



# 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, October 15, 2024

2:00 PM

Council Work Session Room  
&  
Council Chambers

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

**CLOSED MEETING BEGINS IMMEDIATELY FOLLOWING THE WORK SESSION IN THE COUNCIL WORK SESSION ROOM**

**REGULAR MEETING BEGINS AT 6:30 P.M. IN THE COUNCIL CHAMBERS**

#### **REGISTRATION GUIDELINES FOR ADDRESSING THE CITY COUNCIL**

Individuals may speak during a Council meeting under one of the following categories:

##### **Open Microphone:**

At regular meetings only, individuals can speak on any topic that is not on the agenda for no longer than four (4) minutes per individual. This portion of the meeting occurs immediately after the start of the regular meeting session. Please note, Council members cannot engage in a discussion on topics presented during this portion and there are limited slots available for this portion of the meeting.

##### **Comments on Agenda Items:**

Public comments can be given for any item considered by the Council, EXCEPT work session reports or closed meetings. Individuals are only able to comment one time per agenda item and cannot use more than one method to comment on a single agenda item. Public comments are limited to three (3) minutes per citizen.

##### **Public Hearing Items:**

Individuals are limited to four (4) minutes per public hearing item.

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Individuals may participate by using one of the following methods:

#### **1. In Person for Regular or Consent Agenda Items:**

To provide in-person comments regular or consent agenda items (excluding public hearing items), Individuals must be present at the meeting and submit a speaker card (available at the meeting location) to the City Secretary prior to the item being called.

#### **2. In Person for Public Hearing Items:**

For public hearing items, speaker cards are encouraged but not required.

**3. eComment:**

The agenda is posted online at [www.cityofdenton.com/publicmeetings](http://www.cityofdenton.com/publicmeetings). Once the agenda is posted, a link to make virtual comments using the eComment module will be made available next to the meeting listing on the Upcoming Events Calendar. Using eComment, Individuals may indicate support or opposition and submit a brief comment about a specific agenda item. eComments may be submitted up until the start of the meeting at which time the ability to make an eComment will be closed. eComments will be sent directly to members of the City Council immediately upon submission and recorded by the City Secretary into the Minutes of the Meeting.

**4. By Phone:**

Individuals may register to provide comments by phone. Instructions and a link to register to comment by phone will be available at [www.cityofdenton.com/publicmeetings](http://www.cityofdenton.com/publicmeetings) until noon of the meeting date. Residents will submit contact information using the link provided and receive further instructions via email on how to join the meeting by phone and provide comments.

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After determining that a quorum is present, the City Council of the City of Denton, Texas will convene in a Work Session on Tuesday, October 15, 2024 at 2:00 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 for public hearing and individual consideration.**

This section allows members of the City Council to ask questions on items listed on this agenda for public hearing and individual consideration. Responses to questions on items listed under the consent agenda that are received prior to the meeting are available by clicking on Exhibit 1 below. The responses will be available prior to the start of the meeting, when applicable. Any handouts distributed at the meeting will also be uploaded to the below link by 12:00 p.m. on the business day following the meeting. Members of the Council may remove items from the consent agenda. When items are removed from the consent agenda and placed on the regular agenda by members of the council, the removed items shall be taken up in the order of removal right after the consent agenda.

