



City of Denton

Meeting Agenda

City Council

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

Tuesday, December 4, 2018

2:00 PM

Work Session Room & Council Chambers

After determining that a quorum is present, the City Council of the City of Denton, Texas will convene in a Work Session on Tuesday, December 4, 2018 at 2:00 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 December 4, 2018.

3. Work Session Reports

- A. [ID 18-2044](#) Receive a report, hold a discussion, and give staff direction regarding the results of the US 380 street lighting feasibility and photometric study conducted by HDR Engineering, Inc.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Existing vs Proposed Conditions](#)
[Exhibit 3 - Presentation](#)

- B. [ID 18-1941](#) Receive a report, hold a discussion, and give staff direction regarding multi-family dwelling and collegiate housing.

Attachments: [Exhibit 1 - Agenda Information Sheet.pdf](#)
[Exhibit 2 - Staff Presentation \(revised 12-3-2018\)](#)
[Exhibit 2 - Staff Presentation v2](#)

- C. [ID 18-2040](#) Receive a report, hold a discussion, and provide direction concerning the City's Homestead Exemption.

Attachments: [Exhibit 1 - Agenda Information Sheet.pdf](#)
[Exhibit 2 - Homestead Exemption Presentation](#)

NOTE: 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.

Regular Meeting of the City of Denton City Council at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

1. PLEDGE OF ALLEGIANCE

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

“Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

2. PROCLAMATIONS/PRESENTATIONS

- A. [ID 18-2052](#) Police Appreciation Day

3. PRESENTATION FROM MEMBERS OF THE PUBLIC

- A. Review of procedures for addressing the City Council.

B. Receive Scheduled Citizen Reports from Members of the Public. This section of the agenda permits any person who has registered in advance to make a citizen report regarding a public business item he or she wishes to be considered by the City Council. This is limited to no more than four (4) speakers per meeting with each speaker allowed a maximum of four (4) minutes to present their report. At the conclusion of each report, the City Council may pose questions to the speaker or may engage in discussion. If the City Council believes that a speaker's report requires a more detailed review, the City Council will give the City Manager or City Staff direction to place the item on a future work session or regular meeting agenda and advise staff as to the background materials to be desired at such meeting.

- 1. [ID 18-1872](#) Vicki Oppenheim regarding the Denton Community Market.
- 2. [ID 18-1935](#) Pat Smith regarding Dallas Dinner Table as an initiative of the Denton Together Coalition.
- 3. [ID 18-2084](#) Ed Soph regarding gas wells and the future.

C. Additional Citizen Reports - This section of the agenda permits any person not registered for a citizen report to make comments regarding public business on items not listed on the agenda. This is limited to two speakers per meeting with each speaker allowed a maximum of four (4) minutes. Such person(s) shall have filed a "Blue Card" requesting to speak during this period prior to the calling of this agenda item.

NOTE: If audio/visual aids during presentations to Council are needed, they must be submitted to the City Secretary 24 hours prior to the meeting.

4. 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 – GG). 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 – GG 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 18-1825](#) Consider approval of a resolution of the City of Denton creating an anti-bullying and anti-harassment policy for all City facilities and programs; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet.pdf](#)
 [Exhibit 2 - Anti-Bullying resolution](#)
 [Exhibit 3 - Anti-bullying and Anti-harrassment policy.pdf](#)
 [Exhibit 4 - City of Denton 2018 Municipal Equality Index Scorecard](#)

- B. [ID 18-1877](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a First Amendment to the contract between the City of Denton and Globus Management Group, LLC, to reduce the roofing services provided by Globus Management Group, LLC to the City in order to remove the remaining roof work to be done at City Hall and the associated reduction of required services; and providing an effective date (RFP 6683- First Amendment reduces the contract by \$342,280.01 for a total contract award aggregating to \$1,012,492.12).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Ordinance and Amendment](#)

