



City of Denton

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

Meeting Agenda

City Council

Tuesday, July 23, 2019

11:00 AM

Work Session Room & Council Chambers

WORK SESSION BEGINS AT 11:00 A.M. IN THE WORK SESSION ROOM

SPECIAL CALLED MEETING BEGINS AT 6:30 P.M. IN THE 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, July 23, 2019, at 11:00 a.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

WORK SESSION

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 this agenda.

3. Work Session Reports

- A. [ID 19-1454](#) Receive a report, hold a discussion, and give staff direction regarding the 86th Session of the Texas State Legislature and impacts of new legislation to the City of Denton.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Presentation](#)
 [Exhibit 3 - City of Denton State Legislative Program 2019](#)
 [Exhibit 4 - ISR 2019-118](#)
 [Exhibit 5 - TML Bills Passed Summary](#)

- B. [ID 19-1702](#) Receive a report, hold a discussion, and give staff direction regarding a status of the 2019 Development Code and the effects of recently passed House Bills.

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

- C. [ID 19-1611](#) Receive a report, hold a discussion and give staff direction regarding a potential amendment to the 2018-19 Internal Audit Plan.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Presentation](#)

- D. [ID 19-1411](#) Receive a report, hold a discussion, and give staff direction regarding broadband internet

options in the Pecan Creek neighborhood.

Attachments: [Exhibit 1 - AIS- Pecan Creek Internet Service](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - ISP Provider Map](#)
[Exhibit 4 - Ordinance 2013-013](#)
[Exhibit 5 - Letters of Interest from Residents](#)

- E. [ID 19-1635](#) Receive a report, hold a discussion, and give direction regarding departmental presentations in preparation for the FY 2019-20 Proposed Budget, Capital Improvement Program, and Five Year Financial Forecast.

Attachments: [Exhibit 1 - Agenda Information Sheet.docx](#)
[Exhibit 2 Municipal Judge Presentation.pdf](#)
[Exhibit 3 Library Presentation.pdf](#)
[Exhibit 4 Gas Wells Presentation.pdf](#)
[Exhibit 5 Economic Development Presentation.pdf](#)
[Exhibit 6 Human Resources Presentation.pdf](#)
[Exhibit 7 Health Presentation.pdf](#)
[Exhibit 8 Risk Presentation.pdf](#)
[Exhibit 9 Legal Presentation.pdf](#)
[Exhibit 10 City Manager City Council Presentation.pdf](#)
[Exhibit 11 Internal Audit Presentation.pdf](#)
[Exhibit 12 Traffic Presentation.pdf](#)
[Exhibit 13 Streets Presentation.pdf](#)
[Exhibit 14 Fire Presentation.pdf](#)
[Exhibit 15 Community Improvement Services Presentation.pdf](#)

- F. [ID 19-1723](#) Receive a report, hold a discussion and give staff direction regarding the Denton Municipal Electric (DME) Fiscal Year 2019-20 Operating Budget and Capital Improvement Program.

Attachments: [Exhibit 1 - Electric Agenda Information Sheet.docx](#)
[Exhibit 2 - FY 2019-20 Electric Budget Book](#)
[Exhibit 3 - FY 2019-20 Electric Budget Presentation.pdf](#)
[Exhibit 4 - Enterprise Risk Consulting \(ERC\) Review of DME 5 Year Budget Fir](#)
[Exhibit 5 - Electric DEC MAY 2019 Dashboard](#)

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

1. Closed Meeting:

- A. [ID 19-1724](#) Deliberations Regarding Certain Public Power Utilities: Competitive Matters - Under

Texas Government Code Section 551.086.

Deliberate and discuss competitive information regarding public power operational and financial matters pertaining to the purchases and risks of wholesale energy supply pertaining to the proposed electric budget.

- B. [ID 19-1742](#) 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, consult with the City's attorneys, and provide direction pertaining to potential acquisition and use of the facility located at 401 North Elm Street, 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, or otherwise compromise the City's legal position in any administrative proceeding or potential litigation.

Any final action, decision, or vote on a matter deliberated in a Closed Meeting will only be taken in an Open Meeting that is held in compliance with Texas Government Code, Chapter 551, except to the extent such final decision, or vote is taken in the Closed Meeting in accordance with the provisions of Section 551.086 of the Texas Government Code (the 'Public Power Exception'). The City Council reserves the right to adjourn into a Closed Meeting or Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda or to reconvene in a continuation of the Closed Meeting on the Closed Meeting items noted above, in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.086 of the Texas Open Meetings Act.

