



City of Denton

Meeting Agenda

City Council

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

Tuesday, February 18, 2020

11:30 AM

Work Session Room & Council Chambers

WORK SESSION BEGINS AT 11:30 A.M. IN THE WORK SESSION ROOM

REGULAR 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, February 18, 2020, at 11:30 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 20-346](#) Receive a report, hold a discussion, and give staff direction regarding potential National Electric Safety Code violations, and mitigation options, along the TMPA transmission corridor that runs through the Windhaven residential subdivision within the City of Denton, Texas.

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

- B. [ID 20-395](#) Receive report and hold discussions regarding state requirements applicable to the septic systems in Green Tree Estates; receive reports, hold discussions, and give staff direction regarding water service extension from the city water main to the point of connection of meters for Green Tree Estates.

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

- C. [ID 20-136](#) Receive a report, hold a discussion, and give staff direction regarding the 2020 Denton Mobility Plan Update, with a focus on the western area of the city.

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

- D. [ID 20-106](#) Receive a report, hold a discussion, and give staff direction regarding the development of the Hunter-Cole Ranch master planned community, Municipal Management Districts, Consent Resolution, Operating Agreement, and Project Agreement in southwest Denton.

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Presentation MMD Agreements](#)
[Exhibit 3 - Staff Presentation MPC & Land Uses](#)
[Exhibit 4 - Transportation Study](#)
[Exhibit 5 - Water & Wastewater Study](#)
[Exhibit 6 - Facilities Study](#)
[Exhibit 7 - Fiscal Impact Analysis Report](#)
[Exhibit 8 - Fiscal Impact Analysis Stress Scenario Memo](#)
[Exhibit 9 - Draft Operating Agreement](#)
[Exhibit 10 - Operating Cole Exhibit A - Cole Ranch Legal Description](#)
[Exhibit 11 - Operating Cole Exhibit B1 - List of Improvement Projects](#)
[Exhibit 12 - Operating Cole Exhibit B2 - Roads](#)
[Exhibit 13 - Operating Cole Exhibit B3- Sanitary Sewer](#)
[Exhibit 14 - Operating Cole Exhibit B4 - Water](#)
[Exhibit 15 - Operating Cole Exhibit C - Cole Park Improvements](#)
[Exhibit 16 - Operating Cole Exhibit D](#)
[Exhibit 17 - Operating Cole Exhibit E - Cole Form of Joinder](#)
[Exhibit 18 - Operating Cole Exhibit H1 - Cole MMD Financing Summary](#)
[Exhibit 19 - Operating Cole Exhibit H2 - Cole Preliminary Financing Plan](#)
[Exhibit 20 - Operating Cole Exhibit I - Cole Reimbursement Agreement Form](#)
[Exhibit 21 - Operating Cole Exhibit J District Certification](#)
[Exhibit 22 - Operating Cole Exhibit K - City Offsites](#)
[Exhibit 23 - Operating Hunter Exhibit A - Hunter Ranch Legal Description](#)
[Exhibit 24 - Operating Hunter Exhibit B1 - List of Improvement Projects](#)
[Exhibit 25 - Operating Hunter Exhibit B2 - Hunter Roads](#)
[Exhibit 26 - Operating Hunter Exhibit B3 - Hunter Sanitary Sewer](#)
[Exhibit 27 - Operating Hunter Exhibit B4 - Hunter Water](#)
[Exhibit 28 - Operating Hunter Exhibit C1 - Hunter Park Improvements](#)
[Exhibit 29 - Operating Hunter Exhibit C2 - Hunter Park Plan](#)
[Exhibit 30 - Operating Hunter Exhibit D](#)
[Exhibit 31 - Operating Hunter Exhibit E - Hunter Form of Joinder](#)
[Exhibit 32 - Operating Hunter Exhibit H1 - Hunter Public Improvement Cost Surr](#)
[Exhibit 33 - Operating Hunter Exhibit H2 - Hunter Preliminary Financing Plan](#)
[Exhibit 34 - Operating Hunter Exhibit I - Hunter Reimbursement Agreement Forr](#)
[Exhibit 35 - Operating Hunter Exhibit J District Certification](#)
[Exhibit 36 - Operating Hunter Exhibit K - City Offsites](#)
[Exhibit 37 - Draft Project Agreement](#)
[Exhibit 38 - Project Cole Exhibit A1 - Cole Ranch Legal Description](#)
[Exhibit 39 - Project Cole Exhibit A2 - Cole Ranch-Legal](#)

