



City of Denton

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

Meeting Agenda

City Council

Tuesday, December 5, 2017

12:00 PM

Work Session Room & Council Chambers

After determining that a quorum is present, the City Council of the City of Denton, Texas will convene in a Work Session on Tuesday, December 5, 2017 at 12:00 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:

1. Citizen Comments on Consent Agenda Items

This section of the agenda allows citizens to speak on Consent Agenda Items only. Each speaker will be given a total of three (3) minutes to address any items he/she wishes that are listed on the Consent Agenda. A Request to Speak Card should be completed and returned to the City Secretary before Council considers this item.

2. Requests for clarification of agenda items listed on the agenda for December 5, 2017.

3. Work Session Reports

- A. [ID 17-1315](#) Receive a report, hold a discussion, and give staff direction regarding the assessment and use of park land dedication and park development fees.

Attachments: [Exhibit 1 - Agenda Information Sheet.docx](#)
[Exhibit 2 - Ordinance 98-039.pdf](#)
[Exhibit 3 - Presentation.pdf](#)

- B. [ID 17-1321](#) Receive a report, hold a discussion, and give staff direction regarding the status and funding of the Vela Athletic Complex and the potential sale of City property on Highway 77 adjacent to North Lakes Park.

Attachments: [Exhibit 1 Agenda Information Sheet.docx](#)
[Exhibit 2 Map.pdf](#)
[Exhibit 3 Permitted Use Zoning Table.pdf](#)
[Exhibit 4 Presentation.pptx](#)

- C. [ID 17-1641](#) Receive a report, hold a discussion, and give staff direction regarding use of Tax Increment Reinvestment Zone No. 1 (Downtown TIF) funds for capital projects and the Downtown Reinvestment Grant Program.

Attachments: [Exhibit 1 Agenda Information Sheet](#)
[Exhibit 2 - 11-17-17 TIF Minutes.pdf](#)
[Exhibit 3 - Scenario A](#)
[Exhibit 4 - Scenario B](#)
[Exhibit 5 - Presentation](#)
[Exhibit 6 - Planned and Proposed Projects](#)

- D. [ID 17-1648](#) Receive a report, and hold a discussion, and give staff direction regarding the Credit and Collection Policy of the City Utility System.

Attachments: [Exhibit 1- Agenda Information Sheet.pdf](#)
 [Exhibit 2- Presentation.pdf](#)
 [Exhibit 3-Additional Data.pdf](#)
 [Exhibit 4- Additional Credit Score Data.pdf](#)

- E. [ID 17-1664](#) Receive a report, hold a discussion and give staff direction regarding a Citizen Comment Pilot Program for Section 3.B. (“Receive Scheduled Citizen Reports from Members of the Public”) items of the City Council’s Regular Meeting Agenda.

Attachments: [Exhibit 1 Agenda Information Sheet](#)
 [Exhibit 2 Draft Citizen Comment Pilot Program Ordinance](#)
 [Exhibit 3 Revised Council Comment video script.pdf](#)
 [Exhibit 4 Revised Section 3.B. of the Regular Meeting Agenda](#)
 [Exhibit 5 Presentation.pdf](#)

- F. [ID 17-1667](#) Receive a report, hold a discussion, and receive a report from attorney Alan Bojorquez regarding information related to ethics, common characteristics of municipal ethics ordinances, and options for scheduling additional meetings to draft an ethics ordinance.

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

NOTE: 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.

Regular Meeting of the City of Denton City Council at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

1. PLEDGE OF ALLEGIANCE

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

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

2. PROCLAMATIONS/PRESENTATIONS

- A. [ID 17-1615](#) Police Appreciation Day

3. PRESENTATION FROM MEMBERS OF THE PUBLIC

- A. Review of procedures for addressing the City Council.
 - B. Receive Scheduled Citizen Reports from Members of the Public.
1. [ID 17-1666](#) Robert Donnelly regarding City ethics.

C. Additional Citizen Reports - This section of the agenda permits any person not registered for a citizen report to make comments regarding public business on items not listed on the agenda. This is limited to two speakers per meeting with each speaker allowed a maximum of four (4) minutes. Such person(s) shall have filed a "Blue Card" requesting to speak during this period prior to the calling of this agenda item.

