



# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**CM:** Todd Hileman

**DATE:** May 9, 2018

### **SUBJECT**

Receive a report, hold a discussion, and give staff direction regarding the Courthouse Square Design Standards.

### **BACKGROUND**

The fire on the Denton Square and the resulting demolition of the Downtown Mini Mall highlighted the lack of downtown standards to preserve the unique character of the Square. Development Services was tasked with developing draft standards for the area.

Pursuant to this request, the Department of Development Services researched seven Texas cities which have design standards for their downtown and/or historic downtown areas. Those cities were Fort Worth, McKinney, Waco, Roanoke, Bastrop, Coppell, and Grapevine. From this research, a draft of proposed standards for the Denton Square was developed.

Recognizing the importance of stakeholder feedback early in the process, Development Services met with four key groups to present the draft standards:

- Downtown property owners and businesses – 2/26/18
- Downtown Task Force – 3/8/18
- Denton Main Street Association – 3/21/18
- Historic Landmark Commission – 4/9/18

All were supportive of the draft standards, while offering useful feedback, which has resulted in the text presented.

### **DISCUSSION:**

The purpose of presenting the draft Design Standards to the Planning and Zoning Commission (P&Z) is to receive feedback and, if necessary, revise the draft.

### **NEXT STEPS:**

The revised draft will be presented to City Council at their June 5, 2018 work session for additional feedback. A final draft will then be provided to the building and property owners directly affected by the change. It is expected that a public hearing on this item will be scheduled for P&Z in July/August and City Council for adoption in August/September.

## **OPTIONS**

1. Proceed with draft standards as presented
2. Proceed with draft standards with modifications

## **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

On March 8, 2018, the Downtown Task Force reviewed the draft Design Standards, which they provided an Informal Resolution of Support.

On March 21, 2018, the Main Street Association reviewed the draft Design Standards, which they provided an Informal Resolution of Support.

On April 9, 2018, the Historic Landmark Commission reviewed the draft Design Standards, which they provided an Informal Resolution of Support.

## **STRATEGIC PLAN RELATIONSHIP**

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

**Related Key Focus Area: Economic Development**

**Related Goal: 3.4 Encourage development, redevelopment, recruitment, and retention**

## **EXHIBITS**

1. Agenda Information Sheet
2. Building Edge and Architecture: Standards and Guidelines for the Denton Square
3. Understanding the District

Respectfully submitted:  
Richard Cannone, AICP  
Interim Director of Planning

Prepared by:  
Sean Jacobson  
Assistant Planner