

## CITY OF DENTON CITY COUNCIL MINUTES

June 11, 2019

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Work Session on Tuesday, June 11, 2019, at 3:02 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

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

ABSENT: None

### WORK SESSION

1. Citizen Comments on Consent Agenda Items

None.

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

None.

3. Work Session Reports

- A. ID 19-858 Receive a report, hold a discussion, and give staff direction regarding the role of City Council Committees, membership to subcommittees and other groups, and the associated Committee nomination process.

The presentation was made and discussion followed.

Following discussion, staff was directed to prepare the item for consideration at the June 18<sup>th</sup> meeting.

- B. ID 19-1230 Receive a report and hold a discussion regarding the Solid Waste Fiscal Year 2019-20 Operating and Capital Budget.

The presentation was made and discussion followed.

The meeting was recessed for a short break at 4:26 p.m. and reconvened at 4:34 p.m.

Following further discussion, staff was directed to continue negotiations and prepare the item for presentation at a future meeting.

The meeting was recessed for a short break at 5:33 p.m. and reconvened at 5:39 p.m.

- C. ID 19-1381 Receive a report, hold a discussion, and provide staff direction regarding the impact of H.B. 1631 on the City of Denton's operation of a photographic traffic signal enforcement system.

The presentation was made, discussion followed and City Council was advised formal action could be taken during consideration of Item 2.C (Special Meeting).

### **CLOSED MEETING**

1. The City Council convened into a Closed Meeting at 5:30 p.m. consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows:
  - A. ID 19-1351 Deliberations Regarding Certain Public Power Utilities: Competitive Matters - Under Texas Government Code Section 551.086; Consultation with Attorneys - Under Texas Government Code Section 551.071. Discuss and deliberate strategies and opportunities for the City to acquire renewable energy and energy storage, and enter into agreements regarding the same, including potential power purchase agreements with respondents to the City's requests for proposals regarding these products; receive a presentation from staff regarding public power competitive and financial matters pertaining to the purchase of solar energy; consultation with the City's attorneys regarding legal issues associated with the agreements described above where 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.

The Closed Meeting started at 6:01 p.m. and ended at 6:27 p.m. No votes or actions were taken during the Closed Meeting.

### **SPECIAL MEETING**

After determining that a quorum was present, the Special Meeting was called to order at 6:32 p.m. in the Council Chambers.

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

ABSENT: None

### **1. CONSENT AGENDA**

The consent agenda consisted of Items 1.A-G. No items were pulled for individual consideration.

Council Member Ryan moved to adopt the Consent Agenda as presented. Motion seconded by Council Member Davis. Motion carried.

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

NAYS (0): None

- A. ID 19-1196 Consider adoption of an Ordinance of the City of Denton authorizing the City Manager, or designee, to execute a confidentiality and non-disclosure agreement between the City and Allegro Development Corporation; providing for a severability clause; and providing for an effective date.

**ASSIGNED ORDINANCE NO. 19-1196**

- B. ID 19-1203 Consider approval of a resolution nominating Sue Tejml to a slate of nominees for the Board of Managers of the Denco Area 9-1-1 District; and declaring an effective date.

**ASSIGNED RESOLUTION NO. 19-1203**

- C. ID 19-1217 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 Deloitte & Touche, LLP, amending the contract approved by Purchasing on May 25, 2017, in the not-to-exceed amount of \$26,000, amended by Amendments 1 and 2 approved by the City Manager and City Council, said third amendment to provide professional services related to the assessment of the Energy Management Organization for Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (File 6469 - providing for an additional third amendment expenditure amount not-to-exceed \$192,500, with the total contract amount not-to-exceed \$423,500).

**ASSIGNED ORDINANCE NO. 19-1217**

- D. ID 19-1219 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 Clevest Solutions, Inc., for the purchase of vendor support of the Denton Municipal Electric mobile workforce management software and professional services; 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 7056 - awarded to Clevest Solutions, Inc., for one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$288,840.03).

**ASSIGNED ORDINANCE NO. 19-1219**

- E. ID 19-1260 Consider approval of the minutes of June 3, 2019.