SPECIAL CALLED 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. CONSENT AGENDA

Each of these items is recommended by 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 –J). 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, the Consent

Agenda Items 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 19-1628](#) Consider adoption of an ordinance of the City of Denton, authorizing settlement of a property damage claim against the City for damage to a hydraulic excavator rented from Kirby-Smith Machinery, Inc.; authorizing expenditure of funds in the amount of \$123,750.00, including funds received from the City's general property insurance policy with Affiliated FM Insurance Company; and declaring and effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Kirby-Smith Damage Estimate](#)
[Exhibit 3 - PDA Damage Estimate](#)
[Exhibit 4 - Affiliated FM Insurance Co Reimbursement](#)
[Exhibit 5 - Release in Full of All Property Damage Claims](#)
[Exhibit 6 - Accident Photos](#)
[Exhibit 7 - Ordinance](#)

- B. [ID 19-1630](#) 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. 3632902), in the amount of \$178,080.00 from the State of Texas, Office of the Governor, through a grant from the US Department of Justice for the period of October 1, 2019, through September 30, 2021 and a cash match in the amount of \$44,520.00; and providing an effective date.

Attachments: [Exhibit 1 - AIS for Resolution](#)
[Exhibit 2 - Grant Summary](#)
[Exhibit 3 - 19-752 Resolution](#)
[Exhibit 4 - Resolution - Victim Assistance](#)

- C. [ID 19-1652](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract for the purchase of natural gas for use in the Solid Waste Department's CNG Fuel Pumps; in accordance with Texas Local Government Code 252.022, which provides an exemption from competitive bidding for this purchase; and providing an effective date (File 6795 - awarded to Luminant Energy Company, LLC, in the not-to-exceed amount of \$75,000).

Attachments: [Exhibit 1- Agenda Information Sheet](#)
[Exhibit 2 - LLC Members](#)
[Exhibit 3 - Sample Agreement](#)
[Exhibit 4 - Ordinance](#)

- D. [ID 19-1653](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract for Pecan Creek Wastewater Reclamation Plant Painting Project with Corrosion Control Resources, Inc.; providing for the expenditure of funds therefor; and providing an effective date (RFP 7039 - awarded to Corrosion Control Resources, Inc., in the not-to-exceed amount of \$240,217).

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

[Exhibit 2 - Project Map](#)

[Exhibit 3 - Ordinance and Contract](#)

- E. [ID 19-1654](#) 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 Sam's Club through the PACE Purchasing Association of Cooperative Entities Contract Number P00170 for Retail Suppliers Services; providing for the expenditure of funds therefor; and providing an effective date (File 6979 - awarded to Sam's Club in the five (5) year not-to-exceed amount of \$220,000).

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

[Exhibit 2 - Ordinance](#)

- F. [ID 19-1655](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract for the supply of Elevators and Lifts Services for the City of Denton to EMR Elevator, Inc.; providing for the expenditure of funds therefor; and providing an effective date (IFB 7073 - awarded to EMR Elevator, Inc., in the five (5) year not-to-exceed amount of \$330,000).

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

[Exhibit 2 - Bid Tabulation](#)

[Exhibit 3 - Ordinance and Contract](#)

- G. [ID 19-1656](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Professional Services Agreement with Rick Robinson, Inc., for developing and delivering a variety of programs in the areas of Leadership Development, Project Management, ERP systems, Lean Manufacturing, Teambuilding, Quality Systems, Strategic Planning, Motivation, Measurement Systems, and Change Management; providing for the expenditure of funds therefor; and providing an effective date (File 7100 - Professional Services Agreement awarded to Rick Robinson, Inc., in the not-to-exceed amount of \$75,000).

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

[Exhibit 2 -Ordinance and Contract](#)

- H. [ID 19-1726](#) Consider adoption of an ordinance of the City of Denton, Texas granting the North Texas State Fair association a three year exception pursuant to section 17-20 of the City of Denton code of ordinances, with respect to sound levels and hours of operation for the North Texas Fair and Rodeo, which will be held August 15-25, 2019, August 20-30, 2020, and August 21-29, 2021, at 221 N. Carroll Boulevard; granting a variance in the hours of operation for said dates on Monday through Thursday from 10:00 p.m. to midnight, Friday and Saturday from 10:00 p.m. to 1:00 a.m., and Sunday from 11:00 a.m. to 11:00 p.m., with sound not to exceed 70 decibels; and providing an effective date.