[Exhibit 40 - Project Cole Exhibit B - Cole Park Plan](#)
[Exhibit 41 - Project Cole Exhibit E - Cole Municipal Facilities](#)
[Exhibit 42 - Project Cole Exhibit F Project Agreement Developer Certification](#)
[Exhibit 43 -Project Cole Exhibit G - Cole Joinder Agreement](#)
[Exhibit 44 - Project Hunter Exhibit A - Hunter Ranch Legal Description](#)
[Exhibit 45 - Project Hunter Exhibit B - Hunter Park Plan](#)
[Exhibit 46 -Project Hunter Exhibit C - Hunter Special Warranty Deed](#)
[Exhibit 47 -Project Hunter Exhibit E1 - Hunter Municipal Facilities](#)
[Exhibit 48 -Project Hunter Exhibit E2 - Hunter Municipal Facilities](#)
[Exhibit 49 -Project Hunter Exhibit E3 - Hunter Municipal Facilities](#)
[Exhibit 50 -Project Hunter Exhibit E4 - Hunter Municipal Facilities](#)
[Exhibit 51 - Project Hunter F Project Agreement Developer Certification](#)
[Exhibit 52 -Project Hunter Exhibit G - Hunter Joinder Agreement](#)

- E. [ID 20-290](#) Receive a report, hold a discussion, and give staff direction regarding the City of Denton's Tax Abatement and Incentives Policy.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Draft Policy \(Clean\)](#)
[Exhibit 3 - Draft Policy \(Redline\)](#)
[Exhibit 4 - Presentation](#)

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 20-462](#) Consultation with Attorneys - Under Texas Governmental Code Section 551.071.

Consult with the City's attorneys on the status, strategy, funding, prospects for appeal, and potential resolution of litigation in Cause No. DC-17-08139, styled "Michael Grim and Jim Maynard v. City of Denton, Texas," pending in the 68th Judicial District Court, Dallas County, Texas; where 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 Profession Conduct of the State Bar of Texas, or otherwise compromise the City's legal position in pending litigation or appeal.

- B. [ID 20-463](#) 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.

C. [ID 20-490](#) Consultation with Attorneys - Under Texas Government Code, Section 551.071.

Consultation with the City's attorneys regarding legal issues associated with (i) the project agreements, master planned community ordinances, and other related agreements, documents, and ordinances for both Hunter Ranch and Cole Ranch projects, (ii) operating agreements, consent resolutions, and other agreements, documents, and ordinances related to the municipal management districts associated with both Hunter Ranch and Cole Ranch projects and the operation of the same, (iv) economic development incentives potentially offered related to both Hunter Ranch and Cole Ranch projects, and (v) the Pilot Knob conservation easement for Hunter Ranch project; 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.

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.

NOTE: Any item for which a formal action at the Regular Meeting has been taken by Council may be subject to a request for a motion for reconsideration at any time during the meeting, at the Concluding Items Section, or after the meeting. In order to comply with the Texas Open Meetings Act, a request for a motion for reconsideration made during, at the end of, or after a Council meeting will be placed on the agenda and considered at the next official meeting of the City Council.

REGULAR MEETING OF THE CITY OF DENTON CITY COUNCIL AT 6:30 P.M. IN THE COUNCIL CHAMBERS AT CITY HALL, 215 E. MCKINNEY STREET, DENTON, TEXAS AT WHICH THE FOLLOWING ITEMS WILL BE CONSIDERED:

1. PLEDGE OF ALLEGIANCE

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

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

2. PROCLAMATIONS/PRESENTATIONS

3. PRESENTATION FROM MEMBERS OF THE PUBLIC

A. Review of procedures for addressing the City Council.

B. Reports from members of the public shall be received through the following two (2) methods. A total of up to seven (7) speakers are permitted to provide public comment and may include any combination of prior registration and open microphone speakers.