- F. ID 19-1339 Consider adoption of an ordinance of Denton authorizing the City Manager, or his designee, to execute a Pole Attachment License Agreement between the City of Denton, a Texas-Home Rule Municipal Corporation, and Unite Private Networks, LLC, a Delaware Company ("UPN"); and, providing for an effective date.

**ASSIGNED ORDINANCE NO. 19-1339**

- G. ID 19-1368 Consider adoption of an ordinance of the City of Denton authorizing an agreement between the City of Denton and North Texas Solutions for Recovery, Inc.; providing for the expenditure of funds; authorizing the City Manager, or his Designee, to execute said agreement; and providing for an effective date. (\$2,300)

**ASSIGNED ORDINANCE NO. 19-1368**

**2. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. ID 19-1340 Consider adoption of an ordinance directing the publication of Notice of Intention to issue \$10,110,000 in principal amount of Certificates of Obligation of the City of Denton for General Government and Technology Service projects; and providing for an effective date.

**ASSIGNED ORDINANCE NO. 19-1340**

Items 1.A (ID 19-1340) and 1.B (ID 19-1341) were collectively presented and discussion followed.

Council Member Ryan moved to approve the items as presented. Motion seconded by Council Member Briggs. Motion carried.

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

NAYS (0): None

- B. ID 19-1341 Consider adoption of an ordinance directing the publication of Notice of Intention to issue \$20,610,000 in principal amount of Certificates of Obligation of the City of Denton for Waterworks System, Wastewater System and Electric System projects; and providing for an effective date.

**ASSIGNED ORDINANCE NO. 19-1341**

Items 1.A (ID 19-1340) and 1.B (ID 19-1341) were collectively presented and discussion followed.

Council Member Ryan moved to approve the items as presented. Motion seconded by Council Member Briggs. Motion carried.

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

NAYS (0): None



- C. ID 19-1233 Consider adoption of an ordinance by the City of Denton, Texas, authorizing the City Manager to terminate a contract with Redflex Traffic Systems USA ("Redflex") for the operation of an automatic traffic signal enforcement system.

**ASSIGNED ORDINANCE NO. 19-1233**

The presentation was made and discussion followed.

Council Member Briggs moved to approve the item as presented. Motion seconded by Council Member Meltzer. Motion carried.

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

NAYS (0): None

- D. ID 19-1259 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 Bean Electrical, Inc., for traffic signal construction services for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (RFP 7029 - awarded to Bean Electrical, Inc., in the three (3) year not-to-exceed amount of \$5,000,000).

**ASSIGNED ORDINANCE NO. 19-1259**

The presentation was made and discussion followed.

Council Member Briggs moved to approve the item as presented. Motion seconded by Council Member Ryan. Motion carried.

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

NAYS (0): None

- E. ID 19-1284 Consider nominations/appointments to the City's Boards, Commissions, and Committees: Board of Ethics, Committee on Persons with Disabilities, Health & Building Standards Commission, and Zoning Board of Adjustment.

No discussion was held.

Council Member Meltzer moved to appoint the following as noted:

- Zoning Board of Adjustment, Alternate: Susan Seaborn

Motion seconded by Council Member Briggs. Motion carried.

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

NAYS (0): None

- F. ID 19-1304 Consider adoption of an ordinance of the City of Denton authorizing the execution of a contract of sale between the City of Denton, as buyer, and Allyway Real Estate, LTD., as seller, for the purchase of a 0.361 acre tract, more or less, being situated in the E Puchalski Survey, Abstract No. 996, located in the City of Denton, Denton County, Texas and known locally as 1302 West Oak Street, for the purchase price of Three Hundred Ninety Thousand Dollars and No/100 (\$390,000.00); authorizing the expenditure of funds therefor; providing for severability; and providing an effective date.

The presentation was made and discussion followed.

Council Member Briggs moved to approve the item as presented. Motion seconded by Mayor Pro Tem Hudspeth. Motion failed.

AYES (3): Mayor Pro Tem Hudspeth and Council Members Briggs and Meltzer

NAYS (4): Mayor Watts and Council Members Davis, Ryan, and Armintor

The meeting was recessed for a short break at 7:23 p.m. and reconvened at 7:30 p.m.