- C. [ID 18-1880](#) Consider adoption of an ordinance of the City of Denton, Texas, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract through the Department of Information Resources (DIR) Cooperative Purchasing Network Contract Number DIR-TSO-3763 with Dell Marketing, L.P., for the supply of desktop Personal Computers (PCs), notebook PCs, peripherals, and services; providing for the expenditure of funds therefor; and providing an effective date (File 6931 - awarded to Dell Marketing, L.P., in the one (1) year not-to-exceed amount of \$2,433,779.70).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Evaluation Sheet](#)
 [Exhibit 3 - Ordinance and Contract](#)

- D. [ID 18-1961](#) Consider adoption of an ordinance authorizing the City Manager to execute an agreement between the City of Denton and the Denton Chamber of Commerce (Convention & Visitors Bureau) for the payment and use of hotel tax revenue; and providing an effective date. (\$1,370,781 - The Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)

Attachments: [Exhibit 1 AIS.pdf](#)
 [Exhibit 2 Ordinance.pdf](#)

- E. [ID 18-1962](#) Consider adoption of an ordinance authorizing the City Manager to execute an agreement between the City of Denton and the Denton Community Market, Inc. for the payment and use of hotel tax revenue; and providing an effective date. (\$25,000 - The Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)

Attachments: [Exhibit 1 AIS.pdf](#)
 [Exhibit 2 Ordinance.pdf](#)

- F. [ID 18-1963](#) Consider adoption of an ordinance authorizing the City Manager to execute an agreement between the City of Denton and Denton County for the payment and use of hotel tax revenue in support of the Denton County Office of History and Culture; and providing an effective date. (\$157,590 - The Hotel Occupancy Tax and Sponsorship Committee

recommends approval 3-0)

Attachments: [Exhibit 1 AIS .pdf](#)
 [Exhibit 2 Ordinance.pdf](#)

- G. [ID 18-1964](#) Consider adoption of an ordinance authorizing the City Manager to execute an agreement between the City of Denton and the Denton African American Scholarship Foundation, Inc. for the payment and use of hotel tax revenue; and providing an effective date. (\$16,000 - The Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)

Attachments: [Exhibit 1 AIS.pdf](#)
 [Exhibit 2 Ordinance.pdf](#)

- H. [ID 18-1965](#) Consider adoption of an ordinance authorizing the City Manager to execute an agreement between the City of Denton and the Denton Community Theatre, Inc. for the payment and use of hotel tax revenue; and providing an effective date. (\$25,500 - The Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)

Attachments: [Exhibit 1 AIS.pdf](#)
 [Exhibit 2 Ordinance.pdf](#)

- I. [ID 18-1966](#) Consider adoption of an ordinance authorizing the City Manager to execute an agreement between the City of Denton and Denton Dog Days, Inc. for the payment and use of hotel tax revenue; and providing an effective date. (\$19,001 - The Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)

Attachments: [Exhibit 1 AIS.pdf](#)
 [Exhibit 2 Ordinance.pdf](#)

- J. [ID 18-1967](#) Consider adoption of an ordinance authorizing the City Manager to execute an agreement between the City of Denton and the Denton Festival Foundation, Inc. for the payment and use of hotel tax revenue; and providing an effective date. (\$105,060 - The Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)

Attachments: [Exhibit 1 AIS.pdf](#)
 [Exhibit 2 Ordinance.pdf](#)

- K. [ID 18-1968](#) Consider adoption of an ordinance authorizing the City Manager to execute an agreement between the City of Denton and the Denton Holiday Festival Association, Inc. for the payment and use of hotel tax revenue; and providing an effective date. (\$23,500 - The Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)

Attachments: [Exhibit 1 AIS.pdf](#)
 [Exhibit 2 Ordinance.pdf](#)

- L. [ID 18-1969](#) Consider adoption of an ordinance authorizing the City Manager to execute an agreement between the City of Denton and Explorium Denton, for the payment and use of hotel tax revenue; and providing an effective date (\$7,000 - The Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)