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

[Exhibit 2 Ordinance](#)

- I. [ID 19-1728](#) 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 Contract with Pattillo, Brown & Hill, L.L.P., amending Contract Number 6118 approved by City Council on August 2, 2016, for auditing services providing for the expenditure of \$96,000., extending the term of the agreement until September 31, 2020 and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - First Amendment Contract #6118](#)
 [Exhibit 3 - Ordinance - Pattillo Brown](#)

- J. [DCC19-0001](#) Consider adoption of a resolution of the City of Denton, Texas, approving a Certificate of Design Consistency for a mural entitled “Customer’s Request” located at 119 Elm Street, which is within The Denton Square Overlay Zoning District, in the city of Denton, Denton County, Texas; and establishing an effective date. (DCC19-0001, Mural Project, Sean Jacobson)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location/Aerial Map](#)
 [Exhibit 5 - Surrounding Properties Image](#)
 [Exhibit 4 - Mural Concept Image](#)
 [Exhibit 6 - Facade Details](#)
 [Exhibit 7 - Contributing Buildings Map](#)
 [Exhibit 8 - Resolution](#)

3. ITEMS FOR INDIVIDUAL CONSIDERATION – CONSIDERATION OF THE USE OF EMINENT DOMAIN TO CONDEMN REAL PROPERTY INTERESTS

- A. [ID 19-1695](#) Consider adoption of an ordinance of the City of Denton determining the public use, need, and necessity for the acquisition of fee simple title to the surface estate, including a waiver of surface use to the mineral estate, of an approximately 1.22 acre property tract (“Property Interests”), situated in the Hiram Sisco survey, Abstract Number 1184, in the City and County of Denton, Texas, also known as 612 East McKinney Street; and more particularly described in the attached Exhibit “A;” authorizing the City Manager and the City Attorney, or their respective designees, to acquire the Property Interests by agreement including making initial and final offers; authorizing the use of the power of eminent domain to condemn the Property Interests if an agreement cannot be reached; and authorizing the City Attorney, or his designee, to file eminent domain proceedings if necessary; authorizing the expenditure of funding; makings findings; providing a savings clause; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Ordinance](#)
 [Exhibit 3 - Eminent Domain Motion](#)
 [Exhibit 4 - SOS Business Entity Info](#)

- B. [ID 19-1696](#) Consider adoption of an ordinance of the City of Denton determining the public use, need, and necessity for the acquisition of a fee simple title to the surface estate, including a

waiver of surface use related to the mineral estate, of an approximate 2.202 acre of real property for road right of way, generally located along the south side of Hickory Creek Road East and along Barrel Strap Road (FM 2499), the limits of which being bounded to the west by Nautical Lane, to the east by Barrel Strap Road (FM 2499), and being situated in the Berry Merchant Survey, Abstract No. 800, all in the City of Denton, County of Denton, Texas, and being more particularly described in the attached Exhibit "A" (the "Property Interest"); authorizing the City Manager and City Attorney, or their respective designees, to acquire the Property Interest by agreement, if possible, including making all offers required by law; authorizing the use of the power of eminent domain to condemn the Property Interest if an agreement cannot be reached; authorizing the City Attorney, or his designee, to file eminent domain proceedings if necessary; authorizing the expenditure of funding; making findings; providing a savings clause; and providing and effective date.

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

4. PUBLIC HEARINGS

- A. [ZCI19-0030a](#) 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 General Office (GO) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 228.08 acres of land, generally located west of I-35 and south of Barthold 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. THIS ITEM HAS BEEN POSTPONED INDEFINITELY. (ZCI19-0030a, City Initiated Zoning Change, Ron Menguita)

Attachments: [Exhibit 1 - Agenda Information Sheet Area 30](#)

- B. [ZCI19-0044a](#) 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 207.32 acres of land, generally located west of Mayhill Road between Spencer Road and the railroad tracks, 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. THIS ITEM HAS BEEN POSTPONED INDEFINITELY. (ZCI19-0044a, City Initiated Zoning Change, Ron Menguita)

Attachments: [Exhibit 1 - Agenda Information Sheet Area 44](#)

