



City of Denton

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

Meeting Agenda

Development Code Review Committee

Monday, January 23, 2023

10:00 AM

Development Service Center

After determining that a quorum is present, the Development Code Review Committee of the City of Denton, Texas will convene in a Regular Meeting on Monday, January 23, 2023, at 10:00 a.m. in Training Rooms 3, 4, and 5 at the Development Service Center, 401 N. Elm Denton, Texas, at which the following items will be considered:

1. ITEMS FOR CONSIDERATION

- A. [DCRC23-006](#) Consider approval of the January 9, 2023 minutes.
Attachments: [Exhibit 1 - January 9, 2023 DCRC Meeting Minutes](#)
- B. [DCRC23-007](#) Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Outdoor Storage and Outdoor Display.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Presentation](#)
- C. [DCRC23-008](#) Receive a report, hold a discussion, and give staff direction regarding prioritizing future potential Denton Development Code amendments.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)

2. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Development Code Review Committee 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.

CERTIFICATE

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 January 20, 2023, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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.



City of Denton

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Legislation Text

File #: DCRC23-006, **Version:** 1

AGENDA CAPTION

Consider approval of the January 9, 2023 minutes.

MINUTES
DEVELOPMENT CODE REVIEW COMMITTEE
January 9, 2023

After determining that a quorum was present, the Development Code Review Committee of the City of Denton, Texas convened in a Regular Meeting on Monday, January 9, 2023, at 10:07 a.m. in Training Rooms 3, 4 and 5 at the Development Service Center, 401 N Elm Street, Denton, Texas.

PRESENT: Chair Jesse Davis, Vice-Chair Brian Beck, Members: Vicki Byrd, Eric Pruett, Jordan Villarreal, and Tim Smith

ABSENT:

REGULAR MEETING

1. ITEMS FOR INDIVIDUAL CONSIDERATION

A. DCRC23-003: Receive nominations and election of a Chair and Vice Chair.

Member Byrd motioned to nominate Member Jesse Davis for the Chair position. Motion seconded by Vice-Chair Beck. Motion carried.

AYES (6): Chair Jesse Davis, Vice-Chair Brian Beck, Members: Vicki Byrd, Eric Pruett, Jordan Villarreal, and Tim Smith

Member Villarreal motioned to nominate Member Brian Beck for the Vice-Chair position. Motion seconded by Member Smith. Motion carried.

AYES (6): Chair Jesse Davis, Vice-Chair Brian Beck, Members: Vicki Byrd, Eric Pruett, Jordan Villarreal, and Tim Smith

B. DCRC23-001: Consider approval of the December 12, 2022 minutes.

Member Smith moved to approve the minutes as presented. Motion seconded by Member Pruett. Motion carried.

AYES (6): Chair Jesse Davis, Vice-Chair Brian Beck, Members: Vicki Byrd, Eric Pruett, Jordan Villarreal, and Tim Smith

C. DCRC23-004: Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Outdoor Storage and Outdoor Display.

Ron Menguita, Principal Planner, presented to the Committee and a discussion followed.

D. DCRC23-005: Receive a report, hold a discussion, and give staff direction regarding prioritizing future potential Denton Development Code amendments.

Item postponed to the January 23, 2023, DCRC meeting for further discussion.

2. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 12:02 p.m.

X

Jesse Davis
Development Code Review Committee Chair

X

Monica Salcedo
Administrative Assistant



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Legislation Text

File #: DCRC23-007, **Version:** 1

AGENDA CAPTION

Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Outdoor Storage and Outdoor Display.



AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

IACM: Cassandra Ogden

DATE: January 23, 2023

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Outdoor Storage and Outdoor Display.

BACKGROUND

On October 10, 2022, October 24, 2022, December 5, 2022, December 12, 2022 and January 9, 2023, the Development Code Review Committee (DCRC) held a discussion regarding proposed Code amendments related to Outdoor Storage and Outdoor Display. During the meeting on January 23, 2023 the DCRC and staff will continue the discussion, and staff will provide responses to comments received from the Committee members.

