

CITY OF DENTON CITY COUNCIL MINUTES  
April 16, 2019

After determining that a quorum was present, the City Council convened in a Work Session on Tuesday, April 16, 2019, at 1:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Mayor Chris Watts, Mayor Pro-Tem John Ryan, and Council Members Gerard Hudspeth, Keely Briggs, Don Duff, Deb Armintor, and Paul Meltzer

ABSENT: None

Also present were City Manager Todd Hileman and City Attorney Aaron Leal.

**WORK SESSION**

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

- Robert Donnelly, 3900 Quail Creek, in opposition to Consent Item 4.N (ID 19-753) and effect funding has on Mayhill project
- Ken Gold, 2512 Natchez Trace, in support of Consent Item 4.A (ID 19-609)

Council Member Armintor arrived at 1:05 p.m.

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

- Consent Item 4.N (ID 19-753) – Pulled for individual consideration. (Briggs)
- Consent Item 4.S (ID 19-861) – Pulled for individual consideration. (Briggs)
- Consent Item 4.I (ID 19-748) – As requested, staff confirmed there are tree trimming guides provided to contractors, detailed the notification process prior to work being performed and verified a certified utility arborist is on hand to ensure tree safety. (Briggs)
- Consent Item 4.E (ID 19-695) – Pulled for individual consideration. (Meltzer)
- Consent Item 4.R (ID 19-861) – As requested, staff outlined services to be provided by the proposed consultant and software/platform currently being used. Staff to provide information on shortcomings of the program for a better understanding of what fixes may be needed. (Meltzer)

**3. Work Session Reports**

- A. ID 19-775 Receive a report, hold a discussion, and give staff direction on proposed changes to West Hickory Street between Avenue B and Welch to safely accommodate bicycle, pedestrian, and parking needs in the area.

Mayor Watts announced Council Member Armintor and Council Member Meltzer had a conflict of interest on the item and had left the Work Session Room.

The presentation centered on (1) existing bike plan; (2) Hickory bicycle lanes; (3) bicycle lane options, which included (a) Option 1 - parking protected bike lane, (b) Option 2 - buffered bike lane, (c) Option 3 - cycletrack & sidewalk, (d) Option 4 - single through lane, and (e) Option 5 - shared lanes/Calm Street, with last two not being consultant recommended; (4) comparison of the 5 options; (6) the two preferred alternatives recommended to preserve parking; and (7) outreach efforts with stakeholders. Recommendations were detailed. Discussions need to continue on parking enforcement if more parking is added.

City Council consensus was a preference for Option 2, although it was understood that adjustments to that option would be needed: bump outs, flower planters, loading/unloading zone.

The meeting was recessed for a short break at 2:11 p.m. and reconvened at 2:23 p.m.

- B. ID 19-614 Receive a report, hold a discussion and give staff direction regarding the implementation of one-way versus two-way streets within the City of Denton.

The presentation covered (1) overview of what was to be presented; (2) introduction to one-way & two-way streets; (3) advantages and disadvantages and comparisons of (a) one-way streets and (b) two-way streets; (4) context nature of planning; (5) evaluation of downtown streets in the areas of (a) one-way couplets and (b) one-way streets in opposite direction that are typically separated by a block; and (6) staff recommendation for a one-way grid system which will address (a) overall direction for the Downtown Traffic Circulation Plan, (b) direction for the City's Mobility plan, and (c) Hickory Street Bike Lane project as they are all connected.

Staff to provide the survey data available for this proposed project. Staff explained the Downtown Traffic Circulation Plan (Mews Street) and Thoroughfare Plan are intertwined. Difficult in making a decision on this area without fully understanding where the Thoroughfare Plan currently stands.

Once the consultant is identified for the mobility thoroughfare plan, staff will return for further discussion on this proposed project; also look at providing traffic data in the area, speed control options, and information on the Mews Street design.

- C. ID 19-698 Receive a report, hold a discussion, and provide staff direction regarding future capital needs within the City and an associated bond program and election for November 2019.