- C. [ZCI19-0024b](#) Hold a public and reconsider the June 11, 2019 approval of an ordinance of the City of Denton, Texas, changing the zoning district and use classification from Downtown Commercial General (DC-G) to the Highway Corridor (HC) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 3.57 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 establishing an effective date. The Planning and Zoning Commission recommends approval (6-0). (ZCI19-0024b, City Initiated Zoning Change - Area 24, Ron Menguita)

Attachments:

[Exhibit 1 - Agenda Information Sheet Area 24](#)

[Exhibit 2 - Staff Analysis Area 24](#)

[Exhibit 3 - Zoning District Transition Chart](#)

[Exhibit 4 - Table of Allowed Uses](#)

[Exhibit 5 - District Purpose and Dimensional Standards](#)

[Exhibit 6 - Aerial Map](#)

[Exhibit 7 - Future Land Use Map](#)

[Exhibit 8 - Proposed Zoning Map](#)

[Exhibit 9 - Notification Map](#)

[Exhibit 10 - Draft Ordinance](#)

- D. [ZCI19-0009c](#) 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 Commercial Downtown (RCC-D) to the Suburban Corridor (SC) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 25.31 acres of land, generally located west of San Jacinto Boulevard 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 recommends approval (7-0). (ZCI19-0009c, City Initiated Zoning Change, Ron Menguita)

Attachments: [Exhibit 1 - Agenda Information Sheet Area 9](#)
[Exhibit 2 - Staff Analysis Area 9](#)
[Exhibit 3 - Zoning District Transition Chart](#)
[Exhibit 4 - Table of Allowed Uses](#)
[Exhibit 5 - District Purpose and Dimensional Standards](#)
[Exhibit 6 - Aerial Map](#)
[Exhibit 7 - Future Land Use Map](#)
[Exhibit 8 - Proposed Zoning Map](#)
[Exhibit 9 - Notification Map](#)
[Exhibit 10 - Draft Ordinance](#)

- E. [ZCI19-0025a](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, changing the zoning district and use classification from Downtown Residential 1 (DR-1), Downtown Residential 2 (DR-2) and Downtown Commercial General (DC-G) to the Mixed-Use Regional (MR) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 35.35 acres of land, generally located north of I-35E between Bernard Street and Kendolph 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 recommends approval (7-0). (ZCI19-0025a, City Initiated Zoning Change, Ron Menguita)

Attachments: [Exhibit 1 - Agenda Information Sheet Area 25](#)
[Exhibit 2 - Staff Analysis Area 25](#)
[Exhibit 3 - Zoning District Transition Chart](#)
[Exhibit 4 - Table of Allowed Uses](#)
[Exhibit 5 - District Purpose and Dimensional Standards](#)
[Exhibit 6 - Aerial Map](#)
[Exhibit 7 - Future Land Use Map](#)
[Exhibit 8 - Proposed Zoning Map](#)
[Exhibit 9 - Notificaion Map](#)
[Exhibit 10 - Public Hearing Notice Responses](#)
[Exhibit 11 - Draft Ordinance](#)

- F. [ZCI19-0026a](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, changing the zoning district and use classification from Downtown Residential 2 (DR-2) and Downtown Commercial General (DC-G) to the Mixed-Use Regional (MR) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 102.52 acres of land, generally located south of Scripture Street between of I-35 and Bonnie Brae 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 recommends approval (7-0). (ZCI19-0026a, City Initiated Zoning Change, Ron Menguita)

Attachments:

[Exhibit 1 - Agenda Information Sheet Area 26](#)

[Exhibit 2 - Staff Analysis Area 26](#)

[Exhibit 3 - Zoning District Transition Chart](#)

[Exhibit 4 - Table of Allowed Uses](#)

[Exhibit 5 - District Purpose and Dimensional Standards](#)

[Exhibit 6 - Aerial Map](#)

[Exhibit 7 - Future Land Use Map](#)

[Exhibit 8 - Proposed Zoning Map](#)

[Exhibit 9 - Notification Map](#)

[Exhibit 10 - Draft Ordinance](#)

- G. [ZCI19-0027a](#) 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 2 (NR-2) to the Residential 1 (R1) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 147.49 acres of land, generally located west of Marshall Road between US 380 and Hampton 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 recommends approval (6-0). (ZCI19-0027a, City Initiated Zoning Change, Ron Menguita)

