix Design Group, Inc., amending the contract approved by City Council on January 5, 2021, in the not-to-exceed amount of \$91,920.00; amended by Amendments 1 and 2 approved by Purchasing; said third amendment to provide additional professional services for the Development Services Department; providing for the expenditure of funds therefor; and providing an effective date (File 7416 - providing for an additional third amendment expenditure amount not-to-exceed \$29,737.00, with the total contract amount not-to-exceed \$144,637.00).
ASSIGNED ORDINANCE NO. 22-218
- J. ID 22-113 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to allow the Mountain Bike Trail Rental Agreement to be used as an agreement between the City of Denton Parks and Recreation Department and potential park rental groups for mountain bike events in the parks; and providing an effective date.
ASSIGNED ORDINANCE NO. 22-113
- K. ID 22-265 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Professional Services Agreement with Kimley-Horn and Associates, Inc., for design services for the TXDOT I-35 Aesthetic Package for the Parks and Recreation Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7599-007 - Professional Services Agreement for design services awarded to Kimley-Horn and Associates, Inc., in the not-to-exceed amount of \$113,137.00).
ASSIGNED ORDINANCE NO. 22-265

- L. ID 22-162 Consider approval of a resolution of the City of Denton authorizing the City Manager to enter into a Memorandum of Understanding for the Lewisville Lake Paddling Trail Collaboration Project with the City of Corinth, Town of Hickory Creek, City of Highland Village, City of Lewisville, Town of Little Elm, City of The Colony, and United States Army Corps of Engineers; and declaring an effective date.
ASSIGNED ORDINANCE NO. 22-162

- M. Z21-0015b Consider adoption of an ordinance of the City of Denton, nunc pro tunc, correcting an inadvertent mistake in Ordinance No. Z21-0015a; providing for a savings clause and an effective date. (Z21-0015b, Miller Road)
ASSIGNED ORDINANCE NO. Z21-0015B

5. PUBLIC HEARINGS

- A. PD21-0004b Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a Planned Development Amendment for 12 acres out of Planned Development 139, generally located on the southeast corner of the Vintage Boulevard and I-35W Vintage Boulevard Ramp intersection, 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 (7-0) to recommend approval of the request. (PD21-0004b, Vintage Multifamily, Julie Wyatt)
AMENDED; ASSIGNED ORDINANCE NO. PD21-0004b

All members of the City Council received online commentary as submitted and had the opportunity to review all submissions prior to the start of the meeting and consider such commentary prior to 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 speakers on queue, the public hearing was closed.

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

- Use of the west driveway connection to IH 35W is restricted to emergency vehicles only. Signage indicating the restriction must be installed 50 feet in advance of the driveway in accordance with TXDOT requirements if located within TXDOT right-of-way or on private property in accordance with the City's sign ordinance, prior to issuance of a Certificate of Occupancy for the multifamily use.

Motion seconded by Council Member Byrd. Motion carried.

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

NAYS (1): Council Member Beck

6. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. ID 22-198 Consider approval of a resolution of the City of Denton authorizing the submission of an application to the Federal Emergency Management Agency (FEMA) 2021 Staffing for Adequate Fire and Emergency Response (SAFER) grant in the amount of \$3,731,676 to fund the salaries and benefits of 12 fulltime employees to staff Fire Station No. 9; and providing for an effective date.

ASSIGNED RESOLUTION NO. 22-198

There was no online commentary or call-ins on the item.

Items 6.B (22-165), 6.C (22-166), 6.D (22-167), 6.E (22-168), 6.F (22-169), and 6.G (22-170) were collectively read into the record.

The item was presented and discussion followed.

Following discussion, Mayor Pro Tem Meltzer 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. ID 22-165 Consider approval of a resolution of the City of Denton supporting Generation Housing Partners, LLC's 9% housing tax credit application to the Texas Department of Housing and Community Affairs for the proposed new construction of the Westview Heights at Denton Apartments to provide affordable rental housing; committing to provide fee reductions in an amount of \$500.00; and providing an effective date.

ASSIGNED RESOLUTION NO. 22-165

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

Items 6.B (22-165), 6.C (22-166), 6.D (22-167), 6.E (22-168), 6.F (22-169), and 6.G (22-170) were collectively read into the record.

The item was presented and discussion followed.