The presentation centered on (1) background information on how the possibility of a November 2019 bond election was generated; (2) the two proposed propositions and anticipated funding request, (a) Proposition 1 - Public Safety Facilities and (b) Proposition 2 - Roadways and infrastructure; (3) need for streets and how to address under Proposition 1; (4) need for public facilities related to new police headquarters, Fire Station #8 and Police Substation under Proposition 2; (5) follow up directions from the April 1<sup>st</sup> presentation; (6)



bond sale schedule, all preliminary; (7) tax rate history and projection, showing a \$.04 overall increase possibility from FY 21-FY 23 for the 4-year bond program, including a 6-year program and the applicability of the schedule adjustments which would not require a tax rate increase although debt would be higher; (8) street lighting and example priority projects previously identified by City Council; (9) open space; and (10) housing/homelessness initiative.

Staff to review wording of propositions to ensure that if denied by the voters, city can still proceed with possible issuance of certificates of obligation to meet public safety facility needs/improvements. Staff to present on May 21<sup>st</sup> options to strengthen the housing crisis response system, including shelter enhancements and vision. Direction sought from City Council was (1) hold the bond election or (2) not do a bond election and consider certificates of obligation. If yes, what projects? Staff recommendation is for a 6-year bond program. City Council consensus was to have all 3 options presented to the bond committee with the intent there be no rate increase.

The meeting was recessed for a short break at 4:22 p.m. and reconvened at 4:33 p.m.

Discussion continued on the composition of a bond committee: (1) use existing and appoint 1-2 residents per Council Member; (2) new bond committee; (3) other. Biographies for existing bond committee to be provided to City Council. General consensus was Option 1 as presented. Prior program funding amounts were detailed. City Council to be provided how the previously awarded bond money has been spent to date for the past two bond programs and existing policy specific for public art. Should the percentage to be considered for a possible public art proposition be changed, that change to the existing Public Art Policy would need to be adopted by City Council.

- D. DCA18-0009o Receive a report, hold a discussion, and provide staff direction on the Denton Development Code Update and Draft Zoning Map.

Presentation centered on (1) responses received from the public hearing held the week before, totaling 230 response forms with 170 in opposition, 58 in favor, and 2 neutral; (2) area covered by those opposed; (3) speaker cards on update of DDC with 7 in opposition and 1 in favor, and 59 total on draft zoning map with 22 in opposition, 6 in favor, 31 with no indication on the card, and 14 speakers; (4) outreach effort by making zoning map more accessible and press release; (5) discussion of items in the categories of (a) R3 classifications which were then proposed to be moved under R4, (b) gas wells and (c) vested rights language being added back as it was inadvertently left out; and (6) zoning for administrative, professional and government office and where placed in Code, and a clear definition for a "musician studio". Remaining schedule to achieve final adoption of the zoning map was detailed. As zoning changes are made at the City Council level, the zoning map will be updated, if applicable. The Zoning District Transitional Chart will be incorporated as an appendices in the code.

### **CLOSED MEETING**

1. The City Council convened into a Closed Meeting at 5:25 p.m. consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows:
  - A. ID 19-853 Deliberations regarding Real Property - Under Texas Government Code Section 551.072; Consultation with Attorneys - Under Texas Government Code Section 551.071. Receive information from staff, discuss, deliberate, and provide staff with direction pertaining to the potential acquisition of real property interests in the Eugene Puchalski Survey, Abstract No. 996, Denton County, Texas, and located generally along the north side of the 1200 and 1300 blocks of West Oak Street, City of Denton, Texas. Consultation with the City's attorneys regarding legal issues associated with the potential acquisition or condemnation of the real property interests described above where a 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 position in any administrative proceeding, potential litigation, or negotiation. (West Oak Parking)

The Closed Meeting ended at 5:37 p.m. No votes or actions were taken in the Closed Meeting.

### **REGULAR MEETING**

After determining that a quorum was present, the Regular Meeting was called to order at 6:30 p.m. in the Council Chambers.

PRESENT: Mayor Chris Watts, Mayor Pro-Tem John Ryan, and Council Members Gerard Hudspeth, Keely Briggs, Don Duff, Deb Armintor, and Paul Meltzer

ABSENT: None

Also present were City Manager Todd Hileman and City Attorney Aaron Leal.

