



City of Denton

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

Meeting Agenda

City Council

Tuesday, June 16, 2020

2:00 PM

Council Work Session Room

CLOSED MEETING BEGINS AT 2:00 P.M. IN THE COUNCIL WORK SESSION ROOM

WORK SESSION IMMEDIATELY FOLLOWS THE CLOSED MEETING IN THE COUNCIL WORK SESSION ROOM

REGULAR MEETING BEGINS AT 6:30 P.M. IN THE COUNCIL WORK SESSION ROOM

Note: Mayor Chris Watts, Mayor Pro Tem Gerard Hudspeth, and Council Members Keely Briggs, Jesse Davis, John Ryan, Deb Armintor and Paul Meltzer will be participating in the work session, closed meeting, and regular meeting via video/teleconference.

REGISTRATION GUIDELINES FOR ADDRESSING THE CITY COUNCIL

Due to COVID-19 precautions, members of the public will not be able to attend the June 16, 2020 City Council meeting in-person. To accommodate and receive input on agenda items, citizens will be able to participate in one of the following ways (NOTE: Other than public hearings, citizens are only able to comment one time per agenda item; citizens cannot use both methods to comment on a single agenda item. Public comments are not held for work session reports.):

- Virtual White Card – On June 12, the agenda was posted online at www.cityofdenton.com/publicmeetings. Once the agenda is posted, a link to the Virtual White Card, an online form, will be made available under the main heading on the webpage. Within this form, citizens may indicate support or opposition and submit a brief comment about a specific agenda item. Comments may be submitted up until the start of the meeting, at which time, the Virtual White Card form will be closed. Similar to when a citizen submits a white card to indicate their position on the item, these comment forms will be sent directly to City Council members and recorded by the City Secretary.

City Council Members review comments received in advance of the meeting and take that public input into consideration prior to voting on an agenda item. The Mayor will announce the number of Comment Cards submitted in support or opposition to an item during the public comment period. Comments will not be read during the meeting. The City Secretary will reflect the number of comments submitted in favor/opposition to an item, the registrant's name, address, and (summary of) comments within the Minutes of the Meeting, as applicable.

OR

- By phone – Citizens wishing to speak over the phone during this Council meeting, may call (940) 349-7800 beginning 30 minutes prior to the meeting start time. Comments by phone will be accepted until the item is opened for discussion by the Council. When the call is initially received, a staff member will receive the caller's information and either: 1) offer to call the citizen back when it is time for them to speak, or 2) record the caller's information, support or opposition, and comment. If the caller chooses to record their support or opposition, rather than speaking during the meeting, the Mayor will announce the number of comments submitted in support or opposition to the item. If the caller wishes to receive a call back, the voice of each caller will be broadcast into the meeting during the public commenting time of their desired agenda item. Individuals will be able to comment once per agenda item, no matter the method.
- At regular meetings only, citizens can speak on any topic that is not on the agenda (Open Microphone). Alert the call taker if you wish to speak under the Open Microphone category. If you would like to give a public report, see the information below.

After determining that a quorum is present, the City Council of the City of Denton, Texas will convene in a Closed Meeting on Tuesday, June 16, 2020, at 2:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas, consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as indicated below.

1. Closed Meeting:

- A. [ID 20-998](#) Deliberation 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 pertaining to the purchase of renewable energy. Discuss and deliberate (i) strategies and opportunities to revise current renewable energy supply strategies, and (ii) amending existing, and considering new, power purchase agreements. Consultation with the City's attorneys regarding legal issues associated with the strategies and agreements described above where discussions 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 Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas.

- B. [ID 20-1156](#) 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 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.

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.

Following the completion of the Closed Meeting, the City Council will convene in a Work Session in the Council Work Session Room to consider the following items:

WORK SESSION

1. Citizen Comments on Consent Agenda Items

This section of the agenda allows citizens to speak on any item listed on the Consent Agenda prior to its consideration. Each speaker will be given a total of three (3) minutes to address any item(s). Any person who wishes to address the City Council regarding these items may do so by utilizing the "By Phone" registration process as referenced under the REGISTRATION GUIDELINES FOR ADDRESSING THE CITY COUNCIL detailed at the beginning of this agenda. Registration is required prior to the time the City Council considers this item. Registrants may call in and remain on hold or receive a call back at the time the Work Session is called to Order and are encouraged to ensure they remain accessible to accept the call.

