CITY OF DENTON CITY COUNCIL MINUTES

October 15, 2024

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Work Session on Tuesday, October 15, 2024, at 2:01 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Mayor Gerard Hudspeth, Mayor Pro Tem Paul Meltzer and Council Members Brian Beck, Vicki Byrd, Joe Holland, Jill Jester, and Brandon Chase McGee

ABSENT: None

Also present were Assistant City Manager Frank Dixon and City Attorney Mack Reinwand.

The posted agenda noted the registration process for in-person, call-in, and public participation at this meeting. While citizen commentary received via the online registration process was not read, each member for the City Council received each online commentary as it was submitted. In-person, call-in, and online comments received are reflected in the exhibit to the minutes of this meeting.

WORK SESSION

1. Citizen Comments on Consent Agenda Items

All members of the City Council received the comments as submitted and had the opportunity to review all submissions prior to the start of the meeting and consider such comments when voting on the item. The summary of public commentary/registrations are noted on Exhibit A.

2. Requests for clarification of agenda items listed on this agenda for public hearing and individual consideration.

• Clarification:

None

• Pulled For Individual Consideration:

o Council Member Beck: Item 4.B ID 24-503

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]

The item was presented and discussion followed.

Following discussion, there was no direction provided.

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]

The item was presented and discussion followed.

Following discussion, City Council consensus was to proceed with the public hearing as scheduled on October 22, 2024.

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]

The item was presented and discussion followed.

Following discussion, City Council consensus was to direct the Board of Ethics to review the sections of the Ethics Ordinance listed in the presentation for recommendations.

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.

The item was presented and discussion followed.

Following discussion, there was insufficient support to suspend the Rules of Procedure to allow for consideration of the nomination of Erica Garland to the Planning and Zoning Commission.

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]

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.

Following discussion, City Council consensus was as follows:

o Consensus for staff to evaluate the pitch in an Informal Staff Report.

Receive a report, hold a discussion, and give staff direction on pending City Council requests for: 2.) Increasing Denton's tree canopy by 5% by 2040 and using the tree fund for additional staff.

Following discussion, City Council consensus was as follows:

o Consensus for staff to evaluate the pitch in an Informal Staff Report.

The work session ended at 3:51 p.m.

CLOSED MEETING

1. **Closed Meeting:**

1. The City Council convened into a Closed Meeting at 3:51 p.m. consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows:

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.
DELIBERATED

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.
DELIBERATED

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.
DELIBERATED

The closed meeting started at 3:51 p.m. and ended at 4:54 p.m. No votes or actions were taken during the closed meeting.

REGULAR MEETING

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Regular Meeting on Tuesday, October 15, 2024, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Mayor Gerard Hudspeth, Mayor Pro Tem Paul Meltzer and Council Members Brian Beck, Vicki Byrd, Joe Holland, Jill Jester, and Brandon Chase McGee

ABSENT: None

Also present were Assistant City Manager Frank Dixon and City Attorney Mack Reinwand.

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag
B. Texas Flag

2. PROCLAMATIONS/PRESENTATIONS

A. ID 24-2016 Proclamation: Texas Master Naturalist - Elm Fork Chapter Celebrating 25 Years of Service
PRESENTED

B. ID 24-2017 Proclamation: Friends of the Libraries Week
PRESENTED

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.
PRESENTED

b. ID 24-1968 Mr. John Gilcrease regarding Gunner.
PRESENTED

c. ID 24-1969 Ms. Shannon Greer regarding Gunner.
PRESENTED

d. ID 24-1970 Ms. Kristine Bray regarding pedestrian safety on McKinney Street.
PRESENTED

e. ID 24-1971 Ms. Jenn Sansing regarding pedestrian safety on McKinney Street.
PRESENTED

f. ID 24-1972 Mr. Charles Lee regarding short term rentals.
PRESENTED

g. ID 24-1973 Ms. Emily Rottenberg regarding Gunner.
PRESENTED

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.

Citizen comments received are noted on Exhibit A.

4. CONSENT AGENDA

The Consent Agenda consisted of Items 4. A - X. During the Work Session held earlier in the day, Item 4.B was pulled for Individual Consideration by Council Member Beck.

