

AMENDED MARCH 3, 2020
CITY OF DENTON CITY COUNCIL MINUTES
February 4, 2020

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Work Session on Tuesday, February 4, 2020, 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 Gerard Hudspeth and Council Members Keely Briggs, Jesse Davis, John Ryan, Deb Armintor, and Paul Meltzer

ABSENT: None

Also present were Deputy City Manager Mario Canizares and Deputy City Attorney Mack Reinwand

WORK SESSION

1. Citizen Comments on Consent Agenda Items

None.

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

- Consent Item 4.A (ID 20-138) - As requested, staff provided clarification as to the provisions of the lease agreement. (Briggs and Watts)
- Consent Item 4.E (ID 20-241) - As requested, staff provided clarification as to LED bulbs to be used for the boards and a space for sponsors. (Briggs and Armintor)
- Consent Item 4.F (ID 20-298) - As requested, staff provided clarification as to the bid and field services portion of the contract. (Briggs)
- Individual Consideration Item 5.B (ID 20-235) – The item was pulled from consideration at staff's request. (Watts)

3. Work Session Reports

- A. ID 20-259 Receive reports, hold discussions, and give staff direction on the following with respect to Green Tree Estates:
1. Actions taken, and expenditures made, by the City in accordance with the Mayor's Declaration of Disaster dated November 13, 2019 and Ordinance No. 19-2784;
 2. Existing site conditions;
 3. Code compliance observations, issues, and resolutions;
 4. Water, wastewater, road, and drainage infrastructure improvement options; and
 5. Alternative housing solutions for the residents.

The item was presented and discussion followed.

Council Member Davis arrived at 1:17 p.m.

Following discussion, staff was directed to return with another presentation at the February 11th Work Session and provide answers to the Code issue identified regarding private connections, update letter for residents and reiterate the City's requirements, advise as to proposed meeting in April to discuss status of residents/owners, work with residents individually and provide summarized code references.

The meeting was recessed for a short break at 2:44 p.m. and reconvened at 2:52 p.m.

- B. ID 20-149 Receive a report, hold a discussion and give staff direction regarding the Pay As You Go prepaid metering program.

The item was presented and discussion followed.

Following discussion, there was no direction provided as the item was for informational purposes only.

- C. ID 20-342 Receive a report, hold a discussion, and provide staff direction regarding updating the existing "Denton Municipal Electric - Energy Risk Management Policy".

Mayor Watts advised the item was added as a placeholder in the event council members had questions on the issue since it was presented on January 28th.

With no questions forthcoming, the item was not presented.

The Work Session ended at 3:12 p.m.

CLOSED MEETING – CONTINUED

- 1. The City Council convened into a Closed Meeting at 3:12 p.m. consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows. Item 1.B (ID 20-343) was not deliberated.

- A. ID 20-299 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 located at 909 North Loop 288, in the City of Denton, Denton County, Texas, where the deliberation of same in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. 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 legal position in negotiations or potential litigation.

DELIBERATED

- B. ID 20-343 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. Receive a presentation from staff regarding public power competitive and financial matters about the risks of wholesale energy supply and risk management plans, hedge plans, and strategies as each relates to the DME electric power and gas portfolio; discuss, deliberate, and provide direction to staff regarding the same. Consultation with the City's attorneys regarding legal issues associated with the above matters 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 legal position in any administrative proceeding or potential litigation.

NOT DELIBERATED

- C. ID 20-321 Deliberations regarding Personnel Matters - Under Texas Government Code Section 551.074. Deliberate and discuss the evaluation, duties, discipline, procedures, and contracts of the City Auditor.

DELIBERATED

The Closed Meeting started at 3:14 p.m. and ended at 4:18 p.m. No votes or actions were taken during the Closed Meeting.

REGULAR MEETING

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Regular Meeting on Tuesday, February 4, 2020, at 6:30 p.m. in the Council Chambers 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

Also present were Deputy City Manager Mario Canizares and Deputy City Attorney Mack Reinwand

1. PLEDGE OF ALLEGIANCE

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

2. PROCLAMATIONS/PRESENTATIONS

None.

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.
 - a. ID 20-348 Suzi Rumohr, 1800 Crescent Street, regarding crossing safety on arterial roadways. (Part 1) - PRESENTED
 - b. ID 20-355 Daniel Krutka, 321 W. Hickory Street, regarding crossing safety on arterial roadways. (Part 2) - PRESENTED
- C. Additional Citizen Reports (Open Microphone)

None.

4. CONSENT AGENDA

The consent agenda consisted of Items 4.A-G. There were no items pulled for individual consideration.