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

3. Work Session Reports

- A. [ID 20-965](#) Receive a report, hold a discussion, and give staff direction regarding an update on the Council-directed milestones at the Green Tree Estates subdivision.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 3 - Ordinance 20-960](#)
 [Exhibit 4 - Presentation \(Spanish\)](#)
 [Exhibit 2 - Presentation](#)

- B. [ID 20-945](#) Receive a report, hold a discussion, and give staff direction regarding an update to the City of Denton's COVID-19 response.

Attachments: [Exhibit 1 - Agenda Information Sheet 06 16 20](#)
 [Exhibit 2 - Presentation](#)

- C. [ID 20-996](#) Receive a report, hold a discussion, and give staff direction regarding Denton Municipal Electric's solar program and distributed generation rate structure.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Presentation \(ID 20-996\)](#)

- D. [ID 20-1155](#) Receive a report, hold a discussion, and give staff direction regarding the potential purchase of real property interests located at 909 North Loop 288, in the City of Denton, Denton County, Texas.

Attachments: [Exhibit 1 - AIS for Work Session for Purchase Contract for 909 N Loop 288](#)

- E. [ID 20-1067](#) Receive a report and hold a discussion regarding plugged gas well issues, including risks and public protections from plugged wells, current inspection practices, setback distances in Denton and other area cities, and zoning incentives such as density bonuses that could encourage plugging wells in areas of new development.

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

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 WORK SESSION ROOM 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

- A. [ID 20-1144](#) Proclamation: Recognizing Willie Hudspeth

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 20-1142](#) Cheryl Schuldenberg regarding Community Composting in Denton: Proposal by Turn
 - b. [ID 20-1143](#) Ann Chastain regarding senior citizen concerns for public safety during demonstrations and what can be done to help citizens retain their ability to go about their business in a safe manner.

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. Such person(s) shall have registered using the “Virtual White Card” or “By Phone” process outlined by the City on its website or meeting notice.

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 information; 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 – N). 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 20-866](#) Consider approval of a resolution of the City of Denton supporting the Michaels Development Company I, LP’s 4% housing tax credit application to the Texas Department of Housing and Community Affairs for proposed new construction of Mayhill Road Apartments in Denton to provide affordable rental housing; and providing an effective date.

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

- B. [ID 20-974](#) Consider adoption of an ordinance of the City of Denton authorizing a memorandum of understanding between the City of Denton, Texas, the Emily Fowler Library Foundation, and the Rotary Club of Denton, Texas #1779, for improvements to Quakertown Park; accepting donations of \$40,000 from the Rotary Club of Denton and its members via the Emily Fowler Library Foundation and \$15,000 from the Emily Fowler Library Foundation for improvements to the Quakertown Park; approving a plan for improvement of Quakertown Park and authorizing expenditures in furtherance of the plan; providing for an effective date.

Attachments: [Exhibit 1 Agenda Information Sheet](#)
 [Exhibit 2 Presentation](#)
 [Exhibit 3 Ordinance and Memorandum of Understanding](#)

- C. [ID 20-1037](#) Consider approval of the minutes of June 2, 2020 (Regular and Emergency).

Attachments: [Exhibit 1 - June 2, 2020 - Minutes](#)

- D. [ID 20-1058](#) 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 FCx Performance Inc. dba Instrumentation Services, for predictive maintenance testing services for the Water Reclamation Department's treatment plant and lift stations; providing for the expenditure of funds therefor; and providing an effective date (RFP 7300 - awarded to FCx Performance Inc. dba Instrumentation Services, for three (3) years, with the option for two (2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$118,200). The Public Utilities Board recommends approval (6 - 0).

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

- E. [ID 20-1059](#) 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 Holt Caterpillar Inc. through the Sourcewell Cooperative Purchasing Contract Number 032119, for the acquisition of one (1) New Caterpillar model D6XE Track Type Dozer for the Solid Waste/Landfill Department; authorizing the expenditure of funds therefor; and declaring an effective date (File 7376 - awarded to Holt Caterpillar Inc., in the not-to-exceed amount of \$469,401.38). The Public Utilities Board recommends approval (6 - 0).