Council Member Beck moved to adopt the Consent Agenda, now consisting of Items 4.A and 4.C - 4.X. Motion seconded by Mayor Pro Tem Meltzer.

Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

A. ID 24-436 Consider approval of the minutes of the September 10, 2024 Budget Meeting and September 17, 2024 Regular Meeting.
APPROVED

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.
ASSIGNED RESOLUTION NO. 24-1955

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).
ASSIGNED ORDINANCE NO. 24-2037

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.
ASSIGNED RESOLUTION NO. 24-2044

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).
ASSIGNED ORDINANCE NO. 24-1960

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)
ASSIGNED RESOLUTION NO. 24-1982

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.
ASSIGNED ORDINANCE NO. 24-1804

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.
ASSIGNED ORDINANCE NO. 24-1963

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).
ASSIGNED ORDINANCE NO. 24-1648

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.
ASSIGNED ORDINANCE NO. 24-1668

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.
ASSIGNED ORDINANCE NO. 24-1669

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.
ASSIGNED RESOLUTION NO. 24-1933

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.
ASSIGNED ORDINANCE NO. 24-1934

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.
ASSIGNED RESOLUTION NO. 24-1956

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).
ASSIGNED ORDINANCE NO. 24-1978

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).
ASSIGNED ORDINANCE NO. 24-1979

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).
ASSIGNED ORDINANCE NO. 24-1980

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).
ASSIGNED ORDINANCE NO. 24-1981

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).

ASSIGNED ORDINANCE NO. 24-1984

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).

ASSIGNED ORDINANCE NO. 24-1985

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).

ASSIGNED ORDINANCE NO. 24-1983

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.

ASSIGNED ORDINANCE NO. 24-2019

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

APPROVED APPOINTMENT AND REAPPOINTMENT TO THE DOWNTOWN DENTON TIRZ #1 BOARD AS LISTED ON EXHIBIT C

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

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.

Pulled for Individual Consideration by Council Member Beck.

There were no online registrations or call-ins on the item.

Discussion was held.

Council Member McGee moved to adopt the Item ID 24-503 except for the nomination of Erica Garland. Motion seconded by Council Member Beck.

Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

The nomination of Erica Garland to the Planning and Zoning Commission was not considered by Council in accordance with the Rules of Procedure.

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)
ASSIGNED ORDINANCE NO. A24-0003

There were no online registrations or call-ins on the item.

Citizen comments received are noted on Exhibit A.

The item was presented, and discussion followed.

Following discussion, Council Member Beck moved to adopt the item as presented. Motion seconded by Council Member Byrd.

Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

6. PUBLIC HEARINGS

A. DCA24-0010a 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 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).
ASSIGNED ORDINANCE NO. DCA24-0010a

All members of the City Council received the comments as submitted and had the opportunity to review all submissions prior to the start of the meeting and consider such comments when voting on the item. The summary of public commentary/registrations are noted on Exhibit A.

The item was presented and discussion followed.

The public hearing was opened and citizen comments received are noted on Exhibit A.

With no other callers on queue, the public hearing was closed.

Following discussion, Council Member McGee moved to adopt the item as presented. Motion seconded by Mayor Pro Tem Meltzer.

Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

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)
ASSIGNED ORDINANCE NO. PD24-0002a

All members of the City Council received the comments as submitted and had the opportunity to review all submissions prior to the start of the meeting and consider such comments when voting on the item. The summary of public commentary/registrations are noted on Exhibit A.

The item was presented and discussion followed.

The public hearing was opened and citizen comments received are noted on Exhibit A.

With no other callers on queue, the public hearing was closed.

Following discussion, Mayor Pro Tem Meltzer moved to adopt the item as presented. Motion seconded by Council Member Beck.

Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

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)

There were no online registrations or call-ins on the item.

The item was presented and discussion followed.

The public hearing was opened and with no callers in the queue, the public hearing was closed.

There was no action taken as the item was only a public hearing.

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.

There were no online registrations or call-ins on the item.

The item was presented and discussion followed.

The public hearing was opened and with no callers in the queue, the public hearing was closed.

There was no action taken as the item was only a public hearing.