The purpose of this Code amendment is primarily to confirm a recent interpretation by the Zoning Board of Adjustment (ZBA), to address inconsistent language, and to propose additional Use-Specific Standards as it relates to outdoor storage and outdoor display uses.

In May 2021, the ZBA considered a request for an Appeal of an Administration Decision in response to a formal written interpretation of use-specific standards for Automotive Repair, Major as it relates to the storing of vehicles onsite. Refer to the Director's formal written interpretation below.

1. Automobiles awaiting repairs for less than 24 hours do not constitute storage.
2. Any vehicles intended for service and stored outside of a structure for more than 24 hours are classified as "open storage" and must be contained within an entirely enclosed structure in accordance with the use specific standards.
3. While Outdoor Storage may be generally permitted as an Accessory Use under the provisions of the zoning district, the Use-Specific Standards for the Primary Use of Automotive Repair, Major prohibit outdoor storage of any elements related to the use.

During their next meeting in June 2021, the ZBA denied the applicant's appeal request and affirmed the Director's interpretation. This amendment is intended to clarify the DDC language related to Automotive Repair to be consistent with that past interpretation and to ensure the same interpretation is consistently applied across other related uses.

Staff will also present proposed Code amendments to address inconsistent language throughout the DDC and to propose additional Use-Specific Standards as it relates to outdoor storage and outdoor display uses. The amendments will consist of the following topics:

1. Provide consistent language related to:
 - a. how and where outside storage and outdoor display can be physically located; and
 - b. what types of items can be outdoor and which items are prohibited.
2. Provide additional Use-Specific Standards for the following land uses:
 - a. Automotive Fuel Sales
 - b. Automotive Repair Shop, Major
 - c. Automotive Repair Shop, Minor
 - d. Equipment Sales and Rental
 - e. Self-Service Storage
 - f. Outdoor Storage (as a Principal Use)
 - g. Outdoor Storage, Accessory
3. Provide consistent language throughout other Sections of the Denton Development Code as it relates to outside storage and outdoor display.
4. Amend the following definitions as it relates to outside storage and outdoor display for consistency and clarity:
 - a. Automotive Fuel Sales
 - b. Automotive Sales or Leasing
 - c. Building Materials and Supply Store
 - d. Outdoor Storage (as a Principal Use)
 - e. Outdoor Storage, Accessory
 - f. Outdoor Storage
 - g. Outdoor Display

EXHIBITS

1. Agenda Information Sheet
2. Presentation

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/
Planning Director

Prepared by:
Ron Mengueta, AICP
Principal Planner

Outdoor Storage and Outdoor Display

January 23, 2023 – Development Code
Review Committee Meeting



Purpose

1. Confirm an Administrative Decision related to Outdoor Storage

- Automobiles awaiting repairs for less than 24 hours do not constitute storage.
- Any vehicles intended for service and stored outside of a structure for more than 24 hours are classified as “outside storage” and must be contained within an entirely enclosed structure in accordance with the use specific standards.

2. Address inconsistent language

3. Propose additional Use-Specific Standards

- How and where outside storage and outdoor display can be physically located?
- What types of items can be outdoor and which items are prohibited?



Amend Section 5.3.5U

Automotive Fuel Sales

- ~~1. Storage of equipment, auto parts, and supplies used in servicing vehicles shall be maintained entirely within an enclosed structure.~~
- ~~2. Open storage of wrecked or inoperable cars, discarded tires, auto parts, or similar materials shall be prohibited.~~

- 1. Outdoor storage and display of auto-related equipment and parts (including tires), is prohibited. Auto-related equipment and parts (including tires) shall be maintained entirely within an enclosed structure or shall be opaquely screened from all rights-of-way, residential zoning districts, and residential uses, and shall comply with standards in Subsection 7.7.8: Walls, Fences, and Screening.
- 2. Outdoor display of retail supplies, including auto-related consumable products applied and/or installed by a customer off premise, is permitted.
- 3. Auto repair and servicing shall constitute an Automotive Repair, Major or Minor use.
- 4. The sale and leasing of motor vehicles shall constitute an Automotive Sales and Leasing use.