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

- F. [ID 20-1061](#) 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 JDK Associates, Inc., for the installation of a gravity retaining wall in the Brinker Substation; providing for the expenditure of funds therefor; and providing an effective date (RFP 7316 - awarded to JDK Associates, Inc., in the not-to-exceed amount of \$755,296.68). The Public Utilities Board recommends approval (6 - 0).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Pricing Evaluation](#)
[Exhibit 3 - Project Location Map - Brinker Substation](#)
[Exhibit 4 - Retaining Wall Design - Brinker Substation](#)
[Exhibit 5 - Ordinance and Contract](#)

- G. [ID 20-1062](#) 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 Tymco Inc., through the Houston-Galveston Area Council of Governments (H-GAC) Cooperative Purchasing Program Contract Number SW04-20, for the acquisition of one

(1) Tymco model 600 Regenerative Air Sweeper for the Drainage Department; authorizing the expenditure of funds therefor; and declaring an effective date (File 7294 - awarded to Tymco Inc. in the not-to-exceed amount of \$239,185). The Public Utilities Board recommends approval (6 - 0).

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

- H. [ID 20-1063](#) 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 Rush Truck Centers of Texas LP through the BuyBoard Cooperative Purchasing Network Contract #601-19, for the acquisition of one (1) 2020 Peterbilt model 348 truck chassis with hoist and two (2) emergency generators for the Water Reclamation Department; authorizing the expenditure of funds therefor; and declaring an effective date (File 7367 - awarded to Rush Truck Centers of Texas LP, in the not to exceed amount of \$634,703.94). The Public Utilities Board recommends approval (6 - 0).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Price Quote](#)
 [Exhibit 3 - Ordinance](#)

- I. [ID 20-1064](#) 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 Centricity GIS, for the continuation of the services for utility line locates for the Water Distribution Department, Wastewater Collections, Water Metering, and Denton Municipal Electric Department provided by Texas 811, which is the sole provider of 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 7336 - awarded to Centricity GIS, in the five (5) year not-to-exceed amount of \$300,000). The Public Utilities Board recommends approval (6 - 0).

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

- J. [ID 20-1065](#) 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 Teague Nall and Perkins, Inc., for consulting services and to develop a master plan for Southwest Park for City of Denton as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7170 - Professional Services Agreement for consulting services awarded to Teague Nall and Perkins, Inc., in the not-to-exceed amount of \$198,800).

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

- K. [ID 20-1066](#) 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 DFW Printing Services, LLC, for printing services for resident updates and construction guide printing and mailing for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (RFP 7317 - awarded to DFW Printing Services, LLC, for three (3) years, with the option for two (2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$325,000).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Pricing Evaluation](#)
 [Exhibit 3 - LLC Members](#)
 [Exhibit 4 - Ordinance and Contract](#)

- L. [ID 20-1068](#) Consider adoption an ordinance of the City of Denton, authorizing the City Manager, or his designee, to execute an agreement between Denton Independent School District (“DISD”) and the City of Denton to work collaboratively to enable students in DISD to have greater access to Denton Public Library resources through a DISD Student Account at the Denton Public Library; and providing an effective date.

Attachments: [Exhibit 1 -Agenda Information Sheet DISD Agreement](#)
 [Exhibit 2-Ordinance with Books2Go MOU](#)

- M. [ID 20-1105](#) Consider approval of a resolution of the City of Denton adopting an Integrated Pest Management Plan as policy for city-owned property; and declaring an effective date.

Attachments: [Exhibit 1 Agenda Information Sheet](#)
 [Exhibit 2 Resolution](#)
 [Exhibit 3 IPM Standard Operating Procedures](#)

- N. [ID 20-1149](#) Consider adoption of an ordinance of the City of Denton approving a City co-sponsorship to the Cultural Outreach Committee in an amount not to exceed \$3,310 of in-kind services and resources for the Denton Juneteenth Celebration, which will be held on Saturday, June 20, 2020, from 5:00 p.m. to 10:00 p.m., at Fred Moore Park; and providing an effective date.

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

5. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ID 20-1145](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, confirming the effective period of the declared state of local disaster; superseding and replacing the Fifth Order of Council of the City of Denton issued May 29, 2020 approved by Ordinance 20-980; confirming and authorizing the expenditure of funds; providing a repealer clause; and providing an effective date.