**A. [ID 24-479](#) Meeting Questions, Responses & Handouts**

**Attachments:**      [Exhibit 1 - Agenda Information Sheet 10.15.pdf](#)

**3. Work Session Reports**

- A. [ID 24-1538](#) Receive a report, hold a discussion, and give staff direction regarding proposed amendments to the City of Denton Code of Ordinances, Chapter 23, Article IV (Police Initiated Towing Services) and Article V (Non-Consent Towing), and Chapter 18, Article IV, Division 1, Section 18.104 (Impoundment of Standing or Parked Vehicles).  
[Estimated Presentation/Discussion Time: 30 minutes]  
**Attachments:** [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Presentation](#)
- B. [ID 24-1920](#) Receive a report, hold a discussion and give staff direction regarding amendments to the Denton Development Code related to Short-Term Rentals.  
[Estimated Presentation/Discussion Time: 45 minutes]  
**Attachments:** [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Redline Short-Term Rental Code Amendments](#)  
[Exhibit 3 - Comparison Table](#)  
[Exhibit 4 - Presentation](#)
- C. [ID 24-1832](#) Receive a report, hold a discussion, and give staff direction regarding providing the Board of Ethics with a scope, timeline, and format for developing potential guidance for interacting with petitioners, applicants, partners, and developers per the Ethics Ordinance.  
[Estimated Presentation/Discussion Time: 30 minutes]  
**Attachments:** [Exhibit 1 - Agenda Information Sheet.pdf](#)  
[Exhibit 2 - Presentation.pdf](#)
- D. [ID 24-2118](#) Hold a discussion regarding the suspension of City Council Rules of Procedure to allow for a vote on the appointment of Erica Garland to the Planning and Zoning Commission on the Regular Meeting Consent Agenda Item 4B. ID 24-503.  
**Attachments:** [Agenda Information Sheet - Motion to Suspend the Rules WS](#)
- E. [ID 24-1494](#) Receive a report, hold a discussion, and give staff direction on pending City Council requests for:  
1.) Amending the Downtown Master Plan to include renovating the Civic Center Pool.  
2.) Increasing Denton's tree canopy by 5% by 2040 and using the tree fund for additional staff.  
[Estimated Presentation/Discussion Time: 30 minutes]  
**Attachments:** [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Ordinance 24-1725](#)  
[Exhibit 3 - Presentation](#)

Following the completion of the Work Session, the City Council will convene in a Closed Meeting in the Council Work Session Room 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 24-1936](#) Deliberations regarding Economic Development - Under Texas Government Code Section 551.087. Receive a report and hold a discussion regarding the potential offer of a financial or other incentive to a business prospect code-named Project Way Forward which the City seeks to have locate, stay, renovate, or expand in or near the territory of the City and with which the City is conducting economic development negotiations. This discussion shall include commercial and financial information, including an economic development incentive request the City has received from Project Way Forward.
- B. [ID 24-2018](#) Deliberations regarding Economic Development - Under Texas Government Code Section 551.087. Receive a report and hold a discussion regarding the potential offer of a financial or other incentive to a business prospect code-named Project Sunflower which the City seeks to have locate, stay, renovate, or expand in or near the territory of the City and with which the City is conducting economic development negotiations. This discussion shall include commercial and financial information, including an economic development incentive request the City has received from Project Sunflower.
- C. [ID 24-2119](#) Deliberations regarding Economic Development - Under Texas Government Code Section 551.087. Receive a report and hold a discussion regarding the potential offer of a financial or other incentive to a business prospect code-named Project Red Dirt which the City seeks to have locate, stay, renovate, or expand in or near the territory of the City and with which the City is conducting economic development negotiations. This discussion shall include commercial and financial information, including an economic development incentive request the City has received from Project Red Dirt.

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.**

Following the Closed Meeting, the City Council will reconvene in Open Meeting to take action, if any, on matters discussed in closed session.

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**AFTER DETERMINING THAT A QUORUM IS PRESENT, THE REGULAR MEETING OF THE CITY OF DENTON CITY COUNCIL WILL CONVENE 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**

- A. [ID 24-2016](#) Proclamation: Texas Master Naturalist - Elm Fork Chapter Celebrating 25 Years of Service
- B. [ID 24-2017](#) Proclamation: Friends of the Libraries Week

**3. PRESENTATIONS 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 24-1967](#) Ms. Courtney Gilcrease regarding Gunner.
- b. [ID 24-1968](#) Mr. John Gilcrease regarding Gunner.
- c. [ID 24-1969](#) Ms. Shannon Greer regarding Gunner.
- d. [ID 24-1970](#) Ms. Kristine Bray regarding pedestrian safety on McKinney Street.
- e. [ID 24-1971](#) Ms. Jenn Sansing regarding pedestrian safety on McKinney Street.
- f. [ID 24-1972](#) Mr. Charles Lee regarding short term rentals.
- g. [ID 24-1973](#) Ms. Emily Rottenberg regarding Gunner.

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 or a board, commission, and committee. Approval thereof will be strictly on the basis of the those 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.

For those items recommended by a specific board, commission, or committee, the agenda item will reference that recommendation. To view the video of the related board, commission, or committee meeting, as applicable, a link can be found within the applicable supporting documentation (Exhibit 1).