### **3. PUBLIC HEARINGS**

- A. S18-0005f 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 dwelling use on an approximately 9.91 acre site, generally located west of Mockingbird Lane, south of Mingo Road, in the City of Denton, Denton County, Texas; providing for a penalty in the maximum amount of \$2000.00 for violations thereof; providing for severability; and establishing an effective date. The Planning and Zoning Commission recommends approval 6-0, with conditions. THIS ITEM WAS POSTPONED BY CITY COUNCIL ON MAY 7, 2019. SUBSEQUENTLY THE APPLICANT HAS REQUESTED THAT THIS ITEM BE FURTHER POSTPONED TO THE JULY 16, 2019 CITY COUNCIL MEETING. (S18-0005f, Mockingbird Multifamily, Ron Menguita)

As noted, the public hearing was postponed by City Council on May 7, 2019. Subsequently the applicant had requested that the item be further postponed to the July 16, 2019 City Council Meeting.

- B. ZCI19-0008a 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 a Regional Center Residential 2 (RCR-2) and Regional Center Commercial Neighborhood (RCC-N) to a Highway Corridor (HC) zoning district and use classification, on approximately 18.49 acres of land, generally located east of Lillian Miller Parkway and south of I-35E 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 an effective date. THIS ITEM HAS BEEN POSTPONED INDEFINITELY. (ZCI19-0008a, City Initiated Zoning Change - Area 8, Ron Menguita)

As noted, the public hearing had been postponed indefinitely.



- C. ZCI19-0009a 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 a Regional Center Residential 1 (RCR-1) and Regional Center Commercial Downtown (RCC-D) to a Suburban Corridor (SC) zoning district and use classification, on approximately 25.74 acres of land, generally located west of San Jacinto Boulevard and north of I35E 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 an effective date. THIS ITEM HAS BEEN POSTPONED TO THE JULY 16, 2019 MEETING. (ZCI19-0009a, City Initiated Zoning Change - Area 9, Ron Menguita)

As noted, the public hearing has been postponed to the July 16, 2019 City Council Meeting.

Mayor Watts announced the public hearings were opened for Items 7.D through 7.Y; however, staff's presentation on the items would first be made, discussion would follow, after which speakers would be called. After public comment, the public hearings would be closed, with each item voted on individually.

- D. ZCI19-0001a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, changing the zoning district and use classification from Regional Center Residential 1 (RCR-1) to the Highway Corridor (HC) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 1.88 acres of land, generally located on the southeast corner of Shady Shores Road and Lakeview Boulevard, in the City of Denton, Denton County, Texas; amending 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. (ZCI19-0001a, City Initiated Zoning Change - Area 1, Ron Menguita)

**ASSIGNED ORDINANCE NO. ZCI19-0001a**

Following discussion on Items 7.D through 7.Y, speakers were called on the items. With no speakers coming forward, the public hearings were closed, with City Council action following.

Council Member Ryan moved to approve the item as presented. Motion seconded by Council Member Armintor. Motion carried.

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

NAYS (0): None

- E. ZCI19-0002a 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 a Regional Center Commercial Downtown (RCC-D) to a Highway Corridor (HC) zoning district and use classification, on approximately 35.61 acres of land, generally located south of Pockrus Page Road and north of I-35E 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 an effective date. The Planning and Zoning Commission recommended approval 6-0 of the request. (ZCI19-0002a, City Initiated Zoning Change - Area 2, Ron Menguita)

**ASSIGNED ORDINANCE NO. ZCI19-0002a**

Following discussion on Items 7.D through 7.Y, speakers were called on the items. With no speakers coming forward, the public hearings were closed, with City Council action following.

Council Member Ryan moved to approve the item as presented. Motion seconded by Council Member Davis. Motion carried.