Attachments: [Exhibit 1 AIS.pdf](#)
 [Ordinance and Contract - Explorium](#)

- M. [ID 18-1970](#) Consider adoption of an ordinance authorizing the City Manager to execute an agreement between the City of Denton and the Greater Denton Arts Council, Inc. for the payment and use of hotel tax revenue; and providing an effective date. (\$147,084 - The Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)

Attachments: [Exhibit 1 AIS.pdf](#)
 [Exhibit 2 Ordinance.pdf](#)

- N. [ID 18-1971](#) Consider adoption of an ordinance authorizing the City Manager to execute an agreement between the City of Denton and Historic Denton for the payment and use of hotel tax revenue; and providing an effective date. (\$1,000 - The Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)

Attachments: [Exhibit 1 AIS.pdf](#)
 [Exhibit 2 Ordinance.pdf](#)

- O. [ID 18-1973](#) Consider adoption of an ordinance authorizing the City Manager to execute an agreement between the City of Denton and the Denton Central Business District Association, Inc. for the payment and use of hotel tax revenue; and providing an effective date. (\$35,000 - The Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)

Attachments: [Exhibit 1 AIS.pdf](#)
 [Exhibit 2 Ordinance.pdf](#)

- P. [ID 18-1974](#) Consider adoption of an ordinance authorizing the City Manager to execute an agreement between the City of Denton and Music Theatre of Denton for the payment and use of hotel tax revenue; and providing an effective date. (\$5,355 - The Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)

Attachments: [Exhibit 1 AIS.pdf](#)
 [Exhibit 2 Ordinance.pdf](#)

- Q. [ID 18-1975](#) Consider adoption of an ordinance authorizing the City Manager to execute an agreement between the City of Denton and the North Texas State Fair Association for the payment and use of hotel tax revenue; and providing an effective date. (\$168,000 - The Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)

Attachments: [Exhibit 1 AIS.pdf](#)
 [Exhibit 2 Ordinance.pdf](#)

- R. [ID 18-1976](#) Consider adoption of an ordinance authorizing the City Manager to execute an agreement between the City of Denton and the Tejas Storytelling Association, Inc. for the payment and use of hotel tax revenue; and providing an effective date. (\$54,829 - The Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)

Attachments: [Exhibit 1 AIS.pdf](#)
 [Exhibit 2 Ordinance.pdf](#)

- S. [ID 18-1977](#) Consider adoption of an ordinance authorizing the City Manager to execute an agreement between the City of Denton and Texas Filmmakers' Corporation for the payment and use of hotel tax revenue; and providing an effective date. (\$16,567 - The Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)
- Attachments: [Exhibit 1 AIS.pdf](#)
[Exhibit 2 Ordinance.pdf](#)
- T. [ID 18-1978](#) Consider adoption of an ordinance authorizing the City Manager to execute an agreement between the City of Denton and the Denton Black Chamber of Commerce, Inc. for the payment and use of hotel tax revenue; and providing an effective date. (\$26,000 - The Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)
- Attachments: [Exhibit 1 AIS.pdf](#)
[Exhibit 2 Ordinance.pdf](#)
- U. [ID 18-1992](#) Consider adoption of an ordinance of the City of Denton, Texas, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Protech Service Company, LLC, for the provision of maintenance services at the City of Denton's automated truck and car wash facility; providing for the expenditure of funds therefor; and providing an effective date (IFB 6877 - awarded to Protech Service Company, LLC, for one (1) year, with the option for two (2) additional one (1) year extensions, in the total three (3) year not-to-exceed amount of \$234,000). The Public Utilities Board recommends approval (5-0).
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Bid Tabulation](#)
[Exhibit 3 - Ordinance and Contract](#)
- V. [ID 18-2016](#) Consider adoption of an ordinance of the City of Denton authorizing an agreement between the City of Denton, Texas and Denton African American Scholarship Foundation, Inc., for the purpose of the 2019 Denton Black Film Festival sponsorship; providing for the expenditure of funds; and providing for an effective date. (\$5,000 - Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)
- Attachments: [Exhibit 1 AIS.pdf](#)
[Exhibit 2 Ordinance.pdf](#)
- W. [ID 18-2017](#) Consider adoption of an ordinance of the City of Denton authorizing an agreement between the City of Denton, Texas and Denton Black Chamber of Commerce, Inc. for the purpose of the 2019 Denton Blues Festival sponsorship; providing for the expenditure of funds; and providing for an effective date. (\$3,500 - Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)
- Attachments: [Exhibit 1 AIS.pdf](#)
[Exhibit 2 Ordinance.pdf](#)
- X. [ID 18-2018](#) Consider adoption of an ordinance of the City of Denton authorizing an agreement between the City of Denton, Texas and Denton Community Market, Inc. for the purpose of 2019 Harvest Day sponsorship; providing for the expenditure of funds; and providing

