



City of Denton

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

Meeting Agenda

City Council

Tuesday, August 6, 2024

2:00 PM

Council Work Session Room
&
Council Chambers

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.

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. 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 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.

After determining that a quorum is present, the City Council of the City of Denton, Texas will convene in a Work Session on Tuesday, August 6, 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 24-475](#) Meeting Questions, Responses & Handouts

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

3. Work Session Reports

- A. [ID 24-249](#) Receive a report, hold a discussion, and give staff direction regarding Audit Project 040 - Vendor Management.
[Estimated Presentation/Discussion Time: 30 minutes]
Attachments: [Exhibit 1 - Agenda Information Sheet.pdf](#)
[Exhibit 2 - Audit of Vendor Management.pdf](#)
[Exhibit 3 - Presentation.pdf](#)
- B. [ID 24-250](#) Receive a report, hold a discussion, and give staff direction regarding Audit Project 023 - Payroll Administration: Follow-Up Review.
[Estimated Presentation/Discussion Time: 15 minutes]
Attachments: [Exhibit 1 - Agenda Information Sheet.pdf](#)
[Exhibit 2 - Follow-Up Review of the Audit of Payroll Administration.pdf](#)
[Exhibit 3 - Presentation.pdf](#)
- C. [ID 24-251](#) Receive a report, hold a discussion, and give staff direction regarding Audit Project 032 - Fleet Services Operations: Fuel Management and Fuel Card Administration Follow-Up Review.
[Estimated Presentation/Discussion Time: 15 minutes]
Attachments: [Exhibit 1 - Agenda Information Sheet.pdf](#)
[Exhibit 2 - Follow-Up Review of the Audit of Fleet Services Operations - Fuel M](#)
[Exhibit 3 - Presentation.pdf](#)
- D. [ID 24-287](#) Receive a report, hold a discussion, and give staff direction regarding the Denton's Affordable Housing Bond priorities to develop and preserve affordable housing in Denton.
[Estimated Presentation/Discussion Time: 30 minutes]
Attachments: [Exhibit 1 - Agenda Inforamtion Sheet](#)
[Exhibit 2 - 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 24-1408](#) Deliberations regarding Personnel Matters - Under Texas Government Code Section 551.074.

Deliberate and discuss the evaluation, duties, discipline, dismissal, compensation, and/or contract of the City Manager.
- B. [ID 24-1409](#) Deliberations regarding Personnel Matters - Under Texas Government Code Section 551.074.

Deliberate and discuss the evaluation, duties, discipline, dismissal, compensation, and/or contract of the City Attorney.

- C. [ID 24-1384](#) Deliberations Regarding Certain Public Power Utilities Competitive Matters - Under Texas Government Code Section 551.086; Consultation with Attorneys - Under Texas Government Code Section 551.071. This agenda item is related to Items for Individual Consideration Agenda Item A. ID 24-1382 and Item B. ID 24-1383 and will be a placeholder unless Council members have questions requiring confidential discussion as allowed by law.

Receive information from staff containing public power information related to a Power Purchase Agreement between the City of Denton, as the seller of power and electric energy services, and SPRE Denton TX, LLC; discuss, deliberate, and provide direction to staff regarding same. Consultation with City's attorney regarding issues associated with the above matter where public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton under Texas Disciplinary Rule of Professional Conduct of the State Bar of Texas, or would jeopardize the City's legal position in any administrative or potential litigation.

- D. [ID 24-1555](#) Consultation with Attorneys - Under Texas Government Code Section 551.071. This agenda item is related to Consent Agenda Item I. ID 24-1554 and will be a placeholder unless the item is pulled for individual review.

Consult with the City's attorneys on the legal status, strategy and options for resolution of litigation in Cause No. 24-1005-481, styled "State of Texas v. City of Denton; Gerard Hudspeth, Mayor of Denton; Brian Beck, Mayor Pro Tem of Denton; Vicki Byrd, Paul Meltzer, Joe Holland, Brandon Chase McGee, and Chris Watts, Members of the City Council of Denton; Sara Hensley, City Manager of Denton; and Doug Shoemaker, Chief of Police of Denton; in their official capacities" pending in the 481st District Court, Denton County, Texas; where public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton and the Denton City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, or otherwise compromise the City's legal position in pending 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.

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.