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

NAYS (0): None

- F. ZCI19-0003a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, changing the zoning district and use classification from Regional Center Commercial Neighborhood (RCC-N) and Regional Center Commercial Downtown (RCC-D) to the Highway Corridor (HC) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 74.13 acres of land, generally located east of State School Road and south of I-35E in the City of Denton, Denton County, Texas; amending 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. (ZCI19-0003a, City Initiated Zoning Change - Area 3, Ron Menguita)

**ASSIGNED ORDINANCE NO. ZCI19-0003a**

Following discussion on Items 7.D through 7.Y, speakers were called on the items. With no speakers coming forward, the public hearings were closed, with City Council action following.

Council Member Ryan moved to approve the item as presented. Motion seconded by Council Member Briggs. Motion carried.

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

NAYS (0): None

- G. ZCI19-0004a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, changing the zoning district and use classification from Regional Center Residential 1 (RCR-1) to the Mixed-Use Regional (MR) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 0.8 acres of land, generally located north of Pockrus Page Road and north of I-35E in the City of Denton, Denton County, Texas; amending 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 recommended approval 6-0 of the request. (ZCI19-0004a, City Initiated Zoning Change - Area 4, Ron Menguita)

**ASSIGNED ORDINANCE NO. ZCI19-0004a**

Following discussion on Items 7.D through 7.Y, speakers were called on the items. With no speakers coming forward, the public hearings were closed, with City Council action following.

Council Member Ryan moved to approve the item as presented. Motion seconded by Council Member Briggs. Motion carried.

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

NAYS (0): None

- H. ZCI19-0005a 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 a Regional Center Residential 1 (RCR-1) and Regional Center Commercial Downtown (RCC-D) to a Highway Corridor (HC) zoning district and use classification, on approximately 36.58 acres of land, generally located west of State School Road and south of I-35E 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 an effective date. The Planning and Zoning Commission recommended approval 6-0 of the request. (ZCI19-0005, City Initiated Zoning Change - Area 5, Ron Menguita)

**ASSIGNED ORDINANCE NO. ZCI19-0005a**

Following discussion on Items 7.D through 7.Y, speakers were called on the items. With no speakers coming forward, the public hearings were closed, with City Council action following.

Council Member Ryan moved to approve the item as presented. Motion seconded by Council Member Briggs. Motion carried.

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

NAYS (0): None

- I. ZCI19-0006a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, changing the zoning district and use classification from Regional Center Residential 2 (RCR-2) to the Mixed-Use Regional (MR) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 7.33 acres of land, generally located west of Unicorn Lake Boulevard, and north of Shoreline Drive in the City of Denton, Denton County, Texas; amending 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 recommended approval 6-0 of the request. (ZCI19-0006a, City Initiated Zoning Change - Area 6, Ron Menguita).

**ASSIGNED ORDINANCE NO. ZCI19-0006a**

Following discussion on Items 7.D through 7.Y, speakers were called on the items. With no speakers coming forward, the public hearings were closed, with City Council action following.

Council Member Armintor moved to approve the item as presented. Motion seconded by Council Member Davis. Motion carried.

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

NAYS (0): None

- J. ZCI19-0007a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, changing the zoning district and use classification from Regional Center Residential 1 (RCR-1) and Regional Center Residential 2 (RCR-2) to the Mixed-Use Regional (MR) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 30.88 acres of land, generally located north of I-35E and approximately 900 feet north of Brinker Road in the City of Denton, Denton County, Texas; amending 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 recommended approval 6-0 of the request. (ZCI19-0007a, City Initiated Zoning Change - Area 7, Ron Menguita)

**ASSIGNED ORDINANCE NO. ZCI19-0007a**

Following discussion on Items 7.D through 7.Y, speakers were called on the items. With no speakers coming forward, the public hearings were closed, with City Council action following.

Council Member Ryan moved to approve the item as presented. Motion seconded by Council Member Davis. Motion carried.

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

NAYS (0): None

- K. ZCI19-0010a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, changing the zoning district and use classification from Employment Center Commercial (EC-C) to the Suburban Corridor (SC) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 25.18 acres of land, generally located south of Dallas Drive and east of Teasley Lane in the City of Denton, Denton County, Texas; amending 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 recommended approval 6-0 of the request. (ZCI19-0010a, City Initiated Zoning Change - Area 10, Ron Menguita)

**ASSIGNED ORDINANCE NO. ZCI19-0010a**

Following discussion on Items 7.D through 7.Y, speakers were called on the items. With no speakers coming forward, the public hearings were closed, with City Council action following.