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

[Exhibit 2 - Draft Ordinance](#)

[Exhibit 3 - Draft Order of Council](#)

[Exhibit 4 - Ordinance 20-980](#)

- B. [ID 20-1129](#) Consider approval of a resolution of the City of Denton, a Texas Home-Rule Municipal Corporation, authorizing the Mayor to sign a Letter of Protest, pursuant to 43 C.F.R. section 3120.1-3, regarding the proposed auction by the Bureau of Land Management (“BLM”) of Parcel TX-2020-08-6679 comprising 71.5 acres in and adjacent to Lewisville Lake, Denton County, Texas for purposes of oil and gas development; and, providing an effective date.

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

[Exhibit 2 - Resolution and Letter of Protest](#)

[Exhibit 3 - Presentation](#)

- C. [ID 20-1140](#) Consider approval of a resolution of the City Council of the City of Denton to appoint a director to the Board of Directors of the Cole Ranch Improvement District No. 1 of Denton County, Texas; and providing an effective date.

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

[Exhibit 2 - Cole Ranch MMD Appointment Resolution](#)

- D. [ID 20-916](#) Consider adoption of an ordinance directing the publication of Notice of Intention to issue \$27,250,000 in principal amount of Certificates of Obligation of the City of Denton for General Government projects; and providing for an effective date.

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

[Exhibit 2 - Ordinance](#)

- E. [ID 20-917](#) Consider adoption of an ordinance directing the publication of Notice of Intention to issue \$37,120,000 in principal amount of Certificates of Obligation of the City of Denton for Wastewater System and Electric System projects; and providing for an effective date.

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

[Exhibit 2 - Ordinance](#)

- F. [ID 20-1141](#) Consider approval of a resolution of the City Council of the City of Denton, a Texas home-rule municipal corporation, appointing a Primary Member and Alternate Member as official voting representatives to the North Central Texas Council of Governments’ Regional Transportation Council; and providing an effective date.

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

[Exhibit 2 - RTC Notification 2020](#)

[Exhibit 3 - RTC Resolution18-534](#)

[Exhibit 4 - Resolution](#)

[Exhibit 5 - Presentation](#)

- G. [ID 20-1157](#) Consider adoption of an ordinance of the City of Denton authorizing the City Manager to

execute a Second Amendment to the Contract for Sale, between the City, as Buyer, and Saratan Corporation I, Inc., a Texas Corporation, as Seller, regarding the purchase of 909 N. Loop 288, Denton, Denton County, Texas, pursuant to the terms thereof; Authorizing the additional expenditure of \$150,000.00 in repair/remediation expenses related to the transaction; and providing an effective date.

Attachments: [Exhibit 1 - AIS for 2nd Amendment for Purchase Of 909 N Loop - TL rev](#)
 [Exhibit 2 - Ordinance and Proposed Amendment](#)
 [Exhibit 3 - Inspection Report](#)

- H. [ID 20-1158](#) Consider adoption of an ordinance of the City of Denton terminating the Contract for Sale, including subsequent amendments, between the City, as Buyer, and Saratan Corporation I, Inc., a Texas corporation, as Seller, regarding the purchase of 909 N. Loop 288, Denton, Denton County, Texas, pursuant to the terms thereof; and providing an effective date.

Attachments: [Exhibit 1 - AIS for Termination of Purchase Contract for 909 N Loop 288](#)
 [Exhibit 2 - Proposed Ordinance](#)

6. PUBLIC HEARINGS

- A. [ID 20-994](#) Hold a public hearing inviting citizens to comment on the 2020-2022 Consolidated Plan for Housing and Community Development and 2020 Action Plan.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Draft 2020-2022 Consolidated Plan and 2020 Action Plan](#)
 [Exhibit 3 - CDAC Funding Recommendations Chart and Project Descriptions](#)
 [Exhibit 4 - HSAC Funding Recommendations Chart and Project Descriptions](#)
 [Exhibit 5 - Presentation](#)

