



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda

### City Council

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Tuesday, November 10, 2020

3:00 PM

Council Work Session Room

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#### **WORK SESSION BEGINS AT 3:00 P.M. IN THE WORK SESSION ROOM**

**PROCLAMATION(S)/PRESENTATION(S) AND CITY COUNCIL CONSIDERATION OF THE CONSENT AGENDA AND ITEMS FOR INDIVIDUAL CONSIDERATION WILL BEGIN IMMEDIATELY FOLLOWING THE CLOSED MEETING IN THE COUNCIL WORK SESSION ROOM**

**CITY COUNCIL CONSIDERATION OF THE PUBLIC HEARING ITEMS WILL BEGIN 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 special called meetings 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 November 10, 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 November 6, the agenda was posted online at [www.cityofdenton.com/publicmeetings](http://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 Work Session on Tuesday, November 10, 2020, at 3:00 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:

## **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 20-1977](#) Receive a report, hold a discussion, and give staff direction regarding an internal audit of Health Insurance Operations.
- Attachments:* [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Audit Response Cover Letter](#)  
[Exhibit 3 - Internal Audit of Health Insurance Operations](#)  
[Exhibit 4 - Presentation](#)
- B. [ID 20-2179](#) Receive a report, hold a discussion, and give staff direction regarding the funding priorities, annual grant processes carried out by the Community Development Advisory Committee and the Human Services Advisory Committee, and funding availability.
- Attachments:* [Exhibit 1- Agenda Information Sheet](#)  
[Exhibit 2 - Presentation](#)
- C. [ID 20-2187](#) Receive a report, hold a discussion, and give staff direction regarding the trails concept map for future identification, renovation, and expansion of facilities and trails.

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

Following the completion of the Work Session, the City Council will convene in a Closed Meeting to consider specific item(s) 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 20-2115](#)    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.

Discuss and deliberate renewable energy strategies and possible opportunities to amend existing, and consider new, power purchase agreements; receive a presentation from staff regarding public power competitive and financial matter pertaining to the purchase of renewable energy; consultation with the City's attorneys regarding legal issues associated with the 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.

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 Special Called 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.**

Following the completion of the Closed Meeting, the City Council will convene in a Special Called Meeting to consider the following items:

### 1. PROCLAMATIONS/PRESENTATIONS

- A.    [ID 20-2233](#)    Women Veterans of America Chapter 48

Attachments:      [Women Veterans of America Proclamation 2020.pdf](#)

### 2. CONSENT AGENDA

Each of these items is recommended by Staff and approval thereof will be strictly on the basis of the Staff recommendations. Approval of the Consent Agenda authorizes the City Manager or his designee to

implement each item in accordance with the Staff recommendations. The City Council has received background information and has had an opportunity to raise questions regarding these items prior to consideration.

Listed below are bids, purchase orders, contracts, and other items to be approved under the Consent Agenda (Agenda Items A – 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 20-2101](#) Consider adoption of an ordinance of the City of Denton approving an Assignment of Airport Lease from Planes of History, Inc. to Samsev, LLC of an Airport Lease covering property at 4665 Spartan Drive, Denton, Texas at the Denton Enterprise Airport; authorizing the City Manager, or his designee, to execute the Assignment of Airport Lease; and providing an effective date. Council Airport Committee recommends approval (3-0)

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                             [Exhibit 2 - Site Map](#)  
                             [Exhibit 3 - Request for Assignment](#)  
                             [Exhibit 4 - Ordinance - Consent to Lease Assignment](#)  
                             [Exhibit 5 - LLC Information](#)

- B. [ID 20-2158](#) Consider approval of the minutes of October 20 and October 27, 2020.

Attachments:      [Exhibit 1 - October 20, 2020 Minutes](#)  
                             [Exhibit 2 - October 27, 2020 Minutes](#)

- C. [ID 20-2243](#) Consider adoption of an ordinance of the City of Denton authorizing the city manager, or his designee, to execute a service agreement by and between The Junction of Denton County and the City of Denton and providing for the expenditure of funds for homelessness initiatives in the amount of \$100,000.00 for Rapid Re-Housing rental assistance in furtherance of the coordinated system of homeless assistance programs; authorizing the expenditure of funds therefor; and providing an effective date.