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 24-1189](#) Proclamation: National Aviation Day

B. [ID 24-1452](#) Proclamation: Summer Youth Jobs Program Day

C. [ID 24-1480](#) Proclamation: Community Health Centers: Powering Communities through Caring Connections

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 24-1497](#) Ms. Donna Smith regarding moving forward.

b. [ID 24-1498](#) Ms. Debbie Scaggs regarding current issues.

c. [ID 24-1499](#) Mr. Charles Lee regarding presidential nominations.

- d. [ID 24-1500](#) Ms. Melinda Preston regarding upcoming elections.
- e. [ID 24-1501](#) Ms. Tracy Duckworth regarding homelessness.
- f. [ID 24-1502](#) Ms. JF Plangman regarding sanctuary city.
- g. [ID 24-1506](#) Ms. Mary Kuhfeldt regarding mortarium request at Denton apartment cities and stopping big apartment building.

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 – S). 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 24-499](#) Consider nominations/appointments to the City’s Boards, Commissions, and Committees: Community Services Advisory Committee.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Nominations List](#)
- B. [ID 24-1485](#) Consider approval of a resolution of the City of Denton appointing Mayor Hudspeth as a member to the Denton County Behavioral Health Leadership Team; and providing an effective date.

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

[Exhibit 2 - Proposed Resolution](#)

- C. [ID 24-1488](#) Consider approval of a resolution of the City of Denton appointing Mayor Hudspeth as a member to the Denton County Housing and Homelessness Leadership Team; and providing an effective date.

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

[Exhibit 2 - Proposed Resolution](#)

- D. [ID 24-1489](#) Consider approval of a resolution of the City of Denton appointing Council Member Vicki Byrd as a member to the Denton County Workforce Success Leadership Team; and providing an effective date.

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

[Exhibit 2 - Proposed Resolution](#)

- E. [ID 24-1490](#) Consider approval of a resolution of the City of Denton appointing Council Member Brian Beck as a member to the Denton Community Shelter (Loop 288) Advisory Board; and providing an effective date.

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

[Exhibit 2 - Proposed Resolution](#)

- F. [ID 24-1510](#) Consider approval of a nominee(s) appointing members to the Committee on the Environment, and providing an effective date.

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

- G. [ID 24-1512](#) Consider approval of a nominee(s) appointing members to the Mobility Committee, and providing an effective date.

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

- H. [ID 24-1536](#) Consider adoption of an ordinance of the City of Denton approving an Agreed Final Judgment for Cause No. PR-2022-00917-A Case Style: "City Of Denton V. Walter E. Leatherwood And Betty A. Leatherwood, Individually And As Trustees Of The Walter E. Leatherwood And Betty A. Leatherwood Living Trust" pending in the Denton County Probate Court, Denton County, Texas;" and directing the City Manager and the City's Attorney to effectuate as necessary and appropriate the terms of an Agreed Final Judgment; authorize the expenditure of funds not to exceed Eight Hundred Thousand And 00/100 dollars (\$800,000.00) for a total settlement amount of (\$1,500,000.00); and declaring an effective date.

Attachments: [Exhibit 1 - AIS.pdf](#)

[Exhibit 2 - Ordinance.pdf](#)

- I. [ID 24-1554](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a first amendment to an engagement between the City of Denton and Lloyd Gosselink Rochelle & Townsend, P.C., amending the engagement approved by the City Attorney on March 28, 2024, in the not-to-exceed amount of \$155,000.00; said first amendment to provide additional legal services for the City of Denton; providing for the

expenditure of funds therefor; and providing an effective date (File 8554 - providing for an additional first amendment expenditure amount not-to-exceed \$155,000.00, with the total contract amount not-to-exceed \$200,000.00).

Attachments: [Exhibit 1 - AIS.pdf](#)
 [Exhibit 2 - Ordinance.pdf](#)

- J.** [ID 24-1420](#) Consider approval of a resolution of the City of Denton, Texas, adopting the City of Denton’s Climate Action Plan, which outlines the City’s Science-based Path to achieve Net Zero Greenhouse Gas Emissions by 2050; and providing an effective date.

Attachments: [Exhibit 1: Agenda Information Sheet](#)
 [Exhibit 2: Resolution and Climate Action Plan](#)

- K.** [ID 23-2045](#) Consider adoption of an ordinance of the City of Denton determining the public use, need and necessity for the acquisition of approximately of 2.151 acres of land located along Hercules Lane, in B.B.B. and C.R.R Company Survey, Abstract Number 186, City and County of Denton, Texas being all of Lot 1R-2 in Block 1 of T.N.B.C., in the City of Denton, Denton County, Texas, according to the plat recorded under Document No. 2024-52 of the (P.R.D.C.T.) Plat Records, Denton County, Texas; for the purpose of a future park land; authorizing the expenditure of funds not to exceed Three Hundred Ninety-Five Thousand Dollars and No/100 (\$395,000.00) and associated closing costs; and providing for severability and an effective date.