1) Pre-registration. This section of the agenda permits any person who has registered in advance to make a citizen report regarding a public business item he or she wishes to be considered by the City Council. Each speaker is allowed a maximum of four (4) minutes to present their report. At the conclusion of each report, the City Council may pose questions to the speaker or may engage in discussion. If the City Council believes that a speaker's report requires a more detailed review, the City Council will give the City Manager or City Staff direction to place the item on a future work session or regular meeting agenda and advise staff as to the background materials to be desired at such meeting.

- a. [ID 20-416](#) Chelsea Lewis regarding Development Service Fees have been raised and they need to be lowered.

2) Open Microphone. This section of the agenda permits any person who has not registered in advance for a citizen report to make comments about public business items not listed on the agenda. Each speaker is allowed a maximum of four (4) minutes to present their report. Such person(s) must file a "Blue Card" requesting to speak during this period prior to the calling of this agenda item.

During open microphone reports under this section of the agenda, the Council may listen to citizens speak. However, because notice of the subject of the open microphone report has not been provided to the public in advance, the Texas Open Meetings Act limits any deliberation or decision by the Council to: a proposal to place the item on a future agenda; a statement of factual policy; or a recitation of existing policy. Council Members may not ask the open microphone speakers questions or discuss the items presented during open microphone reports.

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

4. CONSENT AGENDA

Each of these items is recommended by 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 – M). 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 20-258](#) Consider approval of the minutes of January 28, February 3, and February 4, 2020.

Attachments: [Exhibit 1 - January 28, 2020 Minutes Draft](#)
 [Exhibit 2 - February 3, 2020 Minutes Draft](#)
 [Exhibit 3 - February 4, 2020 Minutes Draft](#)

- B. [ID 20-284](#) Consider approval of a resolution of the City Council of the City of Denton, Texas, approving the 2018-2019 Tax Increment Financing Reinvestment Zone Number One Annual Report; and declaring an effective date. The Tax Increment Financing Reinvestment Zone Number One Board recommends approval (5-0).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Resolution and 2018-2019 Annual Report](#)
 [Exhibit 3 - Form 50-806](#)

- C. [ID 20-289](#) Consider adoption of an ordinance of the City Council of the City of Denton authorizing the City Manager to execute an agreement with the Texas Historical Commission to participate in the Texas Main Street Program, demonstrating the City of Denton's commitment to continue as a "Sustaining Level Official Main Street City" and authorizing payment of the annual fee in the amount of \$2,600; and providing an effective date.

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

- D. [ID 20-351](#) Consider approval of a resolution of the City of Denton authorizing and approving execution by the City Manager of a Memorandum of Understanding with Denton County Friends of the Family (DCFOF) to collaborate and make an application to the Office on Violence Against Women (OVW) for a grant from the OVW Improving Criminal Justice Responses to Domestic Violence, Dating Violence, Sexual Assault, and Stalking Grant Program (OVW Grant); ratifying all prior actions taken by the City Manager in furtherance of the foregoing application; and providing an effective date.

Attachments: [Exhibit 1 - AIS DCFOF Jan2020 \(1-29rf\)](#)
 [Exhibit 2 - Resolution with MOU](#)

- E. [ID 20-357](#) Consider approval of a resolution of the City of Denton, Texas supporting city participation in charitable giving to the Denton 100 Club, Denton Animal Support Foundation, Denton Fire Traditions, Denton Parks Foundation, Friends of the Denton Public Libraries, and Keep Denton Beautiful through Amazon Business procurement card purchases and the AmazonSmile Foundation; and providing an effective date.