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)
ASSIGNED ORDINANCE NO. PD24-0004b

All members of the City Council received the comments as submitted and had the opportunity to review all submissions prior to the start of the meeting and consider such comments when voting on the item. The summary of public commentary/registrations are noted on Exhibit A.

The item was presented and discussion followed.

The public hearing was opened and citizen comments received are noted on Exhibit A.

With no other callers on queue, the public hearing was closed.

Following discussion, Council Member Hudspeth moved to adopt the item as presented. Motion seconded by Council Member Byrd.

Motion carried.

AYES (6): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Beck, Byrd, Jester, and McGee

NAYS (1): Council Member Holland

The City Council recessed at 10:33 p.m. for a short break. The meeting reconvened at 10:49 p.m.

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.
ASSIGNED ORDINANCE NO. 24-1647

There were no online registrations or call-ins on the item.

The item was presented, and no discussion followed.

Council Member Beck moved to adopt the item as presented. Motion seconded by Council Member Byrd.

Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

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.
ASSIGNED ORDINANCE NO. 24-1662

There were no online registrations or call-ins on the item.

The item was presented, and discussion followed.

Following discussion, Council Member Beck moved to adopt the item as presented. Motion seconded by Mayor Pro Tem Meltzer.

Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (0): None

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)
ASSIGNED ORDINANCE NO. A24-0003b

There were no online registrations or call-ins on the item.

The item was presented, and discussion followed.

Citizen comments received are noted on Exhibit A.

There was no action taken as the item was only the first of two readings of the ordinance.

8. CONCLUDING ITEMS

None

With no further business, the meeting was adjourned at 11:11 p.m.

GERARD HUDSPETH
MAYOR
CITY OF DENTON, TEXAS

LAUREN THODEN
CITY SECRETARY
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: November 19, 2025