Listed below are bids, purchase orders, contracts, and other items to be approved under the Consent Agenda (Agenda Items A – X). 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 24-436](#) Consider approval of the minutes of the September 10, 2024 Budget Meeting and September 17, 2024 Regular Meeting.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - September 10, 2024 Minutes](#)  
[Exhibit 3 - September 17, 2024 Minutes](#)
- B. [ID 24-503](#) Consider nominations/appointments to the City's Boards, Commissions, and Committees: Community Services Advisory Committee, Planning and Zoning Commission, Public Art Committee, Sustainability Framework Advisory Committee, and Zoning Board of Adjustment.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Nominations List](#)
- C. [ID 24-1955](#) Consider approval of a resolution of the City of Denton cancelling the November 5, 2024 Regular Called Meeting; and providing an effective date.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Resolution](#)
- D. [ID 24-2037](#) Consider approval of an ordinance of the City of Denton, a Texas home-rule municipal

corporation, authorizing the approval of a Second Amendment to an engagement between the City of Denton and King & Spalding, LLP, amending the engagement approved by the City Attorney on March 17, 2022, in the not-to-exceed amount of \$49,500.00; amended by a First Amendment approved by the City Manager; said Second Amendment to provide additional legal services for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (File 7560 - providing for an additional Second Amendment expenditure amount not-to-exceed \$100,000.00, with the total contract amount not-to-exceed \$199,500.00).

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

- E.    [ID 24-2044](#)    Consider approval of a resolution of the City of Denton, a Texas Home-Rule Municipal Corporation, authorizing the use of Risk Level 5 control measures pursuant to the City's Mosquito Surveillance and Response Plan - 2024 Season, and declaring an effective date.

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

- F.    [ID 24-1960](#)    Consider adoption of an ordinance of the City of Denton approving an Airport Land Lease Agreement between the City of Denton, Texas and US Trinity Aviation, LLC, at the Denton Enterprise Airport; authorizing the City Manager to execute the Airport Lease Agreement; and providing an effective date. Airport Advisory Board recommends approval (7-0).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Location Map](#)  
                                 [Exhibit 3 - Ordinance - US Trinity Aviation, LLC Lease Agreement](#)  
                                 [Exhibit 4 - Lessee Information](#)

- G.    [ID 24-1982](#)    Consider approval of a resolution of the City of Denton approving an Airport Leasing and Development Policy; and providing an effective date. Airport Advisory Board recommends approval (6-0)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Resolution](#)  
                                 [Exhibit 3 - Draft Airport Leasing and Developmetn Policy](#)

- H.    [ID 24-1804](#)    Consider adoption of an ordinance of the City of Denton establishing classifications and positions in the Police Department; creating certain positions; repealing ordinance No. 23-1795 relating to establishing the classifications and prescribing the number of positions in each classification for the Police Department; providing repealer, cumulative, and severability clauses; and declaring an effective date.

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

- I.    [ID 24-1963](#)    Consider adoption of an ordinance of the City of Denton determining that the payment amount of hotel occupancy taxes by J&P Asset Management for WoodSpring Suites

Denton submitted for the period from August 2022 through February 2023 was erroneous or excessive; approving a refund of the overpayment of eighteen thousand nine and 24/100 dollars (\$18,009.24); and providing an effective date.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Ordinance](#)  
                                 [Exhibit 3 - Original and Amended Reports](#)

- J.    [ID 24-1648](#)    Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute a funding agreement between the City and Habitat for Humanity of Denton County, Inc. to provide Community Development Block Grant funds for Minor Repair Program in Denton, Texas; authorizing the expenditure of funds in an amount not to exceed \$49,946; and providing an effective date. The Community Services Advisory Committee recommends approval (8-0).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet.pdf](#)  
                                 [Exhibit 2 - 2024-25 CSAC Funding Recommendations and Descriptions.pdf](#)  
                                 [Exhibit 3 - Agency Ordinance-Agreement.pdf](#)

- K.    [ID 24-1668](#)    Consider adoption of an ordinance of the City of Denton authorizing the city manager to execute a funding agreement between the City and United Way of Denton County, Inc. to provide general fund dollars for a grant to fund Homeless Management Information System licenses in Denton, Texas; authorizing the expenditure of funds in an amount not to exceed \$18,000.00; and providing for an effective date.

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

- L.    [ID 24-1669](#)    Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute a funding agreement between the City and United Way of Denton County, Inc. to provide general fund dollars for the Barriers Fund for the prevention and diversion from homelessness in Denton, Texas; authorizing the expenditure of funds in an amount not to exceed \$80,000.00; and providing an effective date.