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

- F. [ID 20-358](#) 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 Teague Nall and Perkins, Inc., amending the contract approved by City Council on October 16, 2018, in the not-to-exceed amount of \$167,500; amended by Amendments 1-2 approved by City Council and Purchasing Staff; said third amendment to provide appraisal services for the West Hickory Street Drainage, Paving and Sidewalk Project; providing for the expenditure of funds therefor;

and providing an effective date (File 6590-043 - providing for an additional third amendment expenditure amount not-to-exceed \$64,625, with the total contract amount no-to-exceed \$341,425). The Public Utilities Board recommends approval (4 - 0).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Original Ordinance and Contract](#)
[Exhibit 3 - Ordinance and Amendment 1](#)
[Exhibit 4 - Amendment 2](#)
[Exhibit 5 - Ordinance and Amendment 3](#)

- G. [ID 20-359](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 6890 for the supply of a utility-scale for solar energy for the City of Denton; and providing an effective date (RFP 6890). The Public Utilities Board recommends approval (4 - 0).

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

- H. [ID 20-360](#) 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 Xylem Water Solutions USA, Inc., for the purchase of Flygt pumps, equipment, parts, supplies and services used by the Water Reclamation department to operate and maintain the City of Denton sewage pumping stations and treatment plants, which is the sole provider of this these commodities and services, 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 7172 - awarded to Xylem Water Solutions USA, Inc., in the five (5) year not-to-exceed amount of \$1,000,000). The Public Utilities Board recommends approval (4 - 0).

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

- I. [ID 20-363](#) 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 Green Equipment Company, through the Buy Board Cooperative Purchasing Network Contract # 577-18, for the purchase of parts and labor cost, maintenance and spare components for sewer inspection equipment with distributors Envirosight, Radiodetection, and Pearpoint products for the Water Utilities Department; providing for the expenditure of funds therefor; and providing an effective date (File 7274 - awarded to Green Equipment Company, in the two (2) year not-to-exceed amount of \$200,000). The Public Utilities Board recommends approval (4 - 0).

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

- J. [ID 20-370](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal

corporation, rejecting any and all competitive proposals under RFP 7221 for the supply of Drug, Alcohol and Physical Testing Services for the City of Denton Human Resource Department; and providing an effective date (RFP 7221).

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

- K. [ID 20-392](#) 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 Industrial Power, LLC, for the purchase of two (2) new rear load refuse trucks for the Solid Waste Department, in accordance with Texas Local Government Code 252.022, which provides that procurement of commodities and services that are necessary to preserve and protect the public health and safety of the municipality's residents are exempt from competitive bidding, and if over \$50,000 shall be awarded by the governing body; and providing an effective date (File 7273 - awarded to Industrial Power, LLC, in the not-to-exceed amount of \$240,451). The Public Utilities Board recommends approval (4 - 0).

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

- L. [ID 20-394](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 7177 for a public works contract for street reconstruction for the City of Denton; and providing an effective date. (RFP 7177).

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

- M. [ID 20-415](#) Consider a resolution of the City of Denton conditionally consenting to the creation of Denton County Municipal Utility District No. 11, encompassing approximately 247 acres of land, located within Division II of the Extraterritorial Jurisdiction of the City of Denton, Texas; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Resolution](#)
 [Exhibit 3 - Map](#)
 [Exhibit 4 - Petition from Sandfield Limited Partnership](#)

5. ITEM(S) FOR INDIVIDUAL CONSIDERATION

- A. [ID 20-352](#) Consider adoption of an ordinance of the City Council of the City of Denton authorizing the City Manager to execute an agreement with the Denton Central Business District Association, Inc. dba Denton Main Street Association to allow the Denton Main Street Association to hire a program manager and support programming for the Texas Main Street Locally Designated Program; and providing an effective date.