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

- D. [ID 20-2198](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a second amendment to a Professional Services Agreement between the City of Denton and Gee Consultants, Inc., amending the contract approved by City Council on February 20, 2018, in the not-to-exceed amount of \$750,000; amended by the First Amendment approved by Purchasing; said second amendment to continue to provide construction materials testing services; providing for the expenditure of funds therefor; and providing an effective date (File 6589 - providing for an additional second amendment expenditure amount not-to-exceed \$187,500, with the total contract amount not-to-exceed \$937,500).

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

- E.    [ID 20-2199](#)      Consider adoption of an ordinance of the City of Denton, a Texas home-ruled municipal corporation, rejecting any and all competitive bids under IFB 7402 for professional demolition service, removal, and cleanup of two (2) commercial buildings located on the proposed Eagle Substation site; and providing an effective date (IFB 7402).

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

- F.    [ID 20-2200](#)      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 Total Maintenance Solutions South, Inc., for the procurement of touch-free products for various City departments; providing for the expenditure of funds therefor; and providing an effective date (IFB-BV 7412 - awarded to Total Maintenance Solutions South, Inc., 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 \$75,000).

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

- G.    [ID 20-2202](#)      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 linemen's tools and accessories for the Denton Municipal Electric Department; providing for the expenditure of funds therefor; and providing an effective date (IFB 7427 - awarded to Anixter Inc, 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 \$653,089).

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

- H.    [ID 20-2203](#)      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 Schweitzer Engineering Laboratories, Inc., for the purchase of protective relay panels for Denton Municipal Electric's Brinker Substation; providing for the expenditure of funds therefor; and providing an effective date (RFP 7428 - awarded to Schweitzer Engineering Laboratories, Inc., in the not-to-exceed amount of \$230,220).

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

- I.    [ID 20-2204](#)      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 Schweitzer Engineering Laboratories, Inc., for the purchase of SEL protective relays, controls, monitoring, metering, software, integration, accessories, and devices for Denton Municipal Electric, 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 7429 - awarded to Schweitzer Engineering Laboratories, Inc., in the five (5) year not-to-exceed amount of \$1,864,638).

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

- J.    [ID 20-2205](#)    Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 7431 for North Lakes Recycling Drop-Off; and providing an effective date (RFP 7431).

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

- K.    [ID 20-2206](#)    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 Texas Electric Cooperatives, Inc., for galvanized steel transmission poles, anchor cages, and associated hardware for the Denton Municipal Electric Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 7433 - awarded to Texas Electric Cooperatives, Inc., in the not-to-exceed amount of \$104,338).

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

- L.    [ID 20-2207](#)    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 GWB Enterprises, LLC dba Clean & Green Car Wash, for vehicle washing and detailing services for various City of Denton departments; providing for the expenditure of funds therefor; and providing an effective date (IFB-BV 7455 - awarded to GWB Enterprises, LLC dba Clean & Green Car Wash, 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 \$150,000).

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

- M.    [ID 20-2223](#)    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 MSB Constructors, Inc., for the construction of the Denton Development Services Parking Lot Improvements Project for the City of Denton; providing for the expenditure of funds therefor; and

providing an effective date (IFB 7452 - awarded to MSB Constructors, Inc., in the not-to-exceed amount of \$944,964.30).

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

- N.    [ID 20-2310](#)    Consider adoption of an ordinance of the City of Denton approving a first amendment to the employment agreement for Presiding Judge Tyler Atkinson; and providing an effective date

**Attachments:**      [Exhibit 1- Agenda Information Sheet.pdf](#)  
                                 [Exhibit 2- Ordinance and Agreement.pdf](#)

### **3. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A.    [ID 20-2191](#)    Consider approval of a resolution of the City Council of the City of Denton authorizing and ratifying a letter of intent for the City to support the United Way of Denton County's application and proposal for Emergency Solutions Grant Coronavirus Relief Funding Round Two for homelessness prevention and rapid re-housing through a contribution of funding in the amount of \$500,000; and providing an effective date.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Resolution](#)  
                                 [Exhibit 3 - Letter of Intent](#)  
                                 [Exhibit 4 - UWDC Weekly Local Government CRF Update \(10-30-2020\)](#)  
                                 [Exhibit 5 - UWDC ESG CV II Grant Executive Overview 11 4 2020](#)