#### **1. PLEDGE OF ALLEGIANCE**

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

#### **2. PROCLAMATIONS/PRESENTATIONS**

- A. ID 19-690 2019 National Day of Prayer - ISSUED
- B. ID 19-888 UNT Football Program - ISSUED

**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.
  - 1. ID 19-662 Dr. Stephanie Reinke regarding Children's Advocacy Center for Denton County - PRESENTED
  - 2. ID 19-812 Mr. Lester Hudson regarding lack of high-speed internet at the Pecan Reserve - RESCHEDULED TO MAY 7, 2019
  - 3. ID 19-860 Mr. Walter Dobson regarding Biodiesel Plant Exit Extension - NO SHOW
  - 4. ID 19-866 Tammy Weppelman regarding the Denton County MHMR Center - Crisis Residential Unit - PRESENTED
- C. Additional Citizen Reports
  - None.

**4. CONSENT AGENDA**

The consent agenda consisted of Items 4.A - T. Item 4.E (ID 19-695) was pulled for individual consideration by Council Member Meltzer. Items 4.N (ID 19-753) and 4.S (ID 19-861) were pulled for individual consideration by Council Member Briggs.

Mayor Pro-Tem Ryan moved to adopt the Consent Agenda now consisting of items 4.A – D, 4.F – M, 4.O – R, and 4.T. Motion seconded by Council Member Briggs. Motion carried.

AYES (7): Mayor Watts, Mayor Pro-Tem Ryan and Council Members Hudspeth, Briggs, Duff, Armintor, and Meltzer

NAYS (0): None

- A. ID 19-609 Consider approval of an ordinance of the City of Denton, Texas approving the Denton Firemen's Relief and Retirement Fund actuarial valuation as of December 31, 2017; and providing an effective date.  
**ASSIGNED ORDINANCE NO. 19-609**
- B. ID 19-635 Consider adoption of an Ordinance of the City of Denton, Texas, approving the Tax Increment Reinvestment Zone Number Two (Westpark TIRZ) Bylaws; and declaring an effective date (TIRZ Number Two Board recommends approval 9-0).  
**ASSIGNED ORDINANCE NO. 19-635**



- C. ID 19-681 Consider adoption of an Ordinance authorizing the City Manager, or his designee, to execute an agreement between the City of Denton and the Texas Municipal Power Agency that defines the terms for reimbursement for services rendered by the City to TMPA in conjunction with reconstruction of the Arco to Cooper Creek transmission line; authorizing the expenditure of funds; and providing for an effective date.

**ASSIGNED ORDINANCE NO. 19-681**

- D. ID 19-686 Consider approval of a resolution allowing Mi Casita to sell alcoholic beverages at the Denton Cinco de Mayo Festival, which will be held on Saturday, May 4, 2019, from 10:00 a.m. to 10:00 p.m., at the Quakertown Park upon satisfying certain conditions; authorizing the City Manager, or his designee, to execute an agreement in conformity with this resolution; and providing for an effective date.

**ASSIGNED RESOLUTION NO. 19-686**

- F. ID 19-696 Consider adoption of an ordinance of the City of Denton, granting the Denton Mud Bug Boil, pursuant to section 17-20 of the City of Denton Code of Ordinances, a noise exception on Sunday, May 5, 2019, from 12:00 p.m. To 6:00 p.m. in a private parking lot located at 1209 W. Hickory St; granting a variance in hours of operation for amplified sound levels for an outdoor event; and providing an effective date.

**ASSIGNED ORDINANCE NO. 19-696**

- G. ID 19-746 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 Graybar Electric Company, Inc., for the supply of equipment for the LPU SCADA Communications and PLC Upgrade Project; providing for the expenditure of funds therefor; and providing an effective date (IFB 6895 - awarded to Graybar Electric Company, Inc., in the not-to-exceed amount of \$100,650). The Public Utilities Board recommends approval (7-0).

**ASSIGNED ORDINANCE NO. 19-746**

- H. ID 19-747 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 Professional Services Agreement between the City of Denton and Direct Line to Compliance, Inc., amending the contract approved by Purchasing Staff on February 5, 2019, in the not-to-exceed amount of \$39,365, said first amendment to provide NERC Compliance Consulting services for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (File 6996 - providing for an additional expenditure amount not-to-exceed \$60,630, for a total contract amount not-to-exceed \$99,995). The Public Utilities Board recommends approval (7-0).