Attachments:

[Exhibit 1 - Agenda Information Sheet Area 27](#)

[Exhibit 2 - Staff Analysis Area 27](#)

[Exhibit 3 - Zoning District Transition Chart](#)

[Exhibit 4 - Table of Allowed Uses](#)

[Exhibit 5 - District Purpose and Dimensional Standards](#)

[Exhibit 6 - Aerial Map](#)

[Exhibit 7 - Future Land Use Map](#)

[Exhibit 8 - Proposed Zoning Map](#)

[Exhibit 9 - Notification Map](#)

[Exhibit 10 - Neighborhood Meeting Comment Cards](#)

[Exhibit 11 - Public Hearing Notice Responses](#)

[Exhibit 12 - Draft Ordinance](#)

- H. [ZCI19-0028a](#) 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 87.62 acres of land, generally located west of I-35 between Loop 288 and

US 380, 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 recommends approval (7-0). (ZCI19-0028a, City Initiated Zoning Change, Ron Menguita)

Attachments: [Exhibit 1 - Agenda Information Sheet Area 28](#)
 [Exhibit 2 - Staff Analysis Area 28](#)
 [Exhibit 3 - Zoning District Transition Chart](#)
 [Exhibit 4 - Table of Allowed Uses](#)
 [Exhibit 5 - District Purpose and Dimensional Standards](#)
 [Exhibit 6 - Aerial Map](#)
 [Exhibit 7 - Future Land Use Map](#)
 [Exhibit 8 - Proposed Zoning Map](#)
 [Exhibit 9 - Notification Map](#)
 [Exhibit 10 - Public Hearing Notice Responses](#)
 [Exhibit 11 - Draft Ordinance](#)

- I. [ZCI19-0029a](#) 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 initially zoning an un-zoned property to the General Office (GO) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 120.16 acres of land, generally located approximately 3,000 feet north of US 380 between the railroad tracks and I-35, 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 recommends approval (7-0). (ZCI19-0029a, City Initiated Zoning Change, Ron Menguita)

Attachments: [Exhibit 1 - Agenda Information Sheet Area 29](#)
 [Exhibit 2 - Staff Analysis Area 29](#)
 [Exhibit 3 - Zoning District Transition Chart](#)
 [Exhibit 4 - Table of Allowed Uses](#)
 [Exhibit 5 - District Purpose and Dimensional Standards](#)
 [Exhibit 6 - Aerial Map](#)
 [Exhibit 7 - Future Land Use Map](#)
 [Exhibit 8 - Proposed Zoning Map](#)
 [Exhibit 9 - Notification Map](#)
 [Exhibit 10 - Draft Ordinance](#)

- J. [ZCI19-0031a](#) 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 2 (NR-2), Neighborhood Residential Mixed Use 12 (NRMU-12), Regional Center

Residential 1 (RCR-1), and Regional Center Commercial Downtown (RCC-D) to the General Office (GO) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 54.54 acres of land, generally located west of I-35 between Ganzer Road and Barthold 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 recommends approval (7-0). (ZCI19-0031a, City Initiated Zoning Change, Ron Menguita)

Attachments: [Exhibit 1 - Agenda Information Sheet Area 31](#)
 [Exhibit 2 - Staff Analysis Area 31](#)
 [Exhibit 3 - Zoning District Transition Chart](#)
 [Exhibit 4 - Table of Allowed Uses](#)
 [Exhibit 5 - District Purpose and Dimensional Standards](#)
 [Exhibit 6 - Aerial Map](#)
 [Exhibit 7 - Future Land Use Map](#)
 [Exhibit 8 - Proposed Zoning Map](#)
 [Exhibit 9 - Notification Map](#)
 [Exhibit 10 - Draft Ordinance](#)

- K. [ZCI19-0032a](#) 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), Regional Center Residential 1 (RCR-1), Regional Center Commercial Neighborhood (RCC-N), and Regional Center Commercial Downtown (RCC-D) to the General Office (GO) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 280.16 acres of land, generally located east of I-35 and north of Loop 288, 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 recommends approval (7-0). (ZCI19-0032a, City Initiated Zoning Change, Ron Menguita)