- B. [PD19-0005d](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a change in the zoning district and use classification on 11.71-acres from Planned Development-MR (PD-MR) zoning district and use classification to Planned Development (PD) zoning district and on 0.93-acres from Mixed-Use neighborhood (MN) zoning district and use classification to Planned Development (PD) zoning district, located on the southwest side of the intersection of the southbound I-35E Service Road and Buc-ee's Boulevard, 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 a severability clause and an effective date. The Planning and Zoning Commission recommended approval (6-1) (PD19-0005, Buc-ee's Outparcels, Cindy Jackson)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Current Zoning Map](#)
[Exhibit 5 - Proposed Zoning Map](#)
[Exhibit 6 - Future Land Use Map](#)
[Exhibit 7 - Ordinance No. 2008-157](#)
[Exhibit 8 - MASTER PHASING PLAN \(stamped\)](#)
[Exhibit 9 - MASTER SITE PLAN \(stamped\)](#)
[Exhibit 10 - Review Comments](#)
[Exhibit 11 - Buc-ee's #39 Addition](#)
[Exhibit 12 - PD Development Regulations](#)
[Exhibit 13 - PD Phasing Plan](#)
[Exhibit 14 - PD Traffic Memo](#)
[Exhibit 15 - Transportation and Access Plan](#)
[Exhibit 16 - Notification Map and Responses](#)
[Exhibit 17 - LLC Membership](#)
[Exhibit 18 - Draft P&Z meeting minutes](#)
[Exhibit 19 - Presentation](#)
[Exhibit 20 - Draft Ordinance](#)
[Exhibit 21 - Exhibit A](#)
[Exhibit 22 - Exhibit B](#)
[Exhibit 23 - Exhibit C](#)
[Exhibit 24 - Exhibit D](#)

- C. [PD20-0001c](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding an initial zoning of Planned Development (PD) District on approximately 131.94 acres and for a change from Residential 6 (R-6) to a PD District on approximately 14.19 acres, for a total of approximately 146.14 acres of land generally located south of Allred Road and west of South Bonnie Brae Street 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 a severability clause and an effective date. (PD20-0001c, Sagebrook, Hayley Zagurski). STAFF IS REQUESTING THAT THIS ITEM BE POSTPONED TO A DATE CERTAIN OF JULY 21, 2020.

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

- D. [CA19-0001b](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding an amendment to the Future Land Use Map in the Denton Plan 2030 to change the Future Land Use designation from Business Innovation to Regional Mixed-Use on approximately 98 acres of property, including one acre generally located at the northwest intersection of South Loop 288 and Shady Oaks Drive (Tract 1), 72.76

acres located at the southwest corner of South Loop 288 and Shady Oaks Drive (Tract 2), and 24.14 acres located on the south side of Shady Oaks drive (Tract 3), located approximately 1900 feet west of South Loop 288, in the City of Denton, Denton County, Texas; adopting an amendment to the Denton Plan 2030; 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 voted (6-1) to approve the request. (CA19-0001b, Canopy Trails, Julie Wyatt)

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Existing Future Land Use Map](#)

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

[Exhibit 6 - Notification Map and Responses](#)

[Exhibit 7 - May 20, 2020 Planning and Zoning Commission Meeting Minutes](#)

[Exhibit 8 - Presentation](#)

[Exhibit 9 - Draft Ordinance](#)

- E. [Z20-0002b](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a change in the Zoning District and use classification from Light Industrial (LI) and General Office (GO) to Mixed-Use Regional (MR) on approximately 98 acres, including one acre generally located at the northwest intersection of South Loop 288 and Shady Oaks Drive (Tract 1); 72.76 acres located at the southwest corner of South Loop 288 and Shady Oaks Drive (Tract 2), and 24.14 acres located on the south side of Shady Oaks Drive (Tract 3), located approximately 1900 feet west of South Loop 288, 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 a severability clause and an effective date. The Planning and Zoning Commission voted (6-1) to approve the request. (Z20-0002b, Canopy Trails, Julie Wyatt)

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Existing Future Land Use Map](#)

[Exhibit 5 - Existing Zoning Map](#)

[Exhibit 6 - Proposed Zoning Map](#)

[Exhibit 7 - Notification Map](#)

[Exhibit 8 - May 20, 2020 Planning and Zoning Commission Meeting Minutes](#)

[Exhibit 9 - Presentation](#)

[Exhibit 10 - Draft Ordinance](#)

7. 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 12th day of June, 2020 at 5:15 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 ACCOMMODATION, 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.