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

- B. [ID 20-361](#) 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 S & J Construction Co., Inc., for the construction of the North/South Water Main Phase III project for the City of Denton with geographical limits as follows: From I-35E Service road north on Bonnie Brae to Panhandle; providing for the expenditure of funds therefor; and providing an effective date (IFB 7200 - awarded to S & J Construction Co., Inc., in the not-to-exceed amount of \$4,000,551.18). The Public Utilities Board recommends approval (4 - 0).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Bid Tabulation](#)
 [Exhibit 3 - Presentation](#)
 [Exhibit 4 - Ordinance and Contract](#)

- C. [ID 20-362](#) 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 Quality Excavation, LLC, for the 2019 Street Reconstruction project for the City of Denton with geographical limits as follows: Hercules Lane from Locust Street to Stuart Road, Scripture Street from Thomas Street to Jagoe Street, Thomas Street from West Oak Street to Panhandle Street, and Windsor Drive from North Locust Street to Armstrong Street; providing for the expenditure of funds therefor; and providing an effective date (IFB 7237 - awarded to Quality Excavation, LLC, in the not-to-exceed amount of \$10,202,355.45). The Public Utilities Board recommends approval (4 - 0).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Bid Tabulation](#)
 [Exhibit 3 - LLC Members](#)
 [Exhibit 4 - Presentation](#)
 [Exhibit 5 - Ordinance and Contract](#)

- D. [A20-0001d](#) Consider adoption of an ordinance approving a municipal services agreement, pursuant to Tex. Loc. Govt. Code Sec. 43.0672, between the City and Sharon Losak McCutchin, in her capacity as Trustee of the (i) Tamara McCutchin Saxe Trust and (ii) Trustee of the McCutchin Marital Non Exempt Trust, for the provision of City services to approximately 131.94 acres of land located generally south of Allred Road and west of Fort Worth Drive; approving a schedule of annexation attached as Exhibit C; authorizing the City Manager to execute the agreement, and providing an effective date. (A20-0001, Sagebrook)

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

- E. [S19-0012f](#) 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 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 AT THE FEBRUARY 11, 2020 CITY COUNCIL MEETING. (S19-0012f, Denton Grove Apartments, Julie Wyatt)

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4.1 Zoning Map \(2002\)](#)

[Exhibit 4.2 Zoning Map \(2019\)](#)

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

[Exhibit 6 - Proposed Site Plan](#)

[Exhibit 7 - Proposed Landscape Plan](#)

[Exhibit 8 - Sample Building Elevations](#)

[Exhibit 9 - LLC Members List](#)

[Exhibit 10 - Notification Map and Responses](#)

[Exhibit 11 - Resolution of No Objection – Affordable Housing Tax Credits](#)

[Exhibit 12 - Presentation](#)

[Exhibit 13 - December 11, 2019 Planning and Zoning Commission Meeting Mini](#)

[Exhibit 14 - Draft Ordinance](#)

6. PUBLIC HEARING(S)

- A. [A20-0001c](#) Hold a public hearing and consider an application for voluntary annexation of 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

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Location Map](#)

[Exhibit 3 - Zoning Map](#)

[Exhibit 4 - Staff Presentation](#)

7. ITEM(S) FOR INDIVIDUAL CONSIDERATION - CONTINUED

- A. [A20-0001c](#) 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.

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

[Exhibit 2 - Location Map](#)

[Exhibit 3 - Zoning Map](#)

[Exhibit 4 - Staff Presentation](#)

[Exhibit 5 - Draft Ordinance](#)

8. PUBLIC HEARING(S) - CONTINUED

- A. [Z19-0011b](#) Hold a public hearing and consider approval of an ordinance of the City of Denton, Texas, approving a change in the zoning district and use classification from the Residential 2 (R2) zoning district and use classification and the Suburban Corridor (SC) zoning district and use classification to the Residential 4 (R4) zoning district; on approximately 16.79 acres of land generally located on the north of Hickory Creek Road, between Country Club road to the west and the Railroad to the East, 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). (Z19-0011, County Club Terrace, Cindy Jackson)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Existing Zoning Map](#)

[Exhibit 5 - Proposed Zoning Map](#)

[Exhibit 6 - Future Land Use Map](#)

[Exhibit 7 - Notification Response Map and Responses](#)

[Exhibit 8 - Concept Plan](#)

[Exhibit 9 - Staff Presentation](#)

[Exhibit 10 - Draft Planning and Zoning Commission Meeting Minutes](#)

[Exhibit 11 Draft Ordinance](#)

9. 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 14th day of February 2020 at 6:37 p.m.

CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMODATION, SUCH AS 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 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.