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

- M.    [ID 24-1933](#)    Consider approval of a resolution of the City of Denton allowing Lucky Lou's to sell alcoholic beverages at the Every Witch Way Market, on Saturday, October 19 from 3:00 p.m. to 9:00 p.m., Saturday, November 16 from 3:00 p.m. to 9:00 p.m., and Saturday, December 21, 2024 from 3:00 p.m. to 9:00 p.m., at downtown Denton, upon satisfying certain conditions; authorizing the City Manager, or their designee, to execute an agreement in conformity with this resolution; and providing for an effective date.

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

- N.    [ID 24-1934](#)    Consider adoption of an ordinance of the City of Denton granting a noise exception for Every Witch Way Market which will be held on Saturday, October 19 from 3:00 p.m. to 9:00 p.m., Saturday, November 16 from 3:00 p.m. to 9:00 p.m., and Saturday,



December 21, 2024, from 3:00 p.m. to 9:00 p.m.; and providing an effective date.

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

- O.    [ID 24-1956](#)    Consider approval of a resolution of the City of Denton allowing Campus Theatre Concessions, LLC to sell alcoholic beverages at the Denton Day of the Dead Festival, on Saturday, October 26 from 11:00 a.m. to 10 p.m., at William Square, upon satisfying certain conditions; authorizing the City Manager, or their designee, to execute an agreement in conformity with this resolution; and providing for an effective date.

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

- P.    [ID 24-1978](#)    Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a first amendment to a contract between the City of Denton and GTS Technology Solutions, Inc., amending the contract approved by City Council on November 15, 2022, in the not-to-exceed amount of \$2,200,000.00; said first amendment to reference The Interlocal Purchasing System (TIPS) Cooperative Program Contract #230703, for Information Technology (IT) staff augmentation services for the Technology Services Department; providing for the expenditure of funds therefor; and providing an effective date (File 8127 - providing for an additional first amendment expenditure amount not-to-exceed \$20,000, with the total contract amount not-to-exceed \$2,220,000.00).

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

- Q.    [ID 24-1979](#)    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 Centerline Supply, Inc., for the purchase of traffic signs and accessories to be stocked in the Warehouse; providing for the expenditure of funds therefor; and providing an effective date (RFP 8609 - awarded to Centerline Supply, 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 \$2,500,000.00).

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

- R.    [ID 24-1980](#)    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 Oracle America, Inc., through the Department of Information Resources (DIR) Cooperative Contract No. DIR-TSO-4158, for software maintenance and continued vendor support of the Oracle EnterpriseOne for the Technology Services Department; providing for the expenditure of funds therefor; and providing an effective date (File 8616 - awarded to Oracle America, Inc., in the five (5) year not-to-exceed amount of \$1,650,000.00).

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

[Exhibit 2 - Ordinance](#)

- S.    [ID 24-1981](#)    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 Whirlix Design, Inc., through the Buy Board Cooperative Purchasing Network Contract # 679-22, for the construction of a playground, shade, and pavilion at North Pointe Park for the Parks and Recreation Department; providing for the expenditure of funds therefor; and providing an effective date (File 8631 - awarded to Whirlix Design, Inc., in the not-to-exceed amount of \$251,742.00).

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

[Exhibit 2 - Playground Renderings](#)

[Exhibit 3 - Ordinance and Contract](#)

- T.    [ID 24-1984](#)    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 Kenworth Company, LLC dba MHC Kenworth, through the Buy Board Cooperative Purchasing Network Contract # 723-23, for the purchase, preventative maintenance, and repairs of city-owned Kenworth medium-duty and heavy-duty trucks for the Fleet Services Department; providing for the expenditure of funds therefor; and providing an effective date (File 8644 - awarded to Texas Kenworth Company, LLC dba MHC Kenworth, for one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$4,303,585.00).

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

[Exhibit 2 - Pricing Sheet](#)

[Exhibit 3 - Ordinance and Contract](#)

- U.    [ID 24-1985](#)    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 Library Interiors of Texas, LLC., through Choice Partners, a division of Harris County Department of Education (HCDE) Purchasing Network Contract # 23/022MF-14, for the purchase of library specific furniture for all Denton Public Library facilities; providing for the expenditure of funds therefor; and providing an effective date (File 8648 - awarded to Library Interiors of Texas, LLC., in the three (3) year not-to-exceed amount of \$150,000.00).