1/23/2023

Table 5.2-A: Table of Allowed Uses																	
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	Use-Specific Standard
Automotive Fuel Sales								S+	S+	P+	P+	P+	P+	P+	P+		5.3.5U

Amend Section 5.3.5V

Automotive Repair Shop, Major

- ~~1. All repairs, services, and storage shall be conducted within an entirely enclosed structure.~~
- ~~2. Open storage of wrecked or inoperable cars, discarded tires, auto parts, or similar materials shall be prohibited.~~
- 1. All auto repairs and maintenance services shall be conducted within an entirely enclosed structure.
- 2. Outdoor storage and display of auto-related equipment, parts (including tires), discarded parts and wrecked or inoperable motor vehicles is prohibited, except:
 - a. Within the MR, SC, HC, and GO Zoning Districts auto-related equipment, parts (including tires), discarded parts and wrecked or inoperable motor vehicles shall be maintained entirely within an enclosed structure or shall be opaquely screened from all rights-of-way, residential zoning districts, and residential uses with a minimum eight (8) foot tall wall or fence of masonry, elevated and sealed wood or a combination of such materials.
 - b. Within the LI and HI Zoning Districts discarded parts and wrecked or inoperable motor vehicles shall be maintained entirely within an enclosed structure or shall be opaquely screened from all rights-of-way, residential zoning districts, and residential uses, and shall comply with standards in Subsection 7.7.8: Walls, Fences, and Screening.
 - c. Within the LI and HI Zoning Districts outdoor storage and display of auto-related equipment and parts (including tires) is permitted.
- 3. Outdoor display of retail supplies, including auto-related consumable products applied and/or installed by a customer off premise, is permitted.
- 4. The sale of motor vehicles shall constitute an Automotive Sales and Leasing use. The leasing of motor vehicles as a secondary use is permitted.

5. Noise levels ~~1/23/2023~~ with C

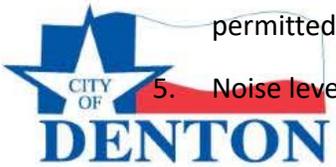


Table 5.2-A: Table of Allowed Uses																	
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	Use-Specific Standard
Automotive Repair Shop, Major										P+	P+	P+	S+	P+	P+		5.3.5V

Amend Section 5.3.5W

Automotive Repair Shop, Minor

- ~~1. Storage of vehicles on the premises shall not exceed 30 days.~~
 - ~~2. Storage of equipment, auto parts, and supplies used in servicing vehicles shall be maintained entirely within an enclosed structure.~~
 - ~~3. Open storage of wrecked or inoperable cars, discarded tires, auto parts, or similar materials shall be prohibited.~~
1. All auto repairs and maintenance services shall be conducted within an entirely enclosed structure.
 2. Outdoor storage and display of auto-related equipment, parts (including tires), discarded parts and wrecked or inoperable motor vehicles is prohibited, except:
 - a. Within the MN, MR, SC, HC, and GO Zoning Districts auto-related equipment, parts (including tires), discarded parts and wrecked or inoperable motor vehicles shall be maintained entirely within an enclosed structure or shall be opaquely screened from all rights-of-way, residential zoning districts, and residential uses with a minimum eight (8) foot tall wall or fence of masonry, elevated and sealed wood or a combination of such materials.
 - b. Within the LI and HI Zoning Districts discarded parts and wrecked or inoperable motor vehicles shall be maintained entirely within an enclosed structure or shall be opaquely screened from all rights-of-way, residential zoning districts, and residential uses, and shall comply with standards in Subsection 7.7.8: Walls, Fences, and Screening.
 - c. Within the LI and HI Zoning Districts outdoor storage and display of auto-related equipment and parts (including tires) is permitted.
 3. Outdoor display of retail supplies, including auto-related consumable products applied and/or installed by a customer off premise, is permitted.
 4. The sale of motor vehicles shall constitute an Automotive Sales and Leasing use. The leasing of motor vehicles as a secondary use is permitted.
 5. Noise levels shall comply with City of Denton Ordinance 1/23/2023