Attachments: [Exhibit 1 - Agenda Information Sheet Area 32](#)
 [Exhibit 2 - Staff Analysis Area 32](#)
 [Exhibit 3 - Zoning District Transition Chart](#)
 [Exhibit 4 - Table of Allowed Uses](#)
 [Exhibit 5 - District Purpose and Dimensional Standards](#)
 [Exhibit 6 - Aerial Map](#)
 [Exhibit 7 - Future Land Use Map](#)
 [Exhibit 8 - Proposed Zoning Map](#)
 [Exhibit 9 - Notification Map](#)
 [Exhibit 10 - Draft Ordinance](#)

- L. [ZCI19-0033a](#) 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 3 (NR-3) to the Suburban Corridor (SC) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 0.20 acres of land, generally located west of Primrose and approximately 120 feet south of US 380, 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 recommends approval (7-0). (ZCI19-0033a, City Initiated Zoning Change, Ron Menguita)

Attachments:

[Exhibit 1 - Agenda Information Sheet Area 33](#)

[Exhibit 2 - Staff Analysis Area 33](#)

[Exhibit 3 - Zoning District Transition Chart](#)

[Exhibit 4 - Table of Allowed Uses](#)

[Exhibit 5 - District Purpose and Dimensional Standards](#)

[Exhibit 6 - Aerial Map](#)

[Exhibit 7 - Future Land Use Map](#)

[Exhibit 8 - Proposed Zoning Map](#)

[Exhibit 9 - Notification Map](#)

[Exhibit 10 - Public Hearing Notice Responses](#)

[Exhibit 11 - Draft Ordinance](#)

- M. [ZCI19-0034a](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, changing the zoning district and use classification from Downtown Commercial General (DC-G) to the Suburban Corridor (SC) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 3.26 acres of land, generally located south of US 380 between Bolivar Street and Locust 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 recommends approval (7-0). (ZCI19-0034a, City Initiated Zoning Change, Ron Menguita)

Attachments: [Exhibit 1 - Agenda Information Sheet Area 34](#)
 [Exhibit 2 - Staff Analysis Area 34](#)
 [Exhibit 3 - Zoning District Transition Chart](#)
 [Exhibit 4 - Table of Allowed Uses](#)
 [Exhibit 5 - District Purpose and Dimensional Standards](#)
 [Exhibit 6 - Aerial Map](#)
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 [Exhibit 9 - Notification Map](#)
 [Exhibit 10 - Public Hearing Notice Responses](#)
 [Exhibit 11 - Draft Ordinance](#)

- N. [ZCI19-0035a](#) 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 10.00 acres of land, generally located west of Old North Road between US 380 and Mingo 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 recommends approval (7-0). (ZCI19-0035a, City Initiated Zoning Change, Ron Mengueta)

Attachments: [Exhibit 1 - Agenda Information Sheet Area 35](#)
 [Exhibit 2 - Staff Analysis Area 35](#)
 [Exhibit 3 - Zoning District Transition Chart](#)
 [Exhibit 4 - Table of Allowed Uses](#)
 [Exhibit 5 - District Purpose and Dimensional Standards](#)
 [Exhibit 6 - Aerial Map](#)
 [Exhibit 7 - Future Land Use Map](#)
 [Exhibit 8 - Proposed Zoning Map](#)
 [Exhibit 9 - Notification Map](#)
 [Exhibit 10 - Draft Ordinance](#)

- O. [ZCI19-0036a](#) 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 3.46 acres of land, generally located south of US 380 and west of Loop 288, 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 recommends approval (7-0). (ZCI19-0036a, City Initiated Zoning Change,

Ron Menguita)

Attachments: [Exhibit 1 - Agenda Information Sheet Area 36](#)
 [Exhibit 2 - Staff Analysis Area 36](#)
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 [Exhibit 4 - Table of Allowed Uses](#)
 [Exhibit 5 - District Purpose and Dimensional Standards](#)
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 [Exhibit 9 - Notification Map](#)
 [Exhibit 10 - Draft Ordinance](#)

- P. [ZCI19-0037a](#) 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 3 (NR-3) and Neighborhood Residential 6 (NR-6) to the Suburban Corridor (SC) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 46.43 acres of land, generally located east of Locust Street between Loop 288 and Hercules 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 recommends approval, with a condition (4-3). (ZCI19-0037a, City Initiated Zoning Change, Ron Menguita)