Council Member Davis moved to approve the item as presented. Motion seconded by Council Member Ryan. Motion carried.

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

NAYS (0): None

- L. ZCI19-0011a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, changing the zoning district and use classification from AN Employment Center Commercial (EC-C) to THE Highway Corridor (HC) zoning district and use classification defined under the 2019 Denton Development CODE (Ordinance DCA18-0009q), on approximately 3.49 acres of land, generally located north of I-35E and approximately 1,200 feet east of Teasley Lane in the City of Denton, Denton County, Texas; amending 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 recommended approval 6-0 of the request. (ZCI19-0011a, City Initiated Zoning Change - Area 11, Ron Menguita)

**ASSIGNED ORDINANCE NO. ZCI19-0011a**

Following discussion on Items 7.D through 7.Y, speakers were called on the items. With no speakers coming forward, the public hearings were closed, with City Council action following.

Council Member Ryan moved to approve the item as presented. Motion seconded by Council Member Armintor. Motion carried.

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

NAYS (0): None

- M. ZCI19-0012a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, changing the zoning district and use classification from an Employment Center Commercial (EC-C) to the Highway Corridor (HC) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance dca18-0009q), on approximately 9.63 acres of land, generally on the northeast corner of I-35E and Teasley Lane in the City of Denton, Denton County, Texas; amending 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 recommended approval 6-0 of the request. (ZCI19-0012a, City Initiated Zoning Change - Area 12, Ron Menguita)

**ASSIGNED ORDINANCE NO. ZCI19-0012a**

Following discussion on Items 7.D through 7.Y, speakers were called on the items. With no speakers coming forward, the public hearings were closed, with City Council action following.

Council Member Davis moved to approve the item as presented. Motion seconded by Council Member Briggs. Motion carried.

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

NAYS (0): None

- N. ZCI19-0013a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, changing the zoning district and use classification from Neighborhood Residential Mixed Use (NRMU) to the Suburban Corridor (SC) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 17.76 acres of land, generally located south of I-35E between Teasley Lane and Woodbrook Street in the City of Denton, Denton County, Texas; amending 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 recommended approval 6-0 of the request. (ZCI19-0013a, City Initiated Zoning Change - Area 13, Ron Menguita)

**ASSIGNED ORDINANCE NO. ZCI19-0013a**

Following discussion on Items 7.D through 7.Y, speakers were called on the items. With no speakers coming forward, the public hearings were closed, with City Council action following.

Council Member Ryan moved to approve the item as presented. Motion seconded by Council Member Davis. Motion carried.

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

NAYS (0): None

- O. ZCI19-0014a 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 a Downtown Commercial General (DC-G) to a Highway Corridor (HC) zoning district and use classification, on approximately 6.29 acres of land, generally located on the northwest corner of I-35E and Teasley 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; providing for severability and an effective date. The Planning and Zoning Commission recommended approval 6-0 of the request. (ZCI19-0014a, City Initiated Zoning Change - Area 14, Ron Menguita)

**ASSIGNED ORDINANCE NO. ZCI19-0014a**

Following discussion on Items 7.D through 7.Y, speakers were called on the items. With no speakers coming forward, the public hearings were closed, with City Council action following.

Council Member Armintor moved to approve the item as presented. Motion seconded by Council Member Ryan. Motion carried.

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

NAYS (0): None

- P. ZCI19-0015a 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 a Downtown Commercial General (DC-G) to Suburban Corridor (SC) zoning district and use classification, on approximately 5.89 acres of land, generally located south of Dallas Drive and west of Teasley 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; providing for severability and an effective date. The Planning and Zoning Commission recommended approval 6-0 of the request. (ZCI19-0015a, City Initiated Zoning Change - Area 15, Ron Menguita)

**ASSIGNED ORDINANCE NO. ZCI19-0015a**

Following discussion on Items 7.D through 7.Y, speakers were called on the items. With no speakers coming forward, the public hearings were closed, with City Council action following.