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

[Exhibit 2 - Pricing Sheet](#)

[Exhibit 3 - Ordinance](#)

- V.    [ID 24-1983](#)    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 Geographic Technologies Group, Inc., through the Department of Information Resources (DIR) Cooperative Contract No. DIR-CPO-4913, for the inventory and data collection of Parks and Recreation assets for the Parks and Recreation Department; providing for the

expenditure of funds therefor; and providing an effective date (File 8643 - awarded to Geographic Technologies Group, Inc., in the not-to-exceed amount of \$84,600.00).

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

- W.    [ID 24-2019](#)     Consider adoption of an ordinance of the City of Denton approving an agreement between The City of Denton and Hickory & Rail Ventures, LLC, regarding an Economic Development Program for Stoke Denton, in the amount of \$158,172; and providing an effective date.

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

- X.    [ID 24-2079](#)     Consider an appointment and reappointment to the Downtown Denton Tax Increment Financing Reinvestment Zone Number One Board (Downtown TIRZ #1).

Attachments:     [Exhibit 1 - AIS](#)  
                              [Exhibit 2 - Ordinance 2011 - 127](#)

## **5. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A.    [A24-0003](#)     Consider adoption of an ordinance of the City of Denton, Texas regarding a Municipal Services Agreement, pursuant to Tex. Loc. Govt Code Sec. 43.0672, between the City of Denton and Huebner, Jeffrey & Erin for the provision of city services to approximately 0.039 acres of land, generally located west of Teasley Lane and approximately 170 feet north of Leatherwood Lane; approving a schedule of annexation; authorizing the City Manager to execute the agreement; and providing an effective date. (A24-0003, 5702 Teasley Lane, Mia Hines)

Body

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

## **6. PUBLIC HEARINGS**

- A.    [DCA24-0010](#)     Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas  
    [a](#)                     amending the Denton Development Code Subchapter 2. Administration and Procedures and Creating Section 2.12 Affordable Housing Development Incentive Program; waiving, modifying, and establishing requirements; providing a severability clause and an effective date. The Planning and Zoning Commission voted [4-0] to recommend approval of the amendment. Motion for approval by Vice-Chair Pruett and second by Commissioner Cole. (DCA24-0010, Affordability Incentives, Leia Atkinson).

**Attachments:**[Exhibit 1 - Agenda Information Sheet](#)[Exhibit 2 - Staff Analysis](#)[Exhibit 3 - Draft of Section 2.12 Affordability Incentive Procedures](#)[Exhibit 4 - Draft Ordinance](#)[Exhibit 5 - Presentation](#)

- B.**    [PD24-0002a](#)    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 approximately 25.96 acres of land from a Residential 2 (R2) district to a Planned Development (PD) with Mixed-Use Neighborhood (PD-MN) and Public Facilities (PD-PF) base zoning districts. The site is generally located at the northwest corner of the intersection of North Elm Street and North Locust 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 for severability and an effective date. The Planning and Zoning Commission voted [3-2] to recommend approval. Motion for approval by Commissioner Pruett and second by Chair Ellis. (PD24-0002a, Jefferson North Elm, Ashley Ekstedt)

**Attachments:**[Exhibit 1 - Agenda Information Sheet](#)[Exhibit 2 - Staff Analysis](#)[Exhibit 3 - Site Location Map](#)[Exhibit 4 - Current Zoning Map](#)[Exhibit 5 - Future Land Use Map](#)[Exhibit 6 - Proposed Zoning Map](#)[Exhibit 7 - Applicant Project Narrative](#)[Exhibit 8 - PD Development Standards](#)[Exhibit 9 - PD Zoning Plan](#)[Exhibit 10 - PD Development Plan](#)[Exhibit 11 - PD Landscape Plan](#)[Exhibit 12 - PD Building Elevations](#)[Exhibit 13 - Notification Map and Responses](#)[Exhibit 14 - Neighborhood Meeting Summaries](#)[Exhibit 15 - Fiscal Impact Analysis](#)[Exhibit 16 - Draft Ordinance](#)[Exhibit 17 - Staff Presentation](#)

- C.**    [A24-0003a](#)    Hold a public hearing and consider a petition for voluntary annexation of approximately 0.039 acres of land, generally located west of Teasley Lane and approximately 170 feet north of Leatherwood Lane. (A24-0003a, 5702 Teasley Lane, Mia Hines)

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

[Exhibit 2 - Site Location Map](#)

[Exhibit 3 - Future Land Use Map](#)

[Exhibit 4 - Current Zoning Map](#)

[Exhibit 5 - Presentation](#)

- D.    [ID 24-1931](#)    Conduct the first of two public hearings of the City of Denton, Texas regarding the adoption of a strategic partnership agreement between the City of Denton and Legends Ranch Municipal Utility District of Denton County.