**ASSIGNED ORDINANCE NO. 19-747**

- I. ID 19-748 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 ABC Professional Tree Services, Inc., for Tree Trimming for Electric Utility Services; providing

for the expenditure of funds therefor; and providing an effective date (IFB 6972 - awarded to ABC Professional Tree Services, Inc., in the three (3) year not-to-exceed amount of \$1,800,000). The Public Utilities Board recommends approval (7-0).

**ASSIGNED ORDINANCE NO. 19-748**

- J. ID 19-749 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 Rockstar Welding, LLC., for continued demolition and replacement of the fencing at IOOF Cemetery with ornamental steel fencing and rock columns to match the existing fencing; providing for the expenditure of funds therefor; and providing an effective date (IFB 6986 - awarded to Rockstar Welding, LLC., in the not-to-exceed amount of \$221,465).

**ASSIGNED ORDINANCE NO. 19-749**

- K. ID 19-750 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the city manager, or his designee, to execute a contract for the acquisition of the Phoenix G2 Fire Station Alerting System for Fire Station # 7 located at 4201 Vintage Blvd., through the Public Procurement Authority Contract Number VH11614, under the Texas Local Government Code, Section 271.102; authorizing the expenditure of funds therefor; and declaring an effective date (File 7011 - awarded to US Digital Designs, Inc., in the amount of \$69,095.47).

**ASSIGNED ORDINANCE NO. 19-750**

- L. ID 19-751 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation authorizing and approving the city manager, or his designee, to execute an equipment use agreement between the City of Denton, Texas and Best Lockers, LLC, including a five-year revenue sharing agreement for the use of electronic lockers at Water Works Park (WWP); and providing an effective date.

**ASSIGNED ORDINANCE NO. 19-751**

- M. ID 19-752 Consider approval of a resolution by the City of Denton authorizing the City Manager, or his designee, to accept the Victim Assistance Coordinator Grant (Grant No. 3632901), in the amount of \$89,040.00 from the State of Texas, Office of the Governor, through a grant from the US Department of Justice for the period of October 1, 2018, through September 30, 2019 and a cash match in the amount of \$25,733.75; and providing an effective date.

**ASSIGNED RESOLUTION NO. 19-752**

- O. ID 19-754 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Merchant Services Contract extension between the City of Denton and Elavon, Inc., through May 16, 2020, to provide merchant services for online Customer Service credit and debit card payments; and declaring an effective (File 4578 - extending a contract with Elavon, Inc., to May 16, 2020). The Public Utilities Board recommends approval (7-0).

**ASSIGNED ORDINANCE NO. 19-754**



- P. ID 19-756 Consider approval of the minutes of February 26, March 4, March 5, March 19, and March 26, 2019.
- Q. ID 19-811 Consider adoption of an ordinance of the City of Denton, granting The Village Church Denton, pursuant to Section 17-20 of the Code of Ordinances, a noise exception to be held on Sunday, April 28, 2019, from 10:00 a.m. to 11:00 a.m., at the South Lakes Park; granting an increase in sound levels from 70 to 75 dba and a variance in hours of operation for amplified sound levels for an outdoor event; and providing an effective date.  
**ASSIGNED ORDINANCE NO. 19-811**
- R. ID 19-825 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager, or his designee, to execute a contract through the Buy Board Cooperative Purchasing Network Contract Number 579-19 for consulting services for Land Management System Software Selection and Implementation Support project for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (File 6998 - awarded to Sciens, LLC, in the not-to-exceed amount of \$102,860).  
**ASSIGNED ORDINANCE NO. 19-825**
- T. ID 19-863 Consider adoption of an ordinance amending the Water Conservation Plan and the Drought Contingency Plan of the City of Denton, Texas previously adopted by the City Council in Ordinance No. 2014-109 enacted on the 15th day of April, 2014 amending the drought and emergency response stages of the Water Conservation Plan and the Drought Contingency Plan; amending the enforcement provisions of mandatory restrictions of the Water Conservation Plan and the Drought Contingency Plan; providing for the stages of enforcement for violators of the Water Conservation Plan and the Drought Contingency Plan; providing for rates to be charged for water usage in the Water Conservation Plan and the Drought Contingency Plan in the event of high usage; providing for administrative fees to be charged to violators for certain violations of the Drought Contingency Plan; providing a criminal penalty not to exceed \$2,000 per violation of the Drought Contingency Plan; providing a civil penalty not to exceed \$1,000 per day per violation of the Drought Contingency Plan; providing civil legal remedies for the city of Denton, Texas; providing a savings clause; providing a severability clause; and providing an effective date. The Public Utilities Board recommends approval (7-0).  
**ASSIGNED ORDINANCE NO. 19-863**