Attachments: [Exhibit 1 - Agenda Information Sheet Area 37](#)
 [Exhibit 2 - Staff Analysis Area 37](#)
 [Exhibit 3 - Zoning District Transition Chart](#)
 [Exhibit 4 - Table of Allowed Uses](#)
 [Exhibit 5 - District Purpose and Dimensional Standards](#)
 [Exhibit 6 - Aerial Map](#)
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 [Exhibit 8 - Proposed Zoning Map](#)
 [Exhibit 9 - Notification Map](#)
 [Exhibit 10 - Public Hearing Notice Responses](#)
 [Exhibit 11 - Draft Ordinance](#)

- Q. [ZCI19-0038a](#) 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 9.67 acres of land, generally located south of Kings Row and on both sides of Loop 288, 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 recommends denial (7-0). A SUPER MAJORITY VOTE IS REQUIRED TO APPROVE THIS ITEM. (ZCI19-0038a, City Initiated Zoning Change, Ron Menguita)

Attachments: [Exhibit 1 - Agenda Information Sheet Area 38](#)
 [Exhibit 2 - Staff Analysis Area 38](#)
 [Exhibit 3 - Zoning District Transition Chart](#)
 [Exhibit 4 - Table of Allowed Uses](#)
 [Exhibit 5 - District Purpose and Dimensional Standards](#)
 [Exhibit 6 - Aerial Map](#)
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 [Exhibit 9 - Notification Map](#)
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 [Exhibit 11 - Draft Ordinance](#)

- R. [ZCI19-0039a](#) 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 5.05 acres of land, generally located west of Loop 288 approximately 900 feet south of Audra 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 recommends approval (7-0). (ZCI19-0039a, City Initiated Zoning Change, Ron Menguita)

Attachments: [Exhibit 1 - Agenda Information Sheet Area 39](#)
 [Exhibit 2 - Staff Analysis Area 39](#)
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 [Exhibit 4 - Table of Allowed Uses](#)
 [Exhibit 5 - District Purpose and Dimensional Standards](#)
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 [Exhibit 10 - Draft Ordinance](#)

- S. [ZCI19-0040a](#) 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 Industrial (EC-I) to the General Office (GO) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 91.33 acres of land, generally located on both sides of Russell Newman

Boulevard between Loop 288 and Mayhill 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 recommends approval (7-0). (ZCI19-0040a, City Initiated Zoning Change, Ron Mengueta)

Attachments: [Exhibit 1 - Agenda Information Sheet Area 40](#)
 [Exhibit 2 - Staff Analysis Area 40](#)
 [Exhibit 3 - Zoning District Transition Chart](#)
 [Exhibit 4 - Table of Allowed Uses](#)
 [Exhibit 5 - District Purpose and Dimensional Standards](#)
 [Exhibit 6 - Aerial Map](#)
 [Exhibit 7 - Future Land Use Map](#)
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 [Exhibit 10 - Draft Ordinance](#)

- T. [ZCI19-0041a](#) 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 Industrial (EC-I) to the Suburban Corridor (SC) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 19.22 acres of land, generally located north of McKinney Street on both sides Mayhill 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 recommends approval (7-0). (ZCI19-0041a, City Initiated Zoning Change, Ron Mengueta)

Attachments: [Exhibit 1 - Agenda Information Sheet Area 41](#)
 [Exhibit 2 - Staff Analysis Area 41](#)
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 [Exhibit 4 - Table of Allowed Uses](#)
 [Exhibit 5 - District Purpose and Dimensional Standards](#)
 [Exhibit 6 - Aerial Map](#)
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 [Exhibit 11 - Draft Ordinance](#)

- U. [ZCI19-0042a](#) 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 Industrial (EC-I) to the General Office (GO) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on

approximately 50.12 acres of land, generally located on both sides of Morse Street between Loop 288 and Mayhill 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 recommends approval (7-0). (ZCI19-0042a, City Initiated Zoning Change, Ron Mengueta)

Attachments: [Exhibit 1 - Agenda Information Sheet Area 42](#)
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 [Exhibit 10 - Draft Ordinance](#)

- V. [ZCI19-0043a](#) 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 Industrial (EC-I) to the General Office (GO) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 15.97 acres of land, generally located west of Mayhill Road between Karina Street and Spencer 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 recommends approval (7-0). (ZCI19-0043a, City Initiated Zoning Change, Ron Mengueta)

Attachments: [Exhibit 1 - Agenda Information Sheet Area 43](#)
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5. 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 _____, 2019 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.