- B.    [ID 20-2110](#)    Consider adoption of an ordinance of the City of Denton, Texas, amending the fiscal year 2020-2021 budget and Annual Program of Services of the City of Denton to allow for adjustments to the Animal Control Donation Fund of seventy six thousand dollars (\$76,000), declaring a municipal purpose; providing a severability clause, an open meetings clause and an effective date.

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

- C.    [ID 20-2194](#)    Consider adoption of an Ordinance of the City of Denton, Texas authorizing the expenditure of funds for the payment of wholesale transmission charges in the total amount of \$7,181,039.73, and, providing an effective date.

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

- D.    [ID 20-2235](#)    Consider adoption of an ordinance of the City of Denton amending the provisions of Section 6-8 of the Code of Ordinances Restraining Animals and Tethering Animals to prohibit the tethering of animals with certain exceptions; providing for a severability clause; providing for a savings clause; providing for a penalty; providing for codification; and providing an effective date.

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

#### **4. PUBLIC HEARINGS**

NOTE; Action on these items will occur on or after 6:30 p.m. in accordance with the published public notices.

- A.    [S20-0001a](#)      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 approximately 9.91 acre site, generally located west of Mockingbird Lane, south of the Mingo Road, in the City of Denton, Denton County, Texas; providing for a penalty in the maximum amount of \$2000.00 for violations thereof; providing for severability; and establishing an effective date. (S20-0001, Mockingbird Multi-Family, Ron Mengueta)

Attachments:      [Exhibit 1 - Agenda Information Sheet - V2](#)  
                              [Exhibit 2 - Staff Analysis](#)  
                              [Exhibit 3 - Site Location Map](#)  
                              [Exhibit 4 - Future Land Use Map](#)  
                              [Exhibit 5 - Zoning Map](#)  
                              [Exhibit 6 - SUP Approval Ordinance S18-0005g](#)  
                              [Exhibit 7 - Letter from Applicant](#)  
                              [Exhibit 8 - Applicant Comparison Table](#)  
                              [Exhibit 9 - Proposed Site Plan](#)  
                              [Exhibit 10 - Proposed Landscape Plan](#)  
                              [Exhibit 11 - Conceptual Site Plan](#)  
                              [Exhibit 12 - Proposed Rendering](#)  
                              [Exhibit 13 - Conceptual Elevation](#)  
                              [Exhibit 14 - Conceptual Section](#)  
                              [Exhibit 15 - Approved Traffic Impact Analysis](#)  
                              [Exhibit 16 - Notification Map](#)  
                              [Exhibit 17 - Public Hearing Notice Responses](#)  
                              [Exhibit 18 - Neighborhood Meeting Summary](#)  
                              [Exhibit 19 - Draft October 7, 2020 Planning and Zoning Commission Minutes](#)  
                              [Exhibit 20 - Draft Ordinance - V2](#)  
                              [Exhibit 21 - Presentation](#)  
                              [Exhibit 22 - Ordinance Exhibit A - Legal Description](#)

- B.    [ZCI20-0001c](#)      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 Suburban Corridor (SC) to a Public Facilities (PF) Zoning District, on approximately 5 acres of land, generally located west on Loop 288, approximately 900 feet south of Audra Lane, in the City of Denton, Denton County, Texas; adopting an amendment to the City's



official zoning map; providing for a penalty in the maximum amount of \$2000.00 for violations thereof; and providing for a severability clause and an effective date. (ZCI20-0001, Loop 288 Property, Ron Menguita)

**Attachments:**

[Exhibit 1 - Agenda Information Sheet - V2](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

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

[Exhibit 5 - Existing Zoning Map](#)

[Exhibit 6 - Proposed Zoning Map](#)

[Exhibit 7 - Project Narrative](#)

[Exhibit 8 - Notification Map](#)