Council Member Meltzer moved to adopt the Consent Agenda 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

- A. ID 20-138 Consider adoption of an ordinance of the City of Denton authorizing the City Manager or his designee to execute an Amendment to the lease agreement with Rail Yard Partners, Ltd., for office space at 608 East Hickory Street, Suite 130, to include an early termination option; and providing an effective date.

ASSIGNED ORDINANCE NO. 20-138

- B. ID 20-232 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 HACH Company, for the purchase of various items for the municipal laboratory, water production, water reclamation, and wastewater collection departments, 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 6898 - awarded to HACH Company, for one (1) year, with the option for two (2) additional one (1) year extensions, in the total three (3) year not-to-exceed amount of \$300,000). The Public Utilities Board recommends approval (7 - 0).

ASSIGNED ORDINANCE NO. 20-232

- C. ID 20-233 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 with Patterson Equipment Company, LLC, which is the authorized distributor for Subsite, LLC, through the Buy Board Cooperative Purchasing Network Contract # 593-19, for parts and labor cost, maintenance and spare components for the CCTV video inspection units for the Water Utilities Department; providing for the expenditure of funds therefor; and providing an effective date (File 7276 - awarded to Patterson Equipment Company, LLC, in the three (3) year not-to-exceed amount of \$150,000). The Public Utilities Board recommends approval (7 - 0).

ASSIGNED ORDINANCE NO. 20-233

- D. ID 20-239 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 with ITW, dba E.H. Wachs, through the Buy Board Cooperative Purchasing Network Contract # 597-19, for the acquisition of two (2) Water Valve Maintenance Skids for the Water Distribution Department; providing for the expenditure of funds therefor; and providing an effective date (File 7242 - awarded to ITW, dba E.H. Wachs, in the amount of \$161,879.66). The Public Utilities Board recommends approval (7 - 0).

ASSIGNED ORDINANCE NO. 20-239

- E. ID 20-241 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 with Daktronics, Inc., through the Buy Board Cooperative Purchasing Network Contract # 592-19, for the replacement of outdated scoreboards at City of Denton outdoor athletic facilities; providing for the expenditure of funds therefor; and providing an effective date (File 7275 - awarded to Daktronics, Inc., in the amount of \$133,726).

ASSIGNED ORDINANCE NO. 20-241

- F. ID 20-298 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 WWatertech, Inc., for the purchase of equipment, parts, supplies and services used by the Water Production department to operate and maintain the City of Denton Ray Roberts Water Treatment Plant, which is the sole provider of these items, 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 7291 - awarded to WWatertech, Inc., in the not-to-exceed amount of \$92,357.94).

ASSIGNED ORDINANCE NO. 20-298

- G. ID 20-349 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 Elements of Architecture, Inc., for an independent representative for the Development Services Design Build Renovation Project, located at 401 N. Elm for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (File 7226 - Professional Services Agreement awarded to Elements of Architecture, Inc., in the not-to-exceed amount of \$106,375).

ASSIGNED ORDINANCE NO. 20-349

5. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. ID 20-234 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 Rangeline Pipeline Services, LLC, and Forterra Pipe & Precast, LLC, for various types of pipe for water line construction and repair, concrete cylinder pressure pipe, standard and emergency repair services for water reinforced concrete cylinder pipe, reinforced concrete pipe and various drainage appurtenances such as box culverts, safety end treatments for reinforced concrete pipe for the Water Utilities, Streets and Drainage Departments; providing for the expenditure of funds therefor; and providing an effective date (RFP 7195 - awarded to the lowest responsive bidder for each line item for three (3) years, with the option for two (2) additional one (1) year extensions, for a Large Diameter Water Pipe and Repair Services contract awarded to Rangeline Pipeline Services, LLC, in the total five (5) year not-to-exceed amount of \$7,356,716.20, and a Large Diameter Reinforced Concrete Drainage Pipe and Appurtenances contract awarded to Forterra Pipe & Precast, LLC, in the total five (5) year not-to-exceed amount of \$11,887,787.40). The Public Utilities Board recommends approval (7 - 0).

ASSIGNED ORDINANCE NO. 20-234

The item was presented and discussion followed.

Following discussion, Mayor Pro Tem Hudspeth moved to adopt 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

- B. ID 20-235 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of Change Order No. 1 to the contract between the City of Denton and Quality Excavation, LLC, for the Hinkle and Windsor Paving and Drainage Project (Magnolia PH II); providing for the expenditure of funds therefor; and providing an effective date (IFB 6902 - Change Order No. 1 in the not-to-exceed amount of \$518,744.21 for a total contract award aggregated to \$6,746,003.21). The Public Utilities Board recommends approval (7 - 0).