1/23/2023

Table 5.2-A: Table of Allowed Uses																	
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	Use-Specific Standard
Automotive Repair Shop, Minor								S+		P+	P+	P+	P+	P+	P+		5.3.5W

Amend Section 5.3.5Y

Equipment Sales and Rental

- ~~1. Maintenance of equipment shall be conducted entirely within an enclosed building.~~
- ~~2. Unenclosed storage of inoperable or wrecked equipment or materials shall be prohibited.~~
- ~~3. All other unenclosed stored equipment shall be screened from public view from all rights-of-way, residential zoning districts, and residential uses.~~

- 1. Repairs and maintenance services of equipment shall be conducted entirely within an enclosed building.
- 2. Inoperable or wrecked equipment or materials shall be maintained entirely within an enclosed structure or shall be opaquely screened from all residential zoning districts, and residential uses, and shall comply with standards in Subsection 7.7.8: Walls, Fences, and Screening.



1/23/2023

Table 5.2-A: Table of Allowed Uses																	
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	Use-Specific Standard
Equipment Sales and Rental												S+		S+	P+		5.3.5Y

Amend Section 5.3.6G.4 and Add Section 5.3.6G.5

Self-Service Storage

4. Other Activities

~~No business activity other than the rental of storage units shall be conducted on the premises. Outdoor storage is prohibited.~~

- a. Rental of storage units, rental of storage space for recreational vehicles (RV) and boats, and the sale of moving related items are allowed uses.
- b. No other land use or business activity within storage units is allowed.
- c. The rental of moving trucks and moving related equipment shall constitute an Equipment Sales and Rental use.
- d. The sale and leasing of recreational vehicles (RVs) and boats shall constitute an Automotive Sales and Leasing use.

5. Outdoor Storage

Outdoor storage of recreational vehicles (RVs) and boats is prohibited, except:

- a. Within the MN, MD, MR, SC, HC, and GO Zoning Districts recreational vehicles (RVs) and boats shall be maintained entirely within an enclosed structure or shall be opaquely screened from all rights-of-way, residential zoning districts, and residential uses with a minimum eight (8) foot tall wall or fence of masonry, elevated and sealed wood or a combination of such materials.
- b. Within the LI and HI Zoning Districts recreational vehicles (RVs) and boats shall be maintained entirely within an enclosed structure or shall be opaquely screened from all rights-of-way, residential zoning districts, and residential uses, and shall comply with standards in Subsection 7.7.8: Walls, Fences, and Screening.



1/23/2023

Table 5.2-A: Table of Allowed Uses																	
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	Use-Specific Standard
Self-Service Storage								S+	S+	S+	P+	S+	P+	P+	P+		5.3.6G

Amend Section 5.3.6F

Outdoor Storage (as a Primary Use)

Generally

~~No outdoor storage use shall constitute an automotive wrecking service, impound lot, junkyard, or salvage yard.~~

Location and Screening of Storage

- ~~a. — No outdoor storage operation shall be located in front of a principal building.~~
- ~~b. — Outdoor storage shall be opaquely screened from public view pursuant to screening standards in Subsection 7.7.8: Walls, Fences, and Screening.~~

1. Materials shall not be stored in areas intended for vehicular or pedestrian circulation.
2. Materials stored outdoors shall be setback at least five feet from all property lines.
3. Outdoor storage shall be opaquely screened from all rights-of-way, residential zoning districts, and residential uses, and shall comply with standards in Subsection 7.7.8: Walls, Fences, and Screening.