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

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

NAYS (0): None

- C. ID 22-166 Consider approval of a resolution of the City of Denton supporting Prudentia Development, LLC's 9% housing tax credit application to the Texas Department of Housing and Community Affairs for the proposed new construction of the Torrington Fallmeadow Apartments to provide affordable rental housing; committing to provide fee reductions in an amount of \$500.00; and providing an effective date.

ASSIGNED RESOLUTION NO. 22-166

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

Items 6.B (22-165), 6.C (22-166), 6.D (22-167), 6.E (22-168), 6.F (22-169), and 6.G (22-170) were collectively read into the record.

The item was presented and discussion followed.

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

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

NAYS (0): None

- D. ID 22-167 Consider approval of a resolution of the City of Denton supporting TX Legacy Denton, LP's 9% housing tax credit application to the Texas Department of Housing and Community Affairs for the proposed new construction of the Legacy in Denton Apartments to provide affordable rental housing; committing to provide fee reductions in an amount of \$500.00; and providing an effective date.

ASSIGNED RESOLUTION NO. 22-167

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

Items 6.B (22-165), 6.C (22-166), 6.D (22-167), 6.E (22-168), 6.F (22-169), and 6.G (22-170) were collectively read into the record.

The item was presented and discussion followed.

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

- E. ID 22-168 Consider approval of a resolution of the City of Denton supporting NuRock Development Partners, Inc.'s 9% housing tax credit application to the Texas Department of Housing and Community Affairs for the proposed new construction of the Residences at Parkview to provide affordable rental housing; committing to provide fee reductions in an amount of \$500.00; and providing an effective date.

ASSIGNED RESOLUTION NO. 22-168

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

Items 6.B (22-165), 6.C (22-166), 6.D (22-167), 6.E (22-168), 6.F (22-169), and 6.G (22-170) were collectively read into the record.

The item was presented and discussion followed.

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

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

NAYS (0): None

- F. ID 22-169 Consider approval of a resolution of the City of Denton supporting Overland Property Group, LLC's 9% housing tax credit application to the Texas Department of Housing and Community Affairs for the proposed new construction of The Reserves at Magnolia Apartments to provide affordable rental housing; committing to provide fee reductions in an amount of \$500.00; and providing an effective date.

ASSIGNED RESOLUTION NO. 22-169

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

Items 6.B (22-165), 6.C (22-166), 6.D (22-167), 6.E (22-168), 6.F (22-169), and 6.G (22-170) were collectively read into the record.

The item was presented and discussion followed.

Following discussion, Mayor Hudspeth moved to adopt the item as presented. Motion seconded by Council Member Armintor. Motion carried.

AYES (5): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, Davis, and Armintor

NAYS (2): Council Members Beck and Maguire

- G. ID 22-170 Consider approval of a resolution of the City of Denton supporting Overland Property Group, LLC's 9% housing tax credit application to the Texas Department of Housing and Community Affairs for the proposed new construction of The Reserves at Monarch Apartments to provide affordable rental housing; committing to provide fee reductions in an amount of \$500.00; and providing an effective date.

ASSIGNED RESOLUTION NO. 22-170

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

Items 6.B (22-165), 6.C (22-166), 6.D (22-167), 6.E (22-168), 6.F (22-169), and 6.G (22-170) were collectively read into the record.

The item was presented and discussion followed.

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

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

NAYS (0): None

- H. ID 22-171 Consider approval of a resolution of the City of Denton supporting Saigebrook Development, LLC and/or O-SDA Industries, LLC's 9% housing tax credit application to the Texas Department of Housing and Community Affairs for the proposed new construction of The Zeisel Apartments to provide affordable rental housing; committing to provide fee reductions in an amount of \$500.00; and providing an effective date.

ASSIGNED RESOLUTION NO. 22-171

There was no online commentary or call-ins on the item.

Items 6.B (22-165), 6.C (22-166), 6.D (22-167), 6.E (22-168), 6.F (22-169), and 6.G (22-170) were collectively read into the record.

The item was presented and discussion followed.

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

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

NAYS (0): None

- I. ID 22-270 Consider adoption of an ordinance of the City of Denton approving three amendments to Natural Resources Conservation Service Watershed Agreements related to flood control, drainage, and improvements to add the Cole Ranch Improvement District No. 1 of Denton County, Texas as a local sponsor and a source of funding for future improvements for the Hickory Creek Watershed (Trinity River), Texas, Structures and Reservoirs 12 and 13 and other related matters; and providing an effective date.