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 the Staff and approval thereof will be strictly on the basis of the Staff recommendations. Approval of the Consent Agenda authorizes the City Manager or his designee to implement each item in accordance with the Staff recommendations. The City Council has received background information and has had an opportunity to raise questions regarding these items prior to consideration.

Listed below are bids, purchase orders, contracts, and other items to be approved under the Consent Agenda (Agenda Items A – M). This listing is provided on the Consent Agenda to allow Council Members to discuss or withdraw an item prior to approval of the Consent Agenda. If no items are pulled, Consent Agenda Items A – M below 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 17-1598](#) Consider approval of an ordinance of the City of Denton, Texas approving a consent to assignment of an Airport Lease between Mark Hicks Transport, LLC. and Polygon Enterprises, Inc. and providing an effective date. Council Airport Committee recommends approval (2-0).

Attachments: [Exhibit 1 - AIS Mark Hicks Transport.pdf](#)
[Exhibit 2 - Mark Hicks Transport Location Map.pdf](#)
[Exhibit 3 - Request for Assignment.pdf](#)
[Exhibit 4 - Mark Hicks Transport - Lease Agreement.pdf](#)
[Exhibit 5 - Mark Hicks Transport - Lease Agreement First Amendment.pdf](#)
[Exhibit 6 - Ordinance.pdf](#)

- B. [ID 17-1599](#) Consider adoption of an ordinance of the City of Denton, Texas approving a consent to Collateral Assignment of an Airport Lease US Trinity Holdings, LLC and Guaranty Bank; and providing an effective date. The Council Airport Committee recommends adoption of the ordinance (2-0)

Attachments: [Exhibit 1 - AIS for US Trinity Holdings-Guaranty Bank.pdf](#)
[Exhibit 2 - Consent to Collateral Assignment of lease.pdf](#)
[Exhibit 3 - ORD - Consent to Collateral Assign.pdf](#)

- C. [ID 17-1611](#) Consider adoption of an ordinance of the City of Denton, Texas, amending Ordinance No. 2016-421 to prescribe updated titles and number of positions for certain classifications of Fire Department personnel; providing repealer, cumulative and severability clauses; and declaring an effective date.

Attachments: [Agenda Information Sheet.pdf](#)
[Ordinance.pdf](#)

- D. [ID 17-1616](#) Consider adoption of an ordinance accepting competitive bids and awarding a public works contract for the Cooper Creek Interceptor I and II project consisting of the replacement of approximately 7,000 feet of existing 21" and 24" clay sanitary sewer with new 84" Fiberglass Reinforced Pipe (FRP) and 30" Polymerized Vinyl Chloride (PVC) sanitary sewer along Cooper Creek between Prominence Parkway and Old North Road; providing for the expenditure of funds therefor; and providing an effective date (IFB 6576-awarded to Condie Construction Company, Inc., in the not-to-exceed amount of \$3,137,496). The Public Utilities Board recommends approval (7-0).

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

[Exhibit 2-Location Map.pdf](#)

[Exhibit 3-Bid Tabulation.pdf](#)

[Exhibit 4- PUB Minutes.pdf](#)

[Exhibit 5-Ordinance.pdf](#)

[Exhibit 6-Contract.pdf](#)

- E. [ID 17-1618](#) Consider adoption of an ordinance authorizing the City Manager to execute a Professional Services Agreement for engineering design services relating to the design, bid phase and construction services for the Lake Lewisville Water Treatment Plant Phase II Rehabilitation project which includes the design of a new main electrical control building, drainage improvements, zebra mussels control measures for both Lake Ray Roberts and Lake Lewisville raw water pump stations, and additional upgrades to improve operations of the water treatment plant; providing for the expenditure of funds therefor; and providing an effective date (RFQ 6305 awarded to Freese and Nichols, Inc. in the not-to-exceed amount of \$1,529,180). The Public Utilities Board recommends approval (7-0).