1/23/2023

Table 5.2-A: Table of Allowed Uses															Use-Specific Standard		
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Outdoor Storage														S+	S+	S+	5.3.6F

Amend Section 5.4.4D

Outside Outdoor Storage, Accessory

In addition to complying with all EPA regulations, the International Fire Code, and all other applicable ordinances, statutes, rules and regulations, outdoor storage:

~~Shall be confined to the side or rear yard only, and shall be opaquely screened from public view, using screening materials pursuant to Subsection 7.7.8: Walls, Fences, and Screening; and~~

~~Shall be set back at least five feet from the property line, and maintained so as to not create a nuisance to the public or any adjoining property.~~

1. Shall be limited to goods or materials sold or used on the premises as part of the principal use of the property.
2. Shall not be located between the front building façade and the adjacent street frontage.
3. Materials shall not be stored in areas intended for vehicular or pedestrian circulation.
4. Materials stored outdoors shall be setback at least five feet from all property lines.
5. Within the HC and GO Zoning Districts outdoor storage shall be maintained entirely within an enclosed structure or shall be opaquely screened from all rights-of-way, residential zoning districts, and residential uses with a minimum eight (8) foot tall wall or fence of masonry, elevated and sealed wood or a combination of such materials.
6. Within the LI, HI and PF Zoning Districts outdoor storage shall be opaquely screened from all rights-of-way, residential zoning districts, and residential uses, and shall comply with standards in Subsection 7.7.8: Walls, Fences, and Screening.



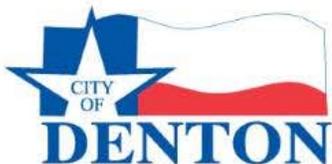
1/23/2023

Table 5.2-A: Table of Allowed Uses																	
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	Use-Specific Standard
Outdoor Storage, Accessory												P+	P+	P+	P+	P+	5.4.4D

Amend Section 6.3.2E.6

Outdoor Storage Areas

~~Outside~~ Outdoor storage areas shall be equipped with a secondary containment system designed to contain a spill from the largest individual vessel. If the area is open to rainfall, secondary containment shall be designed to include the volume of a 24-hour rainfall as determined by a 25-year storm and provisions shall be made to drain accumulations of ground water and rainfall.



Amend Section 7.7.8E.3 Screening

Outside Outdoor Storage

Except for industrial uses that are legally permitted, and uses in the LI, HI, and PF zoning districts ~~district~~, all outdoor ~~outside~~ storage shall be opaquely screened from all rights-of-way, residential zoning districts, and residential uses, and shall comply with standards in Subsection 7.7.8: Walls, Fences, and Screening. ~~with a fence or wall at least six feet in height.~~ No outdoor ~~outside~~ storage shall be stacked in a way that it becomes visible from the public right-of-way.

Public Right-of-Way

Any designated public street, sidewalk, or alley.



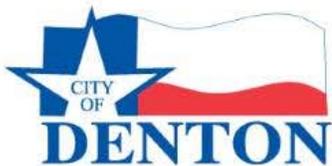
Amend Section 9.2

Automotive Fuel Sales

An establishment where fuel, motor oil, automobile lubricants, travel aids and other supplies are sold to the motoring public. ~~Outside storage of any automobiles or materials such as tires, auto parts, etc., is prohibited. The sale of motor vehicles is prohibited.~~

Automotive Sales or Leasing

The sale, ~~display~~, lease, rental, ~~or outdoor~~ storage, or outdoor display of ~~light~~ motor vehicles, ~~including automobiles, vans, light trucks, light trailers, boats, ATVs, snowmobiles, and recreational vehicles.~~ This definition shall not include salvage operations, scrap operations, ~~vehicle~~ impound yards, or commercial parking lots available for short-term use.