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

- L.** [ID 24-1339](#) Consider adoption of an ordinance of the City of Denton providing for the abandonment, relinquishment, and quitclaim of two (2) drainage easements approximately a total of 1.977-acres, situated in the G. Walker Survey, Abstract Number 1330, recorded document number 2020-52852 and 2020-52854, granted to the City of Denton by Pulte Homes of Texas, L.P., being a portion described by deed document number 2019-73001, of the Real Property Records of Denton County, Texas; providing for the quitclaim thereof to Pulte Homes of Texas, L.P.; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the conveyance of a easement and/or facilities to the City of Denton; providing for the indemnification of the City of Denton against damages arising out of the abandonment herein; providing for consideration to be paid to the City of Denton; providing for severability and an effective date.

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

- M.** [ID 24-1473](#) Consider adoption of an ordinance of the City of Denton approving a grant to Green Eggs & Ham, LLC for improvements located at 116 W. Oak St. from the Downtown Reinvestment Grant Program for a Façade and Building Renovation

Rehabilitation grant in an amount not to exceed \$50,000 from TIRZ funds; and providing for an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Agreement and Ordinance](#)
[Exhibit 3 - Presentation](#)
[Exhibit 4 - HPO Review](#)
[Exhibit 5 - LLC Search](#)

- N. [ID 24-1492](#) Consider adoption of an ordinance of the City of Denton approving a grant to Green Eggs & Ham, LLC for improvements located at 116 W. Oak St. from the Downtown Reinvestment Grant Program for a fire suppression grant in an amount not to exceed \$50,000 from TIRZ funds; and providing for an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Ordinance and Agreement](#)
[Exhibit 3 - Presentation](#)
[Exhibit 4 - HPO Review](#)
[Exhibit 5 - LLC Search](#)

- O. [ID 24-952](#) Consider adoption of an ordinance of the City of Denton approving a grant to Little D Property Group, LLC for improvements located at 104-106 W. Oak St. from the Downtown Reinvestment Grant Program for a fire suppression grant in an amount not to exceed \$50,000 from TIRZ funds; and providing for an effective date

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Ordinance and Agreement](#)
[Exhibit 3 - Presentation](#)
[Exhibit 4 - HPO Letter](#)
[Exhibit 5 - LLC Search](#)

- P. [ID 24-1496](#) Consider adoption of an ordinance of the City of Denton approving a grant to Little D Property Group, LLC for improvements located at 104-106 W. Oak St. From the Downtown Reinvestment Grant Program for a Utility upgrade, Façade and Building renovation, Awning, and Interior and Code Improvements rehabilitation grant in an amount not to exceed \$50,000 from TIRZ funds; and providing for an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Ordinance and Agreement](#)
[Exhibit 3 - Presentation](#)
[Exhibit 4 - HPO Review](#)
[Exhibit 5 - LLC Search](#)

- Q. [ID 24-1481](#) 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 Professional Services Agreement between the City of Denton and Graham Associates, Inc., amending the contract approved by City Council on October 19, 2010, in the not-to-exceed amount of \$5,444,253.00; said first amendment to

provide additional engineering services needed for the Bonnie Brae Phase 3 Widening and Reconstruction Project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 4520 - providing for an additional first amendment expenditure amount not-to-exceed \$585,141.25, with the total contract amount not-to-exceed \$6,029,394.25).

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

- R. [ID 24-1482](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a third amendment to a Professional Services Agreement between the City of Denton and John Hoggard dba Utility Planning Network (UPN), amending the contract approved by the City Council on January 12, 2021, in the not-to-exceed amount of \$200,000.00; amended by Amendments 1 and 2 approved by City Council and Purchasing; said third amendment to provide additional services and extend the contract term between the City of Denton and John Hoggard dba Utility Planning Network (UPN) through April 30, 2025; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7485 - providing for an additional third amendment expenditure amount not-to-exceed \$115,000.00, with the total contract amount not-to-exceed \$514,000.00, and extending a contract with John Hoggard dba Utility Planning Network (UPN) through April 30, 2025).