As announced during the Work Session held earlier in the day, the item was pulled from consideration at staff's request.

- C. ID 20-236 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 Anixter, Inc., for the supply of Electric Utility Pad-Mounted Switchgear for the City of Denton Distribution Center; providing for the expenditure of funds therefor; and providing an effective date (RFP 7126 - awarded to Anixter, Inc., in the four (4) year not-to-exceed amount of \$8,000,000).

ASSIGNED ORDINANCE NO. 20-236

The item was presented and discussion followed.

Following discussion, Mayor Pro Tem Hudspeth moved to adopt 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

- D. ID 20-264 Consider adoption of an ordinance ordering an election to be held in the City of Denton, Texas, on May 2, 2020 and, if a runoff election is required, on June 13, 2020, for the purpose of electing Council Members to Places 5 and 6 and electing a Mayor to Place 7 of the City Council of the City of Denton, Texas; prescribing the time and manner of the conduct of the election to be in accordance with joint election agreement and contract for election services with the Election Administrator of Denton County; providing a severability clause; providing an open meetings clause; and providing an effective date.

ASSIGNED ORDINANCE NO. 20-264

Council Members Davis and Meltzer had a conflict of interest on the item and left the Council Chambers.

Items 5.D (ID 20-264) and 5.E (ID 20-265) were collectively read into the record and presented, with each item voted on individually.

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

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

NAYS (0): None

ABSTAIN (2): Council Members Davis and Meltzer

- E. ID 20-265 Consider adoption of an ordinance ordering a special election to be held in the City of Denton, Texas, on May 2, 2020 and, if a runoff election is required, on June 13, 2020, to fill a vacancy in Districts 1 and 2 for the unexpired term ending in May, 2021 for the purpose of electing Council Members to Districts 1 and 2 of the City Council of the City of Denton, Texas; prescribing the time and manner of the conduct of the election to be in accordance with joint election agreement and contract for election services with the Election Administrator of Denton County; providing a severability clause; providing an open meetings clause; and providing an effective date.

ASSIGNED ORDINANCE NO. 20-265

Council Members Davis and Meltzer had a conflict of interest on the item and left the Council Chambers.

Items 5.D (ID 20-264) and 5.E (ID 20-265) were collectively read into the record and presented, with each item voted on individually.

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

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

NAYS (0): None

ABSTAIN (2): Council Members Davis and Meltzer

- F. ID 20-293 Consider an ordinance of the city of Denton, a Texas home-rule municipal corporation, extending the effective period of the declaration of disaster concerning green tree estates, a subdivision located within the limits of the city, to May 22, 2020; authorizing the continued expenditure of amounts not to exceed \$100,000 during this extended period as authorized by city council on November 15, 2019; and, providing an effective date.

ASSIGNED ORDINANCE NO. 20-293

The item was not presented and no discussion held as the item had been presented during the Work Session held earlier in the day (Item 3.A ID 20-259).

Council Member Armintor moved to approve the item as presented.

The following registered speaker was called on the item:

- Dewey Marshall, 1700 Willowwood Street - presented options

Discussion continued.

Registered speakers were to be called; and it was determined that translation services would be needed. Therefore, Council Member Meltzer moved to table the item until a translator could be found for the registered speakers. Council Member Armintor seconded the motion. Staff reported translation services were available. As a result, the motion and second were withdrawn.

The meeting was recessed at 7:16 p.m. to allow translation needs to be coordinated and reconvened at 7:25 p.m.

The meeting continued with the following registered speakers and translation services provided by Mariela Nunez-Janes, representing Movimiento Cosecha and League of United Latin American Citizen (LULAC):

- John Montoya, 4055 Ash Lane - thanked the City Council for continued discussion on the issue
- Elva Hernandez, 6509 Willow Lane - expressed appreciation for assistance given to Green Tree Estates community; has tried to operate under what they have been given; attempting to get what they need to; extend declaration to May 2021
- Alfredo Contreras, 4055 Ash Lane - left last night's meeting on the issue somewhat confused because of the costs noted; concerned about barriers and challenges being placed each time meetings are held; asked to consider financial position of citizens; provide payment options; appreciates efforts to date
- Mariela Nunez-Janes (representing Movimiento Cosecha and LULAC), 3449 Lake Country - provided chronology of events since the declaration on efforts by the residents to date; encouraged the deadline of the Declaration be extended

Council Member Armintor moved to amend the item to extend the declaration to May 2021. Council Member Briggs seconded the motion. Following discussion, Council Member Armintor withdrew her original motion; therefore, Council Member Briggs' second became moot.