for an effective date. (\$4,000 - Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)

Attachments: [Exhibit 1 AIS.pdf](#)
 [Exhibit 2 Ordinance.pdf](#)

- Y. [ID 18-2019](#) Consider adoption of an ordinance of the City of Denton authorizing an agreement between the City of Denton, Texas and Denton County Livestock Association, for the purpose of the Youth Fair Public Speaking Contest sponsorship; providing for the expenditure of funds; and providing for an effective date. (\$400 - Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)

Attachments: [Exhibit 1 AIS.pdf](#)
 [Exhibit 2 Ordinance.pdf](#)

- Z. [ID 18-2020](#) Consider adoption of an ordinance of the City of Denton authorizing an agreement between the City of Denton, Texas and Denton Festival Foundation, Inc. for the purpose of 2019 Denton Arts and Jazz Festival sponsorship; providing for the expenditure of funds; and providing for an effective date. (\$5,000 - Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)

Attachments: [Exhibit 1 AIS.pdf](#)
 [Exhibit 2 Ordinance.pdf](#)

- AA. [ID 18-2021](#) Consider adoption of an ordinance of the City of Denton authorizing an agreement between the City of Denton, Texas and Greater Denton Arts Council, Inc. for the purpose of Community Art Grants Program sponsorship; providing for the expenditure of funds; and providing for an effective date. (\$3,000 - Hotel Occupancy Tax Committee recommends approval 3-0)

Attachments: [Exhibit 1 AIS.pdf](#)
 [Exhibit 2 Ordinance.pdf](#)

- BB. [ID 18-2022](#) Consider adoption of an ordinance of the City of Denton authorizing an agreement between the City of Denton, Texas and North Texas State Fair Association, Inc. for the purpose of 2019 North Texas State Fair and Rodeo sponsorship; providing for the expenditure of funds; and providing for an effective date. (\$5,000 - Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)

Attachments: [Exhibit 1 AIS.pdf](#)
 [Exhibit 2 Ordinance.pdf](#)

- CC. [ID 18-2023](#) Consider adoption of an ordinance of the City of Denton authorizing an agreement between the City of Denton, Texas and Texas Filmmakers' Corporation for the purpose of Thin Line Fest 2019 sponsorship; providing for expenditure of funds; and providing for an effective date. (\$10,000 - Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)

Attachments: [Exhibit 1 AIS.pdf](#)
 [Exhibit 2 Ordinance.pdf](#)

- DD. [ID 18-2029](#)** Consider approval of a resolution revising Administrative Policy No. 403.07 “Debt Service Management”; and providing for an effective date. The Audit/Finance Committee recommends approval (3-0).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - FY 2018-19 Red Lined Debt Policy](#)
 [Exhibit 3 - Resolution](#)

- EE. [ID 18-2039](#)** Consider approval of a Resolution revising Administrative Policy No. 403.06 “Investment Policy”; and providing for an effective date. The Audit/Finance Committee recommends approval (3-0).