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

[Exhibit 2 - Strategic Partnership Agreement](#)

[Exhibit 3 - Presentation](#)

- E.    [PD24-0004b](#)    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 Residential 3 (R3) District to a Planned Development with a base district of Residential 6 (PD-R6) on approximately 12.1 acres of land generally located north of East McKinney Street, south of Paisley Street, approximately 1,200 feet east of the intersection of East McKinney Street and Mack 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. The Planning and Zoning Commission voted (4-1) to recommend denial of the request. Motion for denial by Commissioner Villareal and second by Commissioner Padron. DUE TO THE PLANNING AND ZONING COMMISSION'S RECOMMENDATION OF DENIAL, A SUPERMAJORITY VOTE OF THE CITY COUNCIL IS REQUIRED TO APPROVE THIS ITEM. (PD24-0004b, Villages on McKinney, Julie Wyatt)

**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 Development Plan](#)

[Exhibit 8 - Applicant's Citizen Participation Report](#)

[Exhibit 9 - LLC Members List](#)

[Exhibit 10 - Fiscal Impact Summary](#)

[Exhibit 11 - Notification Map and Responses](#)

[Exhibit 12 - Presentation](#)

[Exhibit 13 - Draft Ordinance](#)

## **7. ITEMS FOR INDIVIDUAL CONSIDERATION - CONTINUED**

- A. [ID 24-1647](#) Consider adoption of an ordinance of the City of Denton amending certain provisions of Chapter 17 of the Denton Property Maintenance Code including but not limited to Art. I. Sec. 17-2 definitions by incorporating or updating the definitions of “Appraised value,” “Approved,” “Building,” “Building official,” “Conviction,” “Chronic offender,” “Dangerous structure,” “Code enforcement officer,” “Demolish,” “Diligent effort,” “Minimum housing standards,” “Notice party(ties),” “Securing,” “Structure,” “Vacant” by repealing the definition “Code official”, and modifying Sections 17-2, 17-142, 17-143, 17-144, 17-158, 17-167, and 17-168 to remove references to “Code official;” and by amending Art. I. Sec. 17-3. Enforcement by replacing 17-3(a), and 17-3(b), and by creating 17-3(c); and creating 17-4, Penalties; and amending Article II. Noise and Odors by removing “and odors” and repealing Art. II. Sec. 17-21. Odors; and amending Article IV. Grass, Weeds, and Other Vegetation. Sec. 17-40.; and amending Art. VIII. Fences. Sec. 17-80. to repeal part (c); and by amending Section 17-101(a) Parking Nuisances to repeal (3); and by repealing and replacing Art. XIII. Buildings and Building Regulations. Division 3. Dangerous structures; 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 - HABSCo Letter](#)  
                                 [Exhibit 3 - DPMC Ch 17 - Redline](#)  
                                 [Exhibit 4 - Draft Ordinance](#)  
                                 [Exhibit 5 - Presentation](#)

- B. [ID 24-1662](#) Consider adoption of an ordinance of the City of Denton to declare the intent to reimburse capital program expenditures of General Government (\$165,176,270), the Solid Waste Utility (\$11,125,711), the Water Utility (\$58,897,004), the Wastewater Utility (\$71,672,868), and the Electric Utility (\$74,977,730) with Tax-Preferred Obligations (Certificates of Obligation and General Obligation Bonds) with an aggregate maximum principal amount not to exceed \$381,849,583; and providing an effective date.

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

- C. [A24-0003b](#) Conduct the first of two readings of an ordinance of the City of Denton, Texas, annexing approximately 0.039 acres of land, generally located west of Teasley Lane and approximately 170 feet north of Leatherwood Lane to the City of Denton, Denton County, Texas; providing for a correction to the City map to include the annexed land; and providing for a savings clause and an effective date. (A24-0003b, 5702 Teasley Lane, Mia Hines)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Site Location Map](#)  
                                 [Exhibit 3 - Future Land Use Map](#)  
                                 [Exhibit 4 - Current Zoning Map](#)  
                                 [Exhibit 5 - Draft Annexation Ordinance UPDATED](#)  
                                 [Exhibit 6 - Presentation](#)

## **8. 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 official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on October 11, 2024, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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OFFICE OF THE 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.