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

[Exhibit 2-Evaluation Sheet.pdf](#)

[Exhibit 3-CIP Detail Sheets.pdf](#)

[Exhibit 4-PUB Minutes.pdf](#)

[Exhibit 5-Ordinance.pdf](#)

[Exhibit 6-Contract.pdf](#)

- F. [ID 17-1638](#) Consider adoption of an ordinance amending Chapter 18 of the Code of Ordinances to revise the speed limits along on W. University Drive (US 380) from Bonnie Brae Street to Locust Street or US 77 at the expedited request of Texas Department of Transportation (TxDOT); providing a penalty of a fine not to exceed two hundred dollars (\$200.00); providing a severability clause, providing for publication; and declaring an effective date.

Attachments: [Agenda Information Sheet.pdf](#)

[Exhibit 1.pdf](#)

[Exhibit 2.pdf](#)

[Exhibit 3.pdf](#)

- G. [ID 17-1639](#) Consider adoption of an ordinance of the City of Denton authorizing an agreement between the City of Denton, Texas and Real Waves Radio Network for the purpose of

expenses for KUZU 92.9 LP; providing for the expenditure of funds therefor; and providing for an effective date. (\$1,750)

Attachments: [Exhibit 1 - Agenda Information Sheet - KUZU.docx](#)
 [Exhibit 2 - Ordinance and Agreement Real Waves Radio Network.pdf](#)

- H. [ID 17-1640](#) Consider adoption of an ordinance of the City of Denton authorizing an agreement between the City of Denton, Texas and the Denton Black Film Festival, for the purpose of expenses for the 2018 Denton Black Film Festival; authorizing the expenditure of funds; and providing for an effective date. (\$1,500)

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

- I. [ID 17-1656](#) Consider adoption of an ordinance of the City of Denton, Texas determining compensation in the form of a monthly stipend for the Mayor and City Council Members; establishing miscellaneous parameters for the administration of such stipends; providing for severability; and establishing an effective date.

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

- J. [ID 17-1663](#) Consider adoption of an ordinance of the City of Denton, Texas approving an Interlocal Agreement between the City of Denton and the City of Carrollton, Texas for internal auditing services; providing for an hourly rate for services; authorizing the expenditure of funds therefor; and providing an effective date (File 6648).

Attachments: [Exhibit 1-Agenda Information Sheet.pdf](#)
 [Exhibit 2-Ordinance.pdf](#)
 [Exhibit 3-Interlocal Agreement.pdf](#)

- K. [ID 17-1657](#) Consider adoption of an ordinance authorizing the City Manager to execute a Professional Services Agreement for contract administration services; providing for the expenditure of funds therefor; and providing an effective date (File 6644 awarded to Crawford and Associates, P.C. in the not-to-exceed amount of \$40,000).

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

- L. [ID 17-1662](#) Consider adoption of an ordinance approving the expenditure of funds for the purchase of Annual Maintenance for the City of Denton Cisco Networked Devices (SmartNet) including switches, routers, wireless and Cisco IP phone equipment including 24 hour/7 days per week Technical Assistance Center (TAC) support on all equipment located in City of Denton facilities as awarded by the State of Texas Department of Information Resources (DIR) through the Go DIRect Program, Contract Number DIR-TSO-2542; providing for the expenditure of funds therefor; and providing an effective date (File 6645- awarded to Presidio Networked Solutions Group, LLC in the not-to-exceed amount of \$164,531.40).

Attachments: [Exhibit 1-Agenda Information Sheet.pdf](#)
 [Exhibit 2-Cost Comparison Analysis.pdf](#)
 [Exhibit 3-Quote.pdf](#)
 [Exhibit 4-Ordinance.pdf](#)

- M. [ID 17-1678](#) Consider adoption of an ordinance of the City of Denton terminating the lease agreement as amended, to the extent the same was properly assigned, between the City and Opala, LLC, a Texas limited liability company; terminating Opala, LLC's tenancy, if any, in 1301 S. Mayhill Rd. and 1001 S. Mayhill Rd., Buildings 101 and 102, Denton, Texas; providing a severability clause; and providing an effective date.