Attachments: [Exhibit 1 - Agenda Information Sheet.pdf](#)
 [Exhibit 2 - Investment Policy REDLINE.pdf](#)
 [Exhibit 3 - Resolution.pdf](#)

- FF. [ID 18-2047](#)** Consider adoption of an ordinance of the City of Denton, Texas, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract for the purchase of cloud-based software for permitting and zoning requirements with Open Counter Enterprises, Inc., which is the sole provider of this software in accordance with Texas Local Government Code 252.022, which provides that procurement of commodities and services that are available from one source are exempt from competitive bidding and if over \$50,000 shall be awarded by the governing body; and providing an effective date (File 6918 - awarded to Open Counter Enterprises, Inc., in the five (5) year not-to-exceed amount of \$125,000).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Sole Source Memo](#)
 [Exhibit 3 - Ordinance and Contract](#)

- GG. [ID 18-2049](#)** Consider adoption of an ordinance of the City of Denton, Texas, a Texas home-rule municipal corporation, authorizing the City Manager to execute an Intergovernmental Cooperative Purchasing Agreement with the Public Procurement Authority, under the Texas Local Government Code 271.102 to authorize City of Denton contracts for the purchase of various goods and services including community risk assessment and standards of cover for Fire/Emergency Medical Services; authorizing the expenditure of funds therefor; and declaring an effective date (File 6936 - Intergovernmental Cooperative Purchasing Agreement with the Public Procurement Authority).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Ordinance and Contract](#)

5. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ID 18-1902](#)** Consider adoption of an ordinance of the City of Denton authorizing the City Manager to sign an Interlocal Cooperation Agreement between the City of Denton and the University of North Texas (“UNT”) regarding traffic signal operation during UNT special events and upgrades to traffic control signal equipment at four specified intersections (North Texas

Boulevard at I-35E and Bonnie Brae Street at I-35E) at a cost of \$60,000 (\$30,000 to the City and \$30,000 to UNT); providing for a severability clause; and providing for an effective date. Traffic Safety Commission recommends approval 4-0.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 UNT Ordinance & Agreement](#)
 [Exhibit 3 - Presentation](#)

- B. [ID 18-1904](#) Consider adoption of an Ordinance of the City of Denton authorizing the City Manager to sign an amended Interlocal Agreement between the City of Denton and the University of North Texas (“UNT”) for the enforcement of parking regulations by UNT, to include Kendolph Avenue from Wilshire Street to I-35E northbound Frontage Road; providing for a severability clause; and providing for an effective date. Traffic Safety Commission recommends approval 4-0.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Location Map](#)
 [Exhibit 3 - Ordinance 2006-358](#)
 [Exhibit 4 - Ordinance](#)
 [Exhibit 5 - Presentation](#)

- C. [ID 18-2046](#) Consider adoption of an ordinance of the City of Denton (“City”) authorizing the City Manager, or his designee, to execute a Contract of Sale by and between Margaret Hudnall (the “Owner”), and the City, regarding the sale and purchase of fee simple to an approximate 0.472 acre tract, more or less, situated in Eugene Puchalski Survey, Abstract No. 996, Denton County, Texas for the purchase price of Two Hundred Forty-Six Thousand Nine Hundred Eighty Dollars and No Cents (\$246,980.00), as prescribed in the Contract of Sale; authorizing the expenditure of funds therefor; authorizing relocation expenditures; providing for severability and an effective date. (Bonnie Brae Street project - Phase 4 - Parcel 29 - 2293 Scripture Street - Hudnall)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Location Map](#)
 [Exhibit 3 - Site Map](#)
 [Exhibit 4 - Ordinance](#)

- D. [ID 18-1972](#) Consider adoption of an ordinance authorizing the City Manager to execute an agreement between the City of Denton and Kiwanis Club of Denton, Breakfast, Denton, TX for the payment and use of hotel tax revenue; and providing an effective date. (\$6,000 - The Hotel Occupancy Tax and Sponsorship Committee recommends approval 3-0)

Attachments: [Exhibit 1 AIS.pdf](#)
 [Exhibit 2 Ordinance](#)

- E. [ID 18-2095](#) Consider an appeal of the Historic Landmark Commission denial of an amendment to an existing Certificate of Appropriateness for the expansion of a mural to the front façade of a local designated landmark building located at 122 North Locust (COA17-0010, 122 N. Locust) The Historic Landmark Commission recommends denial (7-0).