#### **ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

- E. ID 19-695 Consider adoption of an Ordinance of the City of Denton, approving a City co-sponsorship in an amount not to exceed \$355 of in-kind services for the University of North Texas (UNT) Department of Media Arts Movie in the Park event to be held on Friday May 24, 2019, from 5:00 p.m. to 10:00 p.m., at Fred Moore Park; and providing an effective date.  
**ASSIGNED ORDINANCE NO. 19-695**  
*Pulled for individual consideration by Council Member Armintor and Council Member Meltzer.*



Mayor Watts announced Council Member Armintor and Council Member Meltzer had a conflict of interest on the item and had left the Work Session Room.

Council Member Hudspeth moved to adopt the item as presented. Motion seconded by Mayor Pro-Tem Ryan. Motion carried.

AYES (5): Mayor Watts, Mayor Pro-Tem Ryan and Council Members Hudspeth, Briggs, and Duff

NAYS (0): None

ABSTAIN (2): Council Members Armintor and Meltzer

Item 4.N (ID 19-753) was held to later in the meeting to allow time for staff arrival.

- S. ID 19-861 Consider approval of a resolution of the City of Denton opposing both Senate Bill 1152 and House Bill 3535 which were recently introduced in the 86th Texas Legislature, relating to the payment of certain fees to municipalities by entities that provide telecommunications and cable or video services; and providing an effective date.

**ASSIGNED RESOLUTION NO. 19-861**

The presentation covered (1) the specifics for both bills that allows companies to choose to no longer pay the lesser of the statewide telephone access line fees or state cable franchise fees; and (2) forces city to subsidize for companies for giving away taxpayer-owned property for less than fair market value, a definite revenue loss; and (3) the status of both bills.

Council Member Meltzer moved to adopt the item as presented, which opposes both bills. Motion seconded by Council Member Briggs. Motion carried.

AYES (7): Mayor Watts, Mayor Pro-Tem Ryan and Council Members Hudspeth, Briggs, Duff, Armintor, and Meltzer

NAYS (0): None

- N. ID 19-753 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a fifth amendment to a Professional Services Agreement between the City of Denton and Freese and Nichols, Inc.; amending the contract approved by City Council on October 19, 2010, in the not-to-exceed amount of \$4,501,530, amended by Amendments 1-4 approved by the City Manager and City Council, said fifth amendment to provide engineering and design services relating to the Mayhill Road Widening and Improvements project in the amount of \$1,364,210; providing for the expenditure of funds therefor; and providing an effective date (File 4511 - providing for an additional fifth amendment expenditure amount not-to-exceed \$1,364,210, with the total contract amount not-to-exceed \$7,059,738).

**ASSIGNED ORDINANCE NO. 19-753**

The presentation covered (1) project overview, with schematic design displayed; (2) design contract details and amendments to date; (3) DCTA bridge schematic; (4) need for update due to standard changes; and (5) recommendation for adoption.

Mayor Pro-Tem Ryan moved to adopt the item as presented. Motion seconded by Council Member Hudspeth. Motion carried.

AYES (5): Mayor Watts, Mayor Pro-Tem Ryan and Council Members Hudspeth, Briggs, and Duff

NAYS (2): Council Members Briggs and Armintor

## **5. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. ID 19-745 Consider adoption of an ordinance of the City of Denton, Texas approving a joint election agreement and contract with Denton County for election services for the General Election being held Saturday, May 4, 2019, and Runoff Election for June 8, 2019, if necessary, at an estimated cost of \$77,493.12; and providing an effective date.

### **ASSIGNED ORDINANCE NO. 19-745**

The presentation centered on (1) term of the contract, including runoff if any; (2) early voting and election day location totals; (3) total participants; (4) estimate as noted, with final cost to be determined after the election; and (5) cost detail.

Council Member Armintor moved to adopt the item as presented. Motion seconded by Council Member Briggs. Motion carried.