Amend Section 9.2

Building Materials and Supply Store

A business involved in the sale, outdoor storage, outdoor display, and distribution of structure supplies and services including lumber, brick, tile, cement, insulation, floor covering, lighting, plumbing supplies, electrical supplies, cabinetry and roofing materials. Accessory uses may include repair or delivery services and ~~outside~~ outdoor sale of plants and gardening supplies.



Amend Section 9.2

Outdoor Storage (as a Primary Use)

As a principal use, a property or area used for the long term (more than 24 hours) storage of materials, merchandise, products, stock, supplies, machines, operable motor vehicles, equipment, manufacturing materials, or other items not kept within a structure having at least four walls and a roof. New or used ~~automobile~~ motor vehicle sales and leasing display and parking, and outdoor sales and display and parking areas shall not be defined as outside outdoor storage. Automotive wrecking service, impound lot, junkyard, or salvage yard shall not be defined as outdoor storage.

Outdoor Storage, Accessory

The keeping of goods, materials, or equipment as an accessory use to a principal use located on the same lot, where such goods, materials, or equipment are not kept in a structure having at least four walls and a roof. New or used motor vehicle sales and ~~rental~~ leasing display and parking, and outdoor sales and display and parking areas shall not be defined as accessory outside outdoor storage. Automotive wrecking service, impound lot, junkyard, or salvage yard shall not be defined as accessory outdoor storage.



Amend Section 9.2

Automotive Repair Shop, Major

An establishment primarily engaged in providing ~~vehicle~~ major automotive repair services such as engine and drive train repair, body work, mechanical servicing, and/or painting.

Automotive Repair Shop, Minor

An establishment primarily engaged in providing minor automotive ~~vehicle~~ repair services such as lubrication, oil and tire changes, and tune-ups, brake repair, tire replacement, ~~and~~ detailing and polishing, paintless repair, window tinting, vehicle wraps, and audio installation. Major repairs such as automotive bodywork or painting or repair of engines or drive trains shall not be provided.

Amend Section 9.2

Outside Outdoor Storage

The storage of objects, items, products or materials outside an enclosed building (more than 24 hours), and not intended for **immediate** sale.

Outdoor Display

The outdoor display outside an enclosed building, of new or used merchandise, products, stock, supplies, materials, machines, equipment, or other items intended for **immediate** sale, rent, lease, or special order **affiliated with the principal use.**

Policy Question: Do you agree with the proposed definitions?

Past Investigations:

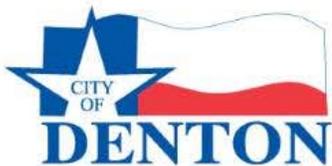
- Lot with no affiliated principal use
- Citizen/Neighborhood complaints - aesthetics
- Visibility of items



Amend Section 7.7.8D.3

Fence Height

- a. Fence height shall not exceed the maximum height specified in Table 7.H. The Director or his or her designee may approve an alternative height, provided that the maximum height will not endanger public safety, adversely impact surrounding properties, and/or otherwise alter the character of the existing area.
- b. Fences over four feet tall in the front yard that extend beyond the front building line shall not exceed 50 percent opacity.



Motor Vehicle

See Subpart A – Code of Ordinances, Chapter 17 – Property Maintenance, Article I – In General, Section 17-2 Definitions.

Inoperable

See Subpart A – Code of Ordinances, Chapter 17 – Property Maintenance, Article I – In General, Section 17-2 Definitions.



Questions?



1/23/2023



City of Denton

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Legislation Text

File #: DCRC23-008, **Version:** 1

AGENDA CAPTION

Receive a report, hold a discussion, and give staff direction regarding prioritizing future potential Denton Development Code amendments.



AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

IACM: Cassandra Ogden

DATE: January 23, 2023

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding prioritizing future potential Denton Development Code amendments.

BACKGROUND

On January 9, 2023, the Development Code Review Committee (DCRC) held a discussion regarding prioritizing future potential Denton Development Code amendment topics. At the meeting the Committee agreed to provide staff with additional Code amendment topics not included in the list of potential topics presented by staff.