Attachments: [Exhibit 1- Agenda Information Sheet](#)
 [Exhibit 2- Staff Analysis](#)
 [Exhibit 3- Historic Landmark Commission November 13, 2017 Agenda Informati](#)
 [Exhibit 4- Historic Landmark Commission October 8, 2018 Agenda Information :](#)
 [Exhibit 5- Applicants request of Appeal](#)
 [Exhibit 6- Images of Building](#)

- F. [ID 18-2099](#) Consider approval of a resolution of the City Council of the City of Denton appointing a primary representative to the Denton County Transportation Authority Board of Directors; providing a repealer; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet 12-4](#)
 [Exhibit 2 - Proposed Resolution](#)
 [Exhibit 3 - Resolution18-329](#)
 [Exhibit 4 - Bylaws](#)
 [Exhibit 5 - Presentation](#)

6. PUBLIC HEARINGS

- A. [Z17-0004c](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, assigning an initial zoning classification and use designation of Neighborhood Residential 6 (NR-6) with an overlay, on approximately 118.04 acres of land, generally located, north of East McKinney Street west of South Trinity 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 for severability and establishing an effective date. The Planning and Zoning Commission recommend approval (7-0). (Z17-0004, The Woodlands of McKinney, Cindy Jackson)

Attachments: [Exhibit 1 Agenda Information Sheet](#)
 [Exhibit 2 Staff Analysis](#)
 [Exhibit 3 Site Location Map](#)
 [Exhibit 4 Existing Zoning Map](#)
 [Exhibit 5 Proposed Zoning Map](#)
 [Exhibit 6 Future Land Use Map](#)
 [Exhibit 7 Comparison of Permitted Uses](#)
 [Exhibit 8 Proposed Project Amenities and Housing Styles](#)
 [Exhibit 9 Concept Plan](#)
 [Exhibit 10 Notification Map](#)
 [Exhibit 11 Planning and Zoning Commission Meeting Minutes](#)
 [Exhibit 12 Draft Ordinance](#)
 [Exhibit 13 Staff Presentation](#)

- B. [S17-0008c](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton,

Texas, approving a Specific Use Permit to allow a manufactured housing park with conditions on approximately 126.1 acres, generally located north of East McKinney Street and west of South Trinity 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 for severability; and establishing an effective date. The Planning and Zoning Commission recommend approval (7-0). (S17-0008, The Woodlands of McKinney, Cindy Jackson)

Attachments:

[Exhibit 1 Agenda Information Sheet](#)

[Exhibit 2 Staff Analysis](#)

[Exhibit 3 Site Location Map](#)

[Exhibit 4 Future Land Use Map](#)

[Exhibit 5 Concept Plan](#)

[Exhibit 6 Proposed Project Amenities and Housing Styles](#)

[Exhibit 7 Woodlands SUP Conditions](#)

[Exhibit 8 Notification Map](#)

[Exhibit 9 Planning and Zoning Commission Meeting Minutes](#)

[Exhibit 10 Draft Ordinance](#)

[Exhibit 11 Staff Presentation](#)

- C. [S18-0008d](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, approving a Specific Use Permit to allow for a multi-family residential use as part of a mixed-use development on an approximately 31-acre site, generally located on the north side of Windsor Drive, east of the I-35 N Frontage Road, in the City of Denton, Denton County, Texas; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing for severability; and establishing an effective date. (S18-0008, Windsor Drive Apartments)