Council Member Meltzer moved to approve the item as presented. Motion seconded by Council Member Davis. Motion carried.

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

NAYS (0): None

- Q. ZCI19-0016a 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 a Neighborhood Residential Mixed Use 12 (NRMU-12) to a Suburban Corridor (SC) zoning district and use classification, on approximately 4.75 acres of land, generally located west of Teasley Lane and on the north and south sides of Londonderry 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; providing for severability and an effective date. The Planning and Zoning Commission recommended approval 6-0 of the request. (ZCI19-0016a, City Initiated Zoning Change - Area 16, Ron Menguita)

**ASSIGNED ORDINANCE NO. ZCI19-0016a**

Following discussion on Items 7.D through 7.Y, speakers were called on the items. With no speakers coming forward, the public hearings were closed, with City Council action following.

Council Member Meltzer moved to approve the item as presented. Motion seconded by Council Member Armintor. Motion carried.

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

NAYS (0): None

- R. ZCI19-0017a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, changing the zoning district and use classification from a Neighborhood Residential Mixed Use 12 (NRMU-12) and Community Mixed Use General (CM-G) to a Mixed-Use Neighborhood (MN) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009), on approximately 6.86 acres of land, generally located approximately 800 feet west of Teasley Lane and on the north and south sides of Londonderry 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; providing for severability; and establishing an effective date. The Planning and Zoning Commission recommended approval 6-0 of the request. (ZCI19-0017a, City Initiated Zoning Change - Area 17, Ron Menguita)

**ASSIGNED ORDINANCE NO. ZCI19-0017a**

Following discussion on Items 7.D through 7.Y, speakers were called on the items. With no speakers coming forward, the public hearings were closed, with City Council action following.

Council Member Meltzer moved to approve the item as presented. Motion seconded by Council Member Davis. Motion carried.

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

NAYS (0): None

- S. ZCI19-0018a 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 a Community Mixed Use General (CM-G) to a Mixed-Use Neighborhood (MN) zoning district and use classification, on approximately 9.24 acres of land, generally located on the northeast corner of Sam Bass Boulevard and Londonderry 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; providing for severability and an effective date. The Planning and Zoning Commission recommended approval 6-0 of the request. (ZCI19-0018a, City Initiated Zoning Change - Area 18, Ron Menguita)

**ASSIGNED ORDINANCE NO. ZCI19-0018a**

Following discussion on Items 7.D through 7.Y, speakers were called on the items. With no speakers coming forward, the public hearings were closed, with City Council action following.

Council Member Davis moved to approve the item as presented. Motion seconded by Council Member Ryan. Motion carried.

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

NAYS (0): None

- T. ZCI19-0019a 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 a Downtown Commercial General (DC-G) to a Highway Corridor (HC) zoning district and use classification, on approximately 7.17 acres of land, generally located north of I-35E and on the west and east sides of Centre Place 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 for severability and an effective date. The Planning and Zoning Commission recommended approval 6-0 of the request. (ZCI19-0019a, City Initiated Zoning Change - Area 19, Ron Menguita)

**ASSIGNED ORDINANCE NO. ZCI19-0019a**

Following discussion on Items 7.D through 7.Y, speakers were called on the items. With no speakers coming forward, the public hearings were closed, with City Council action following.

Council Member Ryan moved to approve the item as presented. Motion seconded by Council Member Davis. Motion carried.

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

NAYS (0): None

- U. ZCI19-0020a 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 a Downtown Commercial General (DC-G) to a Highway Corridor (HC) zoning district and use classification, on approximately 10.08 acres of land, generally located on the north side of I-35E and on the west and east sides of Meadow Street 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 an effective date. The Planning and Zoning Commission recommended approval 6-0 of the request. (ZCI19-0020a, City Initiated Zoning Change - Area 20, Ron Menguita)

**ASSIGNED ORDINANCE NO. ZCI19-0020a**

Following discussion on Items 7.D through 7.Y, speakers were called on the items. With no speakers coming forward, the public hearings were closed, with City Council action following.