[Exhibit 9 - Public Hearing Notice Responses](#)

[Exhibit 10 - Follow up to Neighborhood Meeting](#)

[Exhibit 11 - Draft October 7, 2020 Planning and Zoning Commission Minutes](#)

[Exhibit 12 - Draft Ordinance](#)

[Exhibit 13 - Presentation](#)

[Exhibit 14 - Ordinance Exhibit A - Legal Description](#)

- C. [S20-0005b](#) Hold a public hearing and consider an ordinance of the City of Denton, Texas, approving a Specific Use Permit to allow for a Minor Automotive Repair Use on approximately 0.201 acres of land, generally located on the west side of South Elm Street, 70 feet north of the northwest corner of South Elm Street and West Highland Street 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. (S20-0005b, S Elm Tire Shop, Sean Jacobson).

**Attachments:**

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Presentation](#)

[Exhibit 4 - Aerial Map](#)

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

[Exhibit 6 - Zoning Map](#)

[Exhibit 7 - Site Plan](#)

[Exhibit 8 - Notification Map and Responses](#)

[Exhibit 9 - Draft Ordinance](#)

- D. [PD20-0006a](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas regarding a change in zoning district and use classification from Mixed Use Regional (MR) District to Planned Development (PD) District on approximately 38.2 acres, generally located on the east side of the Interstate Highway 35 frontage road and the west side of Bonnie Brae Street between West Oak Street and Scripture Street, in the City of Denton, Denton County, Texas; adopting an amendment to the City's official zoning map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof;

providing a severability clause and an effective date. (PD20-0006a, Texas Health Resources, Hayley Zagurski).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Staff Analysis](#)  
                              [Exhibit 3 - Site Location Map](#)  
                              [Exhibit 4 - Zoning Map](#)  
                              [Exhibit 5 - Future Land Use Map](#)  
                              [Exhibit 6 - PD Development Regulations](#)  
                              [Exhibit 7 - PD Layout Exhibits](#)  
                              [Exhibit 8 - Notification Map and Responses](#)  
                              [Exhibit 9 - Presentation Slides](#)  
                              [Exhibit 10 - Draft Ordinance](#)

- E.    [DCA20-0001f](#)    Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, amending the Denton Development Code; specifically, amending Sections 2.3.3A through 2.3.3C, related to Planning and Zoning Commission Operational Procedures; Sections 2.6.1A through 2.6.1D, related to Subdivision Procedures; and Sections 8.4.6A and 8.4.6B, related to Development Contracts; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; and providing a severability clause and an effective date. STAFF IS REQUESTING THAT THIS ITEM BE POSTPONED TO A DATE UNCERTAIN. (DCA20-0001, DDC Amendments, Ron Mengueta)

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

- F.    [S20-0003b](#)    Hold a public hearing and consider an ordinance of the City of Denton, Texas, approving a Specific Use Permit to allow for a Multi-Family Dwelling use on approximately 21.960 acres of land, generally located on the northwest corner of Shady Shores Road and Lakeview Boulevard, 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. (S20-0003b, Shady Shores Towne Crossing Multifamily) THE APPLICANT HAS REQUESTED A POSTPONEMENT TO A DATE INDEFINITE PURSUANT TO SECTION 2.4.7.C OF THE 2019 DENTON DEVELOPMENT CODE.

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

- G.    [AESA20-0005c](#)    Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas approving a request for an Alternative Environmentally Sensitive Area Plan. The subject property is generally located on the northwest corner of Shady Shores Road and Lakeview Boulevard in the City of Denton, Denton County, Texas. (AESA20-0005 Shady Shores Town Center Multifamily, Christi Upton). THE APPLICANT HAS REQUESTED A POSTPONEMENT TO A DATE INDEFINITE PURSUANT TO SECTION 2.4.7.C OF THE 2019 DENTON DEVELOPMENT CODE.

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

## **5. CONCLUDING ITEMS**

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the City Council or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

B. Possible Continuation of Closed Meeting topics, above posted.

#### C E R T I F I C A T E

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Denton, Texas, on the 6th day of November, 2020 at 4:30 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.