October 15, 2024 City Council Regular Meeting - EXHIBIT A

Name	Last	Address	City	Agenda Item	Position	Method	Comments
Charles	Lee	624 W. University	Denton	A24-0003	Opposed	Individual Consideration	
Carrie	Bougus	2250 Hunters Creek	Denton	DCA-0010a	Support	White Card	
Liam	Gaume-Wakefield	411 Ponder Ave.	Denton	DCA-0010a	Support	Public Hearing	
Kristine	Bray	1204 Cordeu St.	Denton	DCA24-0010a	Support	Public Hearing	
Charles	Lee	624 W. University	Denton	DCA24-0010a	Opposed	Public Hearing	
Amanda	Conway	1012 N Locust		DCA24-0010a	Support	Public Hearing	
Suzanne	Rumohr	1700 Crescent St	Denton	DCA24-0010a	Support	Public Hearing	
Tammy	Elkon	219 Ave F		DCA24-0010a		Public Hearing	
Lyd	Clark	124 Forest St.	Denton	DCA24-0010a	Support	Public Hearing	
Oliver	Merritt	1407 Kerley St.	Denton	DCA24-0010a			
Aimee	Bissett	109 N Elm	Denton	PD24-0002a	Support	Public Hearing	
Liam	Gaume-Wakefield			PD24-0002a	Support	Public Hearing	
Anna	Howington	1122 Panhandle St.	Denton	PD24-0002a	Opposed	Public Hearing	
Kristine	Bray	1204 Cordell St.	Denton	PD24-0002a	Support	Public Hearing	
Jacob	White	119 Gable Court	Denton	PD24-0002a	Opposed	Public Hearing	
Larry	Bell	130 Gable Ct.	Denton	PD24-0002a	Opposed	Public Hearing	
Charles	Lee			PD24-0002a	Opposed	Public Hearing	
Suzanne	Rumohr	1700 Crescent St	Denton	PD24-0002a	Support	Public Hearing	
Isabel	Echols	1506 Creek Ave.	Denton	PD24-0002a		Public Hearing	
Anna	Howington	1122 Panhandle St.	Denton	PD24-0002a	Support	Public Hearing	
Kristine	Bray	1204 Cordell St.	Denton	A24-0003a	Support	Public Hearing	
Rob	Daake	322 W. Walnut St.	Celina	PD24-0004b	Support	Public Hearing	
Charles	Lee			A24-0003a	Opposed	Public Hearing	
Barbara	Whitson	1805 Woodbrook St.	Denton	PD24-0004b	Opposed	White Card	
Alexa	Knight	322 W. Walnut St.	Celina	PD24-0004b		Public Hearing	Developer
Liam	Gaume-Wakefield			PD24-0004b	Support	Public Hearing	
Patricia	Wood	2800 Paisley St.	Denton	PD24-0004b	Opposed	Public Hearing	
Kristine	Bray	1204 Cordell St.	Denton	PD24-0004b	Support	Public Hearing	
Charles	Lee			PD24-0004b	Opposed	Public Hearing	
Suzanne	Rumohr	1700 Crescent St	Denton	PD24-0004b	Support	Public Hearing	
Matt	Muraki	2416 Longmeadow St.	Denton	PD24-0004b	Opposed	Public Hearing	
Allyson	Muraki	2416 Longmeadow St.	Denton	PD24-0004b		Public Hearing	
Jenn	Sansing	2700 E. McKinney, Apt. 5113	Denton	PD24-0004b	Support	Public Hearing	
Barbara	Whitson	1805 Woodbrook St.	Denton	PD24-0004b	Opposed	Public Hearing	
Charles	Lee			PD24-0003b	Opposed	Individual Consideration	
John	Folsom			DCA24-0010a	Support	E-Comment	I support the adoption of this ordinance. Like much of our nation, Denton is suffering from corporate abuses of the housing market. Some regulation is needed to prevent otherwise stable families from becoming unhomed. I believe this ordinance is a good first step, but a progressive tax on the ownership of multiple single-family homes also help make local housing more affordable.
Zachary	Cathcart			DCA24-0010a	Support	E-Comment	I think housing affordability is a major issue in people's minds today, and any effort to help ease that burden should be implemented. Opposing even this small step is a signal, to me, that making sure citizens of Denton have access to housing is not a priority in the councils mind. I don't know what else could be more important, but to me the idea of being able to have shelter is the bedrock of any community building .
Wouter	Van Erve			DCA24-0010a	Support	E-Comment	I support this ordinance because it puts homeownership and therefore wealth building within reach of more members of the Denton community. This can help many more Dentonites get ahead in life, and provide them with a stable place to live on top of that.
Suzi	Rumhor			DCA24-0010a	Support	E-Comment	While I wish the incentives were more substantial, this is a good first step towards incentivizing housing options at a lower price point. There are many more steps we need to take and tools we need to implement. There is no single solution to the housing crisis. Let's implement these incentives and then work on the next tool to put housing in financial reach of more people.
Jenn	Sansing			DCA24-0010a	Support	E-Comment	I support the adoption of this ordinance because our city desperately needs more affordable housing. Having more affordable housing available would help ease the burden for our unhoused neighbors.
Charles	Wood			PD24-0002a	Support	E-Comment	I support this mixed-use planned development to help encourage walkability within Denton
John	Folsom			PD24-0002a	Support	E-Comment	Mixed use neighborhoods make better use of acreage in terms of population density, housing availability, utility and road maintenance costs, and property tax revenue generated. I strongly support the adoption of this ordinance and it's long term affects on the health of our community.
Zachary	Cathcart			PD24-0002a	Support	E-Comment	It seems that all parties involved have negotiated and come to a consensus that satisfies all involved. I hope that council will have the presence of mind to understand that such consensus comes all too rarely, and that it would be a huge waste of valuable community input to dismiss the plan put forward. Please vote to approve this and let us welcome our new neighbors into the great city of Denton.
James	McBennett			PD24-0002a	Support	E-Comment	I support this project as it follows the city's plan.
Wouter	Van Erve			PD24-0002a	Support	E-Comment	I am writing in support of this project, as it aligns perfectly with our Denton 2040 Comprehensive Plan. The plan calls for the promotion of infill development and locating residents close to existing services, and by building a community for 1,100 new residents close to stores, libraries, and existing schools would go a long way towards realizing that vision.
Drew	Christ			PD24-0002a	Support	E-Comment	I support this rezoning as it aligns with the Denton 2040 Comp Plan. To provide housing for 1100 new residents within walking and biking distance of multiple businesses, parks, schools, and other amenities is incredible. Let's welcome new neighbors!