Council Member Davis moved to approve the item as presented. Motion seconded by Council Member Meltzer. Motion carried.

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

NAYS (0): None

- V. ZCI19-0021a Hold a public hearing and consider adoption for an ordinance of the City of Denton, Texas, regarding a change in the zoning district and use classification from a Downtown Commercial General (DC-G) to a Suburban Corridor (SC) zoning district and use classification, on approximately 23.16 acres of land, generally located north of I-35E and east of Fort Worth 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 for severability and an effective date. The Planning and Zoning Commission recommended approval 6-0 of the request. (ZCI19-0021a, City Initiated Zoning Change - Area 21, Ron Menguita)

**ASSIGNED ORDINANCE NO. ZCI19-0021a**

Following discussion on Items 7.D through 7.Y, speakers were called on the items. With no speakers coming forward, the public hearings were closed, with City Council action following.

Council Member Ryan moved to approve the item as presented. Motion seconded by Council Member Meltzer. Motion carried.

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

NAYS (0): None

- W. ZCI19-0022a 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 a Downtown Commercial General (DC-G) to a Highway Corridor (HC) zoning district and use classification, on approximately 4.10 acres of land, generally located on the northeast corner of I-35E and Fort Worth 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 for severability and an effective date. The Planning and Zoning Commission recommended approval 6-0 of the request. (ZCI19-0022a, City Initiated Zoning Change - Area 22, Ron Mengueta)

**ASSIGNED ORDINANCE NO. ZCI19-0022a**

Following discussion on Items 7.D through 7.Y, speakers were called on the items. With no speakers coming forward, the public hearings were closed, with City Council action following.

Council Member Hudspeth moved to approve the item as presented. Motion seconded by Council Member Meltzer. Motion carried.

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

NAYS (0): None

- X. ZCI19-0023a 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 a Downtown Commercial Neighborhood (DC-N) and Downtown Commercial General (DC-G) to a Suburban Corridor (SC) zoning district and use classification, on approximately 23.95 acres of land, generally located west of Fort Worth Drive and north of Lindsey Street 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 an effective date. The Planning and Zoning Commission recommended approval 6-0 of the request. (ZCI19-0023a, City Initiated Zoning Change - Area 23, Ron Mengueta)

**ASSIGNED ORDINANCE NO. ZCI19-0023a**

Following discussion on Items 7.D through 7.Y, speakers were called on the items. With no speakers coming forward, the public hearings were closed, with City Council action following.

Council Member Davis moved to approve the item as presented. Motion seconded by Council Member Hudspeth. Motion carried.

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

NAYS (0): None

- Y. ZCI19-0024a 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 a Downtown Commercial General (DC-G) to a Highway Corridor (HC) zoning district and use classification, on approximately 8.32 acres of land, generally located on the northwest corner of I-35E and Fort Worth 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 for severability and an effective date. The Planning and Zoning Commission recommended approval 6-0 of the request. (ZCI19-0024a, City Initiated Zoning Change - Area 24, Ron Menguita)

Following discussion on Items 7.D through 7.Y, speakers were called on the items. With no speakers coming forward, the public hearings were closed, with City Council action following. The item only required reconsideration; therefore, no ordinance adoption applied. Forma. Adoption will be scheduled for a future date.


Council Member Ryan moved to approve the item as presented. Motion seconded by Council Member Meltzer. Motion carried.


AYES (7): Mayor Watts, Mayor Pro Tem Hudspeth and Council Members Briggs, Davis, Ryan, Armintor, and Meltzer  
NAYS (0): None

#### 8. CONCLUDING ITEMS

Council Members expressed items of interest, congratulatory remarks and provided general announcements. Staff to provide responsive information to those requests for information as part of the Friday Report process.

With no further business, the meeting was adjourned at 8:05 p.m.

for   
\_\_\_\_\_  
CHRIS WATTS  
MAYOR  
CITY OF DENTON, TEXAS

  
\_\_\_\_\_  
ROSA RIOS  
CITY SECRETARY  
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: June 25, 2019