Council Member Meltzer moved to amend the item and adopt with a May 22, 2020 deadline. Motion seconded by Council Member Davis.

Deputy City Attorney Reinwand announced that because of Council Member Armintor's original motion being withdrawn, Council Member Meltzer's motion to amend, seconded by Council Member Davis, was no longer in order and therefore not called for a vote.

Council Member Meltzer moved to adopt 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

The meeting was recessed for a short break at 8:32 p.m. and reconvened at 8:38 p.m.

- G. ID 20-350 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 Wartsila North America, Inc., for the purchase of major overhaul parts for the electric generating equipment at the Denton Energy Center, which is the sole provider of this equipment, 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 7246 - awarded to Wartsila North America, Inc., in the not-to-exceed amount of \$2,028,967.43). The Public Utilities Board recommends approval (7 - 0).

ASSIGNED ORDINANCE NO. 20-350

Council Members Briggs and Armintor had a conflict of interest on the item and left the Council Chambers.

The item was presented and discussion followed.

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

AYES (5): Mayor Watts, Mayor Pro Tem Hudspeth and Council Members Davis, Ryan, and Meltzer

NAYS/ABSTAIN (2): Council Members Briggs and Armintor

6. PUBLIC HEARINGS(S)

- A. A20-0001 Hold a public hearing and consider voluntarily annexing approximately 131.94 acres of land, generally south of Allred Road and west of Fort Worth Drive by the City of Denton, Denton County, Texas. THIS ITEM IS BEING POSTPONED TO THE FEBRUARY 18, 2020 MEETING.

As noted above, the public hearing was not held as it had been postponed to the February 18th meeting.

7. ITEMS FOR INDIVIDUAL CONSIDERATION - CONTINUED

- A. A20-0001a Conduct the first of two readings of an ordinance of the City of Denton for a voluntary annexation of 131.94 acres of land more or less, generally south of Allred Road and west of Fort Worth Drive by the City of Denton, Denton County, Texas. THIS ITEM IS BEING POSTPONED TO THE FEBRUARY 18, 2020 MEETING.

As noted above, the item was not considered as it had been postponed to the February 18th meeting.

8. PUBLIC HEARINGS

- A. S19-0012d 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 15.34 acres of land, generally located on the northwest corner of Duchess Drive and Loop 288, 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. The Planning and Zoning Commission recommended denial (4-3). THIS ITEM WAS POSTPONED FROM THE JANUARY 7, 2020 CITY COUNCIL MEETING PER THE APPLICANT'S REQUEST. (S19-0012d, Denton Grove Apartments, Julie Wyatt)

The item was presented and discussion followed.

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

- Gia Mitchim (representing the Applicant, PedCor Investments), 420 Throckmorton, Fort Worth - presented an overview of the proposed development.

During the commentary, Council Member Ryan moved suspend the rules to allow those individuals representing the applicant extra time to continue speaking past the allotted 10 minutes per speaker. Council Member Briggs seconded the motion. Motion carried. (Vote was taken by a show of hands).

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

NAYS (0): None

Commentary by Ms. Mitchim continued.

The following spoke on the item:

- John Cornelsen (representing the Applicant, PedCor Investments), 420 Throckmorton, Fort Worth - presented the overview of the landscape on the applicable property to the proposed development
- Bill Patterson (representing John Rainey, Sharon Rainey, Tony Clark and Bill Patterson), 3608 Falcon Court - in opposition to the item
- Lem Miller, 133 Meadow Creek Road, Coppell - presented a retail development overview of the surrounding area and ability to develop with other uses
- Dennis Koop, 720 Country Club Road, Fairview - on development in the vicinity of the proposed development and Denton commercial property values versus multifamily property values
- John Cornelsen (representing the Applicant, PedCor Investments), 420 Throckmorton, Fort Worth - provided rebuttal to the comments provided by other speakers

Although provided the opportunity, there were no rebuttal speakers to the Applicants' comments. With no other speakers coming forward, the public hearing was closed.

The meeting was recessed for a short break at 10:47 p.m. and reconvened at 10:54 p.m.

Council Member Armintor moved to adopt the item as presented and recommended by staff. Council Member Briggs seconded the motion.

Council Member Briggs presented a friendly amendment to provide for 30% tree preservation with applicant covering up to \$400,000 of cost for the traffic signal light. Council Member Armintor accepted the friendly amendment.