Attachments: [Opala AIS - Dec. 5](#)
 [Opala Ordinance w Exhibits - Dec. 5](#)

5. ITEMS FOR INDIVIDUAL CONSIDERATION – CONSIDERATION OF THE USE OF EMINENT DOMAIN TO CONDEMN REAL PROPERTY INTERESTS

- A. [ID 17-1621](#) Consider adoption of an ordinance of the City of Denton finding that a public use and necessity exists to acquire a permanent easement covering a 0.023 acre tract of land situated in the Eugene Puchalski Survey, Abstract No. 996, City of Denton, Denton County, Texas (the "Property Interests"), for the public use of, expansion, construction, maintenance, and operation of an electric transmission line, ancillary facilities, and structures; authorizing the City Manager, or his designee, to acquire the property interests by agreement including making all offers required by law; authorizing the use of the power of eminent domain to condemn the property interests if an agreement cannot be reached; authorizing the City Attorney or his designee to file eminent domain proceedings if necessary; authorizing the expenditure of funds; making findings; providing a savings clause; and providing an effective date. [Hickory to Locust TM Line - Tract 76]

Attachments: [Exhibit 1 - Agenda Information Sheet.pdf](#)
 [Exhibit 2 - Ordinance.pdf](#)
 [Exhibit 3 - Easement Map.pdf](#)
 [Exhibit 4 - Motion.pdf](#)

6. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ID 17-1637](#) Consider approval of resolution casting votes for membership to the Board of Directors of the Denton Central Appraisal District; and declaring an effective date.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 DCAD Letter and Nominee Applications](#)
 [Exhibit 3 - Ordinance](#)

- B. [ID 17-1642](#) Consider appointment of three members to the Tax Increment Reinvestment Zone No. 1 (Downtown TIF) Board and appoint a Chairperson of the Board.

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

[Exhibit 2 - 11 17 2017 TIF Minutes](#)

[Exhibit 3 - Ordinance](#)

[Exhibit 4 - Presentation](#)

- C. [ID 17-1665](#) Consider adoption of an ordinance of the City of Denton, Texas approving an agreed amendment to Article 12 of the existing meet and confer agreement between the City of Denton and the Denton Fire Fighters Association, relating to the funding of fire pensions; and providing an effective date.

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

[Exhibit 2 - TMRS and DFRRF Overview for City Council.pdf](#)

[Exhibit 3 - DFRRF Actuarial Valuation.pdf](#)

[Exhibit 4 - Funding Request Letter to City Council.pdf](#)

[Exhibit 5 - Denton Fireman's Relief and Retirement Fund \(DFRRF\).pdf](#)

[Exhibit 6 - Ordinance Approving Amendment to Fire Meet and Confer Agreeeme](#)

- D. [ID 17-1677](#) Continue to consider adoption of an ordinance authorizing a development agreement between the City of Denton and DW Carmel, LLC (the “Developer”); providing for the payment by the Developer to the City of Four Hundred Thousand Dollars and No Cents (\$400,000.00) for the City to construct the balance of the Edwards Road perimeter paving improvements required by Phase 5A and 5B of the Villages of Carmel addition(s) to the City of Denton, as Developer’s contribution; authorizing the City Manager to execute the agreement; and providing for an effective date. (Edwards Road paving improvements - Villages of Carmel subdivision) [Originally posted as File ID 17-1402 and considered on November 7, 2017]

Attachments: [Exhibit 1 - AIS - VOC Edwards Road Dev. Agreement.pdf](#)

[Exhibit 2 - Villages of Carmel Location Map.pdf](#)

[Exhibit 3 - Villages of Carmel Site Map.pdf](#)

[Exhibit 4 - Ordinance - VOC Dev. Agmt. Edwards Rd.pdf](#)

7. PUBLIC HEARINGS

- A. [Z17-0025a](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a zoning change from Neighborhood Residential 2 (NR-2) district and use classification to a Regional Center Commercial Downtown (RCC-D) district and use classification on approximately 88.725 acres of land generally located south of University Drive (US 380), approximately 1,500 feet west of Interstate 35 (I-35), 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 APPLICANT HAS REQUESTED THAT THE ITEM BE POSTPONED TO THE FEBRUARY 6, 2018 MEETING.