AYES (7): Mayor Watts, Mayor Pro-Tem Ryan and Council Members Hudspeth, Briggs, Duff, Armintor, and Meltzer

NAYS (0): None

- B. ID 19-786 Consider nominations/appointments to the City's Boards, Commissions, and Committees: Committee on Persons with Disabilities, Health & Building Standards Commission, and Public Art Committee.

There were no appointments to consider. Staff to provide options on addressing board seats that remain unfilled for an extended period of time.

## **6. PUBLIC HEARINGS**

- A. S18-0008i Continue to hold a public hearing and reconsider the February 5, 2019 denial of an ordinance for 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 (S18-0008i, Windsor Drive Apartments, Hayley Zagurski).



The presentation outlined the (1) background of the proposed project; (2) existing zoning at the project site; (3) SUP criteria for approval, if any is forthcoming; (4) findings that property meets existing requirements; (5) original site plan of the proposed development; (6) revised plan for the proposed development; (7) comparison among the original to revised plan, differences between the two different plans and Code requirements; (8) public notifications; and (9) staff recommendations. Site expansion process for the Payne Gas Well Plat approved in 2003 was detailed. There are two existing Payne Gas Wells which are both in operation.

With the public hearing opened, the following spoke on the item:

- Michael Neary (Applicant), 4321 Glenaire, Dallas, provided information on the work done to date to try and obtain approval of their request; and presented the plan comparison prepared at their end
- Ed Soph, 1620 Victoria Dr., in opposition and detailed emissions

The following requested to have their name read into the record as noted:

- Rhonda Love, 1921 Hollyhill Lane., in opposition to the item

With no other speakers coming forward, the public hearing was closed.

Discussion continued on the gas well setback and façade requirements.

Council Member Hudspeth moved to adopt the item as presented, with staff's recommendation. Motion seconded by Council Member Huff. Mayor Pro-Tem Ryan moved a friendly amendment the façade is required to be 35% brick or stone.

The meeting was recessed at 8:06 p.m. to allow the applicant to speak with City staff on the proposed amendment. The meeting reconvened at 8:13 p.m.

City Attorney Leal advised the City Council discussion on gas well setbacks should be held to another meeting as that issue was not on the agenda. Discussion continued on the friendly amendment and its applicability to the entire project.

The meeting was recessed at 8:17 p.m. due to the safety alarm system having been activated in the building (heavy storms were underway). The meeting reconvened at 8:30 p.m.

Mayor Pro-Tem Ryan reiterated his friendly amendment, that being that 35% of the exterior must be brick or stone. Applicant Soph stated the amendment was acceptable.

The friendly amendment was accepted by Council Member Hudspeth and Council Member Duff. Amended motion carried.

AYES (4): Mayor Watts, Mayor Pro-Tem Ryan and Council Members Hudspeth, and Duff  
NAYS (3): Council Members Briggs, Armintor, and Meltzer

- B. DCA19-0004a Hold a public hearing and consider adoption of an ordinance regarding a proposed revision to the Denton Development Code; specifically to amend Subchapter 5 Zoning Districts and Limitations, Subchapter 8, Group Homes, Subchapter 14, Parking Standards, and Subchapter 23, Definitions related to supportive residential uses and treatment facilities; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. THIS ITEM HAS BEEN POSTPONED TO THE MAY 7, 2019 CITY COUNCIL MEETING. (DCA19-0004, Treatment Centers, Julie Wyatt)

As noted, the item had been postponed to May 7, 2019.

## 7. CONCLUDING ITEMS

- (1) City Council revisit gas well setbacks; and (2) report on the rebate program for electric lawn care equipment and feasibility on the program being reinstated. (Meltzer)
- (1) Introduced Miles Crockett, the 170 year-old post oak log, whose purpose is to serve as a fundraiser for nonprofits in the City. (Briggs)
- (1) Information on a City-sponsored leaf collection program and vacuum solution for leaf collection; (2) look at the traffic back-ups at the left turn lane on the I-35 service road near Teasley; (3) spoke to certain events he participated in; and (4) need to commit to ordinances in place before changes are sought. (Hudspeth)
- Congratulated North Central Texas College for partnership with Small Business Development Center and on award that was received. (Watts)

With no further business, the meeting was adjourned at 8:40 p.m.



CHRIS WATTS  
MAYOR  
CITY OF DENTON, TEXAS



ROSA RIOS  
CITY SECRETARY  
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: 5/7/2019