



AGENDA INFORMATION SHEET

DEPARTMENT: Engineering
DCM: Cassey Ogden
DATE: February 3, 2026

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas amending the Denton Design Criteria Manual; authorizing the City Manager to execute stormwater facility maintenance agreements; and providing for severability, a savings clause and an effective date.

BACKGROUND

To assist developers and design professionals in preparing and submitting required plans and permits for proposed developments, staff has prepared updates to the Design Criteria Manual listed below. Staff has taken the approach to provide periodic updates and modifications to the Design Criteria Manual to keep the document up to date with current design and construction standards, as well as address issues observed during construction, and operation and maintenance of public facilities.

In July 2024 the Solid Waste and Recycling Criteria Manual, Stormwater Design Criteria Manual, Transportation Design Criteria Manual, the Water and Wastewater Criteria Manual, and the Streetlight Design Criteria were updated to combine the five manuals into a single document, formatted to be uniform and consistent with the Denton Development Code. Following this significant update to the design document, Staff is proposing some additional updates to increase options for development within the City while ensuring all public infrastructure is designed and constructed to a high quality.

Solid Waste and Recycling Design Criteria Manual

- Provides design requirements for single and dual side-load commercial container enclosures.

Stormwater Design Criteria Manual

- In addition to reinforced concrete, polypropylene will now be an allowed material for public storm drain systems.
- Detention structures will no longer be required to be designed for extended detention for water quality.
- Any development disturbing more than one acre must treat their stormwater runoff either through extended detention or include site development controls necessary to remove 80% of the total suspended solids.
- Stormwater Facility Maintenance Agreements are required for any private stormwater structure which affects the public interest, such as a detention pond. These agreements clearly establish the

maintenance responsibility for these facilities and provide the facility owner with inspection and maintenance plans developed by the design engineer. The proposed ordinance would allow the City Manager to enter into these agreements on behalf of the City of Denton.

Transportation Design Criteria Manual

- Adds a new street classification – ‘Major Collector’
- Revises the roadway geometry standards table. Adds secondary arterial (one-way), major collector, and added additional notes guiding the development applications.
- Updates the Bike-Ped TIA requirements to match TIA scoping process.
- Updates ‘on-street’ parking requirements.
- Revises the Fire Apparatus access road standards.

Water and Wastewater Design Criteria Manual

- Revises order of sections & consolidate information into relevant sections/subsection.
- Specifies a maximum daily demand and fire flow velocity limits within the water distribution system.
- Requires geotechnical studies and reports during design.
- Provides additional design criteria for lift stations including generator design, hoist requirements, and instrumentation and controls updates.

Streetlight Design Criteria Manual

- Provides a new style of light as an alternate for the 35’ white concrete poles.
- Updates part descriptions for clarity.
- Provides updated process information on how streetlight changes are processed.

Environmentally Sensitive Areas Design Criteria Manual

Additionally, a new section has been added to the Design Criteria Manual to provide requirements for developing in Environmentally Sensitive Areas (ESAs). This new section addresses the process for how to identify ESAs, how to assess ESAs, and how ESAs must be preserved and restored.

PUBLIC OUTREACH

To give an opportunity for the public to provide feedback on the draft Design Criteria Manual updates, staff hosted a Developer Town Hall meeting on October 22, 2025. At the Town Hall meeting, the same Design Criteria Manual updates were presented to the attendees who had the opportunity to ask questions and/or provide comments.

On October 22, 2025, the Planning and Zoning Commission received a presentation, held a discussion and provided suggestions or recommendations regarding updates to the City Criteria Manuals.

On October 24, 2025, the proposed updates were published online on the City of Denton website to solicit feedback and comments.

On November 13, 2025, staff presented to the Denton Chapter of the Texas Society of Professional Engineers and held a discussion regarding the proposed changes.

On December 15, 2025, the Public Utilities Board received a presentation, held a discussion and provided suggestions or recommendations regarding updates to the Criteria Manuals.

On December 17, 2025, the Mobility Committee received a presentation, held a discussion and provided suggestions or recommendations regarding updates to the Criteria Manuals.

On December 19, 2025, staff prepared an informal staff report to the Mayor and City Council discussing the proposed Criteria Manual updates which was included in the Friday Staff Report.

OPTIONS

1. Approve
2. Deny
3. Postpone Item

RECOMMENDATIONS

Staff recommends **approval** of the Denton Design Criteria Manual as presented.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

October 22, 2025 – Planning and Zoning Commission Work Session

December 15, 2025 – Public Utilities Board Work Session

December 17, 2025 – Mobility Committee Work Session

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Denton Design Criteria Manual Clean Version

Exhibit 3 – Denton Design Criteria Manual Redline Version

Exhibit 4 – Presentation

Exhibit 5 – Affidavit of Stormwater Maintenance Agreement

Exhibit 6 – Stormwater Facility Maintenance Agreement

Exhibit 7 – Ordinance

Respectfully submitted:
Mike Linder, PE, CFM
Interim City Engineer