Attachments: [Exhibit 1 - Agenda Information Sheet.pdf](#)
 [Exhibit 2 - Applicant's Project Narrative.pdf](#)

- B. [Z17-0024a](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, to rezone approximately 7.14 acres from a Neighborhood Residential 2 (NR-2) District to a Neighborhood Residential 6 (NR-6) District. The property is generally located on the south side of Audra Lane approximately 265 feet east of Nottingham Drive. The Planning and Zoning Commission voted 4-0 to approve the request. (Z17-0024, Yale Development).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Aerial Map](#)
 [Exhibit 4 - Zoning Map](#)
 [Exhibit 5 - Future Land Use Map](#)
 [Exhibit 6 - Proposed Zoning Map](#)
 [Exhibit 7 - Comparison of Permitted Uses](#)
 [Exhibit 8 - Notification Map and Responses](#)
 [Exhibit 9 - Presentation Slides](#)
 [Exhibit 10 - Draft Ordinance](#)

- C. [Z17-0023b](#) Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding an initial zoning classification of Neighborhood Residential 6 (NR-6) District on approximately 16.39 acres. The property is generally located at the northeast corner of Mayhill Road and Mills Road. The Planning and Zoning Commission voted 7-0 to approve the request. (Z17-0023, Cope Addition).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Aerial Map](#)
 [Exhibit 4 - Zoning Map](#)
 [Exhibit 5 - Proposed Zoning Map](#)
 [Exhibit 6 - Future Land Use Map](#)
 [Exhibit 7 - Comparison of Permitted Uses](#)
 [Exhibit 8 - Public Notification Map and Responses](#)
 [Exhibit 9 - Presentation Slides](#)
 [Exhibit 10 - Draft Planning Zoning Commission Meeting Minutes](#)
 [Exhibit 11 - Draft Ordinance](#)

- D. [Z17-0016a](#) Hold a public hearing and consider adoption of an ordinance to rezone approximately 71.76 acres from an Industrial Center Employment (IC-E) District to a Neighborhood Residential Mixed-Use (NRMU) District. The property is generally located on the south side of West Oak Street approximately 290 feet west of the Interstate Highway 35 service road in the City of Denton, Denton County, Texas. The Planning and Zoning

Commission recommended approval of the request (4-3). (Z17-0016, Retreat at Denton).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Aerial Map](#)
 [Exhibit 4 - Zoning Map](#)
 [Exhibit 5 - Future Land Use Map](#)
 [Exhibit 6 - Proposed Zoning Map](#)
 [Exhibit 7 - Comparison of Permitted Uses](#)
 [Exhibit 8 - Notification Map and Responses](#)
 [Exhibit 9 - Presentation Slides](#)
 [Exhibit 10 - Draft Ordinance](#)

- E. [S17-0009a](#) Hold a public hearing and consider adoption of an ordinance for a Specific Use Permit for 71.76 acres of land, specifically to allow for a multi-family residential use on approximately 32.60 acres and to allow for an outdoor recreation use on approximately 19.90 acres. The property is generally located on the south side of West Oak Street approximately 290 feet west of the Interstate Highway 35 service road in the City of Denton, Denton County, Texas. The Planning and Zoning Commission recommended approval with conditions (4-3). (S17-0009, Retreat at Denton).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Aerial Map](#)
 [Exhibit 4 - Conceptual Site Plan](#)
 [Exhibit 5 - Conceptual Landscape Plan](#)
 [Exhibit 6 - Sample Building Elevations](#)
 [Exhibit 7 - Notification Map](#)
 [Exhibit 8 - Presentation Slides](#)
 [Exhibit 9 - Draft Ordinance](#)