ASSIGNED ORDINANCE NO. 22-270

There was no online commentary or call-ins on the item.

Items 6.B (22-165), 6.C (22-166), 6.D (22-167), 6.E (22-168), 6.F (22-169), and 6.G (22-170) were collectively read into the record.

The item was presented and discussion followed.

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


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

NAYS (0): None


7. CONCLUDING ITEMS

Council Members expressed items of interest.

With no further business, the meeting was adjourned at 9:08 p.m.



GERARD HUDSPETH
MAYOR
CITY OF DENTON, TEXAS



JESUS SALAZAR
DEPUTY CITY SECRETARY
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: MARCH 1, 2022

February 1, 2022 City Council Regular Meeting - EXHIBIT A

**Speaker Commentaries/Registrations
Online, Email, Phone**

Name	Last	Address	City	Agenda Item	Position	Method	Comments
Eva	Grecco	802 W Oak Street	Denton	Open Mic	N/A	Phone	Who monitors the road construction crews and signage. Concerns on quality of smaller roads, and manhole covers are above grade. Spectrum outages.
Glenn	Jensen	4700 Napa Valley Dr.	Denton	PD21-0004b	Opposed	eComment	Opposition to Low Income Housing at the Vintage. (1) Short and insufficient notice provided to residents: (Some time has passed since this was a concern, however this illustrated how P&Z and the developer tried to do this without resident notification); (2) Negative impact on property values; (3) Increased traffic on Vintage road; (4) Increased criminal activity.
Darrin	Miller	4008 Shiraz Drive	Denton	PD21-0004b	Opposed	eComment	Insufficient transportation infrastructure, parks or grocery stores to support potential residents of affordable housing. Poor planning of proposed parking lot in an area that is poised to be high traffic. Lowering of property values of surrounding neighborhoods. Contradicts the City of Denton's zoning goals. Overall a shortsighted location choice and insufficient attempt at addressing our need for affordable goals.
Stephanie	Radcliff	4408 Claret Drive	Argyle	PD21-0004b	Opposed	eComment	Oppose. This is not what was planned for this property when we purchased our home. Additionally, there is no infrastructure to support this type of development.
Deborah	Wright	Not provided	Unknown	22-165	Opposed	eComment	The "low income" rents are too high. While setting aside a limited number of apartments is somewhat helpful, the number of apartments that will be available is too low to warrant giving up the income to the city that those taxes provide. The number of units that week be available to families is negligible. The city needs to take steps to encourage the building of single family homes, duplexes, etc. Denton also need to address the habitability of existing apartment complexes.
Deborah	Wright	Not provided	Unknown	22-166	Opposed	eComment	The "low income" rents are too high. While setting aside a limited number of apartments is somewhat helpful, the number of apartments that will be available is too low to warrant giving up the income to the city that those taxes provide. The number of units that week be available to families is negligible. The city needs to take steps to encourage the building of single family homes, duplexes, etc. Denton also need to address the habitability of existing apartment complexes.
Deborah	Wright	Not provided	Unknown	22-167	Opposed	eComment	The "low income" rents are too high. While setting aside a limited number of apartments is somewhat helpful, the number of apartments that will be available is too low to warrant giving up the income to the city that those taxes provide. The number of units that week be available to families is negligible. The city needs to take steps to encourage the building of single family homes, duplexes, etc. Denton also need to address the habitability of existing apartment complexes.
Deborah	Wright	Not provided	Unknown	22-168	Opposed	eComment	The "low income" rents are too high. While setting aside a limited number of apartments is somewhat helpful, the number of apartments that will be available is too low to warrant giving up the income to the city that those taxes provide. The number of units that week be available to families is negligible. The city needs to take steps to encourage the building of single family homes, duplexes, etc. Denton also need to address the habitability of existing apartment complexes.
Deborah	Wright	Not provided	Unknown	22-169	Opposed	eComment	The "low income" rents are too high. While setting aside a limited number of apartments is somewhat helpful, the number of apartments that will be available is too low to warrant giving up the income to the city that those taxes provide. The number of units that week be available to families is negligible. The city needs to take steps to encourage the building of single family homes, duplexes, etc. Denton also need to address the habitability of existing apartment complexes.

[illegible]