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

- S. [ID 24-1483](#) 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 Cemetery Restoration LLC, for ground penetrating radar, GPS/GIS surveying and mapping, and monument repair for the IOOF and Oakwood Cemeteries for the Parks and Recreation Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8458-1 - awarded to Texas Cemetery Restoration LLC, 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 \$500,000.00).

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

5. PUBLIC HEARINGS

- A. [DCA23-0002](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas amending the Denton Development Code, regarding short-term rental use regulations and definitions, specifically amendments to Table 5.2-A- Table of Allowed Uses, Subsection 5.3.1 Use-Specific Standards - Generally, Subsection 5.3.5: Commercial Use-Specific Standards, Table 7.9-I Parking, and Section 9.2: Definitions; 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 [5-0] to recommend approval of the request. Motion for approval was made by Commissioner Villareal and seconded by Commissioner Pruett. THIS ITEM HAS BEEN PLACED ON THE AGENDA DUE TO A TIE VOTE AT THE JULY 23, 2024 CITY COUNCIL MEETING. IN ORDER TO COMPLY WITH NOTICE REQUIREMENTS, NO ACTION WILL BE TAKEN ON THIS ITEM UNTIL THE SEPTEMBER 24, 2024 CITY COUNCIL MEETING. (DCA23-0002g, Short-Term Rentals, Angie Manglaris)

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Redline Short-Term Rental Code Amendments](#)

[Exhibit 4 - Short-Term Rental Survey Results](#)

[Exhibit 5- Survey Summary Presentation](#)

[Exhibit 6 - Public Comment](#)

[Exhibit 7 - Draft Ordinance](#)

[Exhibit 8 - Presentation](#)

- B. [Z24-0008a](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a request to rezone approximately 7.8 acres of land from Rural Residential (RR) District to Light Industrial (LI) District generally located approximately 400 feet south of US 380 and approximately 1,300 feet west of N. Masch Branch Road 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 [5-0] to recommend approval of the request. Motion for approval was made by Commissioner Ellis and seconded by Commissioner Pruett. (Z24-0008a, Billingsley D&D Inc.- RR to LI, Erin Stanley)

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Applicant's Project Narrative](#)

[Exhibit 4 - Site Location Map](#)

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

[Exhibit 6 - Existing Zoning Map](#)

[Exhibit 7 - Proposed Zoning Map](#)

[Exhibit 8 - Table of Allowed Uses](#)

[Exhibit 9 - Notification Map and Responses](#)

[Exhibit 10 - Sign Posting Affidavit and Photos](#)

[Exhibit 11 - Draft Ordinance](#)

[Exhibit 12 - Presentation](#)

- C. [DCA24-0008a](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas amending the Denton Development Code Subchapter 2. Administration and

Procedures, Subsection 2.3.3B Planning and Zoning Commission Operational Procedures; providing a severability clause and an effective date. The Planning and Zoning Commission voted [5-0] to recommend approval of the request. Motion for approval was made by Commissioner Villarreal and seconded by Commissioner Pruett. (DCA24-0008, P & Z Reconsideration Process, Keisha Cyriaano)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Draft Ordinance](#)
[Exhibit 4 - Presentation](#)

6. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ID 24-1382](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, approving a power purchase agreement between the City and SPRE Denton TX, LLC., a Texas Limited Liability Company; ratifying the equity investor letter agreement; and providing for an Effective Date. The Public Utilities Board recommends approval (6-0).

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

- B. [ID 24-1383](#) Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a lease with SPRE Denton TX, LLC for approximately 4 acres of City-owned property located in the City and County of Denton, Texas; and providing an effective date. The Public Utilities Board recommends approval (6-0).

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

- C. [ID 24-1421](#) Consider approval of a resolution of the City of Denton appointing a member to the Economic Development Partnership Board and the Tax Increment Reinvestment Zone Number Two Board; and providing an effective date.

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

- D. [ID 24-1511](#) Consider approval of a resolution of the City of Denton appointing members to the Community Partnership Committee; and providing an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet - council member appointments.pdf](#)
[Exhibit 2 - Proposed Resolution](#)
[Exhibit 3 - Presentation](#)

- E. [ID 24-1508](#) Consider approval of a resolution of the City of Denton appointing a member to the Tax Increment Reinvestment Zone Number One Board; and providing an effective date.

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

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 official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on August 2, 2024, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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.