- F. [Z17-0008a](#) Hold a public hearing and consider adoption of an ordinance to rezone approximately 7.5 acres from a Community Mixed Use General (CM-G) District to a Neighborhood Residential Mixed-Use (NRMU) District. The property is generally located on the northeast corner of East Sherman Drive and Poinsettia Boulevard in the City of Denton, Denton County, Texas. The Planning and Zoning Commission recommended approval of the request (4-0). (Z17-0008, Palladium Denton, Julie Wyatt).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Aerial Map](#)
 [Exhibit 4 - Zoning Map](#)
 [Exhibit 5 - Future Land Use Map](#)
 [Exhibit 6 - Permitted Use Comparison](#)
 [Exhibit 7 - Proposed Zoning](#)
 [Exhibit 8 - Notification Map and Responses.pdf](#)
 [Exhibit 9 - Presentation](#)
 [Exhibit 10 - Draft Ordinance](#)

- G. [S17-0010a](#) Hold a public hearing and consider adoption of an ordinance for a Specific Use Permit for 7.5 acres of land, specifically to allow for a multi-family residential use. The property is generally located on the northeast corner of East Sherman Drive and Poinsettia Boulevard in the City of Denton, Denton County, Texas. The Planning and Zoning Commission recommended approval of the request, subject to conditions (4-0). (S17-0010, Palladium, Julie Wyatt).

Attachments: [Exhibit 1 - Agenda Information Sheet.pdf](#)
 [Exhibit 2 - Staff Analysis.pdf](#)
 [Exhibit 3 - Aerial Map.pdf](#)
 [Exhibit 4 - Future Land Use Map.pdf](#)
 [Exhibit 5 - Conceptual Site Plan.pdf](#)
 [Exhibit 6 - Conceptual Architectural Rendering.pdf](#)
 [Exhibit 7 - Notification Map and Responses.pdf](#)
 [Exhibit 8 - Presentation.pdf](#)
 [Exhibit 9 - Draft Ordinance.pdf](#)

- H. [PDA17-0006a](#) Hold a public hearing and consider approval of an ordinance regarding a Detail Plan for Planned Development 12 (PD-12) District to depict a new or used car sales lot on approximately 7.11 acres out of a 34.40-acre tract. The property is generally located on the west side of I-35E, approximately 3,200 feet southeast of State School Road. The Planning and Zoning Commission voted to approve the request (7-0). (PDA17-0006, CarMax).

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Aerial Map](#)
[Exhibit 4 - Zoning Map](#)
[Exhibit 5 - Future Land Use Map](#)
[Exhibit 6 - Proposed Site Plan](#)
[Exhibit 7 - Proposed Landscape Plan](#)
[Exhibit 8 - Proposed Elevations](#)
[Exhibit 9 - Notification Map and Responses](#)
[Exhibit 10 - Presentation](#)
[Exhibit 11 - Planning Zoning Commission Meeting Minutes](#)
[Exhibit 12 - Draft Ordinance](#)

- I. [Z17-0022b](#) Hold a public hearing and consider adoption of an ordinance for an initial zoning of Neighborhood Residential Mixed Use (NRMU) District on approximately 6 acres. The property is generally located on the east side of the future FM 2499 alignment, approximately 1,400 feet south of Robinson Road. The Planning and Zoning Commission recommended approval with a Mixed Use Residential Protection Overlay (7-0) (Z17-0022, Eastside at Oakmont, Julie Wyatt).

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Aerial Map](#)
[Exhibit 4 - Zoning Map](#)
[Exhibit 5 - Future Land Use Map](#)
[Exhibit 6 - Permitted Use Comparison](#)
[Exhibit 7 - Proposed Zoning Map](#)
[Exhibit 8 - Notification Map and Responses](#)
[Exhibit 9 - Presentation](#)
[Exhibit 10 - Planning and Zoning Commission Meeting Minutes](#)
[Exhibit 11 - Draft Ordinance](#)

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 bulletin board at the City Hall of the City of Denton, Texas, on the _____ day of _____, 2017 at _____ o'clock (a.m.) (p.m.)

CITY SECRETARY

NOTE: THE CITY OF DENTON CITY COUNCIL WORK SESSION ROOM AND COUNCIL CHAMBERS ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE 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 349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT A SIGN LANGUAGE INTERPRETER CAN BE SCHEDULED THROUGH THE CITY SECRETARY'S OFFICE.