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Aerial Map](#)

[Exhibit 4 - Zoning Map](#)

[Exhibit 5 - Future Land Use Map](#)

[Exhibit 6 - Preliminary Site Plan](#)

[Exhibit 7 - Preliminary Landscape Plan](#)

[Exhibit 8 - Sample Building Elevations](#)

[Exhibit 9 - Notification Map](#)

[Exhibit 10 - Presentation](#)

[Exhibit 11 - Draft Ordinance](#)

- D. [DCA18-0006](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding an amendment to the Denton Development Code (DDC), amending Subchapter 35.3 - Procedures by adding a citizen participation section; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a

[b](#)

severability clause and an effective date. THIS ITEM HAS BEEN WITHDRAWN AND WILL BE CONSIDERED WITH THE DDC UPDATE. (DCA18-0006, Citizen Participation, Ron Menguita)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

- E. [Z18-0021e](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a zoning change from Neighborhood Residential 2 (NR-2) to a Neighborhood Residential Mixed-Use (NRMU) District on two adjacent tracts, one of approximately 5.723 acres and the other of approximately 4.389 acres. The subject site is generally located southwest of the intersection of Teasley Lane and Pennsylvania 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. STAFF HAS POSTPONED THIS ITEM TO A LATER DATE.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

- F. [Z18-0018c](#) Hold a public hearing and consider an ordinance of the city of Denton, Texas, regarding a change in the zoning classification from a Neighborhood Residential 4 (NR-4) zoning district and use classification to a Neighborhood Residential Mixed Use 12 (NRMU-12) zoning district and use classification, with an overlay on approximately 20.7 acres of land, generally located west of Lane Street and Mockingbird Lane, and north of the terminus of Trailhead Lane, 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; and providing for severability and an effective date. The Planning and Zoning Commission recommend approval (7-0) (Z18-0018, Oak Vista Townhomes, Cindy Jackson)

Attachments: [Exhibit 1 Agenda Information Sheet](#)

[Exhibit 2 Staff Analysis](#)

[Exhibit 3 Site Location Map](#)

[Exhibit 4 Future Land Use Map](#)

[Exhibit 5 Zoning Map](#)

[Exhibit 6 Proposed Zoning Map](#)

[Exhibit 7 Comparison of Permitted Uses](#)

[Exhibit 8 Concept Plan](#)

[Exhibit 9 Notification Map and Responses](#)

[Exhibit 10 Applicant's Project Narrative](#)

[Exhibit 11 Planning and Zoning Commission Meeting Minutes](#)

[Exhibit 12 Draft Ordinance](#)

[Exhibit 13 Staff Presentation](#)

- G. [Z18-0014b](#) 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 Planned Development 115 District to a Regional Center Commercial Downtown (RCC-D)

District on approximately 9.08 acres of land generally located on the south side of US Highway 77/North Elm Street, approximately 450 feet southeast of North Loop 288 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; and providing for severability and an effective date. The Planning and Zoning Commission voted 7-0 to approve the request. (Z18-0014, Commercial Rezoning, Julie Wyatt)

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Existing Zoning Map](#)

[Exhibit 5 - Future Land Use Map](#)

[Exhibit 6 - Proposed Zoning Map](#)

[Exhibit 7 - Proposed Permitted Uses](#)

[Exhibit 8 - Notification Map and Responses](#)

[Exhibit 9 - Presentation](#)

[Exhibit 10 - October 10, 2018 Planning and Zoning Commission Meeting Minute](#)

[Exhibit 11 - Draft Ordinance](#)

7. 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 _____, 2018 at _____ o'clock (a.m.) (p.m.)

CITY SECRETARY

NOTE: THE CITY OF DENTON CITY COUNCIL WORK SESSION ROOM AND COUNCIL CHAMBERS ARE 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.