Council Member Ryan posed a friendly amendment to provide for a connection to Jack In The Box and as other development came in, they could get reimbursed. The friendly amendment was accepted by Council Members Armintor and Briggs.

Discussion continued.

Mayor Watts moved to postpone the item to February 11th. Motion seconded by Council Member Briggs. Motion carried.

AYES (5): Mayor Watts and Council Members Briggs, Ryan, Armintor, and Meltzer

NAYS (2): Mayor Pro Tem Hudspeth and Council Member Davis

- B. DCA19-0025a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, amending the Denton Development Code; specifically, amending Section 5.3.6E, Use Specific Standards for Low-Impact Manufacturing; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; and providing a severability clause and an effective date. The Planning and Zoning Commission recommends approval 7-0. (DCA19-0025a, Low-Impact Manufacturing, Ron Menguita)

At the time the item was to be presented, the item was held to later in the meeting to allow for another item to be considered and allow speakers on that item.

- C. DCA19-0026a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, amending the Denton Development Code; specifically, renaming all references from Administrative Criteria Manual, Application Criteria Manual, Site Design Criteria Manual, Construction Criteria Manual, and Environmentally Sensitive Areas Criteria Manual to Development Handbook; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; and providing a severability clause and an effective date. The Planning and Zoning Commission recommends approval 7-0. THIS ITEM HAS BEEN WITHDRAWN. (DCA19-0026a, Development and ESA Handbooks, Ron Menguita)

As noted above, the item was not considered as it had been previously withdrawn.

- D. SD19-0001b Hold a public hearing and consider approval of an ordinance of the City of Denton, Texas, amending and overlay district and approving an amendment to the First United Church Special Sign District for 4.141 acres of land which is located at 201 S. Locust Street and platted as Lot 1R, Block 23, Original Town of Denton Addition, in the City of Denton, Denton County, Texas; Providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission recommended approval (7-0). (SD19-0001, First United Methodist Church Special Sign District, Cindy Jackson)

ASSIGNED ORDINANCE NO. SD19-0001b

The item was presented and discussion followed.

The public hearing was opened; and with no speakers coming forward, the public hearing was closed.

Mayor Pro Tem Hudspeth moved to adopt 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

- B. DCA19-0025a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, amending the Denton Development Code; specifically, amending Section 5.3.6E, Use Specific Standards for Low-Impact Manufacturing; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; and providing a severability clause and an effective date. The Planning and Zoning Commission recommends approval 7-0. (DCA19-0025a, Low-Impact Manufacturing, Ron Menguita)

ASSIGNED ORDINANCE NO. DCA19-0025a

Earlier in the meeting, at the time the item was to be presented, the item was held to later in the meeting to allow for another item to be considered and allow speakers on that item.

The item returned for consideration later in the meeting.

The item was presented and discussion followed.

The public hearing was opened; and with no speakers coming forward, the public hearing was closed.

Mayor Pro Tem Hudspeth move to adopt the item as presented. Council Member Meltzer seconded the motion. Motion carried.

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

NAYS (0): None

- E. DCA19-0027a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, amending the Denton Development Code Subchapter 5, "Use Regulations," related to specific use permit requirements and use-specific standards for Temporary Concrete or Asphalt Batching Plants in all zoning districts; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. (DCA19-0027a, Temporary Batch Plants, Hayley Zagurski)

ASSIGNED ORDINANCE NO. DCA19-0027a

The item was presented and discussion followed.

The public hearing was opened; and with no speakers coming forward, the public hearing was closed.

Mayor Pro Tem Hudspeth move to adopt the item as presented. Council Member Ryan seconded the motion. Motion carried.

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

NAYS (0): None

- F. DCA19-0028a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, amending the Denton Development Code; specifically, amending Section 7.9.6D.2 related to location of parking areas; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; and providing a severability clause and an effective date. The Planning and Zoning Commission recommends approval 7-0. (DCA19-0028a, Location of Parking Areas, Ron Menguita)

ASSIGNED ORDINANCE NO. DCA19-0028a

The item was presented and discussion followed.

The public hearing was opened; and with no speakers coming forward, the public hearing was closed.

Council Member Davis moved to adopt the item as presented. Council Member Ryan seconded the motion. Motion carried.


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


NAYS (0): None

9. CONCLUDING ITEMS

Council Members expressed items of interest.

With no further business, the meeting was adjourned at 12:15 a.m. on Wednesday, February 5, 2020.


CHRIS WATTS
MAYOR
CITY OF DENTON, TEXAS


ROSA RIOS
CITY SECRETARY
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: March 3, 2020