Later, after receiving additional potential topics staff compiled the topics, shared the complete list with the Committee members and asked them to provide their top 5 list of Code amendment topics. The result of the responses is provided below. At this meeting, Staff will be seeking guidance from the Committee as to whether there is consensus to move forward with these topics in the order listed below.

1. Community Home/Group Home/Reasonable Accommodations
2. Accessory Dwelling Units
3. Short-Term Rental
4. Access and Circulation
5. Parking Minimum Ratios

Below is the complete list of Code amendment topics that was shared with the Committee members.

- **Access and Circulation** (related to compliance with specifications, developer responsibility for access and circulation improvements, pedestrian and bicycle circulation, and public transit). Please note that the Code amendments related to this topic are different from the amendments related to access requirements and cross-access that were approved by City Council on December 6, 2022.
- **Accessory Dwelling Units** (related to encouraging ADUs while minimizing any adverse impacts on surrounding properties and the community)
- **Affordable and Missing Middle Housing** (related to narrower lot widths, allowing varied building types in more zones, narrower streets on frontages served by alleys to make alley vs no alley designs drainage-requirement neutral, reduced lot size requirement for townhomes, or other staff ideas to further our affordable housing goals - related to S2.A from affordable housing toolkit)

- **Community Home/Group Home/Reasonable Accommodations** (related to Use-Specific Standards and regulations needing to be aligned with state law) – REQUIRES IMMEDIATE NEED FOR LEGAL COMPLIANCE
- **Definitions** (related to adding and clarifying definitions not associated with any other Code amendments)
- **Land Disturbing and ESAs** (related to applicability, general regulations, compliance requirements, ESAs, Alternative ESA Plan)
- **Land-use and Land-preservation** (related to coming into compliance with the latest Comprehensive Plan objectives, such as the Preferred Pattern of Preservation and Wildlife Corridors, and including updates to 'transfer of development right, TDR', 'conservation easement', and 'green rights-of-way' amendments")
- **Landscaping, Screening, Buffering and Fences** (related to landscaping elements, walls, fences, and screening, tree survey and preservation plan, and maintenance responsibility)
- **Low-intensity Neighborhood Commercial** (related to ACUs (Accessory Commercial Units), expand allowable uses along collector streets/intersections, or other ways to allow low-intensity (daytime, low vehicle usage) commercial uses within neighborhoods. Encouraging economic diversity and opportunity through ACUs while minimizing any adverse impacts on surrounding properties and the community)
- **Parking Minimum Ratios** (related to removal of parking minimum ratios following recent Code amendments)
- **Public Notification** (related to public notification requirements and written protest procedures)
- **Short-Term Rentals** (related to amendments responding to a recent court decision, removing repeated requirements, and clarifying standards and procedures) REQUIRES IMMEDIATE NEED FOR LEGAL COMPLIANCE
- **Site and Building Design** (related to garages and building mass and form)
- **Subdivision Design Improvements** (related to shorter block lengths, link-to-node ratio, bike/pedestrian cut-throughs, broaden the stub-out requirement along abutting property beyond just 'vacant land', or other staff ideas to improve connectivity. Amend open space lot requirements to maximize resident use, preserve adaptability, and minimize externalities like increasing speeding due to wide visual road design.)
- **Sustainable Development Standards** (related to building code changes to reduce energy, water, and other resource consumption in alignment with city sustainability and climate action plan goals, including solar, winterization, electrification, water re-use/diversion, enhanced enhanced-monitoring, and preferred building materials)
- **Table of Allowed Uses and Use-Specific Standards** (related to adding new uses, amending where existing uses are allowed either by right or by SUP, and adding and amending Use-Specific Standards)
- **Water and Wastewater Development Standards** (related to extensions of water and sewer lines, minimum easement widths, oversize participation by the City, and alternative water and sewer facilities)

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
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