



# City of Denton

City Hall  
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Denton, Texas  
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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**CM:** Todd Hileman

**DATE:** May 22, 2018

### **SUBJECT**

Hold a public hearing and consider adoption of an ordinance regarding a proposed revision to the Denton Development Code; specifically to update parking requirements in Subchapter 14 *Parking Standards* related to minimum and maximum parking space requirements, on-street parking credits, and providing administrative parking requirement relief; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. (DCA18-0003, Parking, Hayley Zagurski). (The Planning and Zoning Commission recommends approval 7-0)

### **BACKGROUND**

At the request of City Council, staff prepared a discussion item for their January 9, 2018 work session regarding parking requirements for new residential developments. A copy of that agenda item is provided as Exhibit 3. At the conclusion of the workshop, City Council directed staff to come back at a later work session with specific recommendations that would allow for flexibility in parking and increase residential parking standards.

Staff prepared five recommended changes for City Council discussion at their February 27, 2018 work session. A copy of that agenda item is provided as Exhibit 4. At that work session, City Council provided direction on the recommended parking changes prepared by staff as outlined below:

1. Revise the required number of parking spaces for single-family, duplex, and multi-family development.
2. Disallow pervious surfaces provided for excess parking counting towards required landscape area.
3. Provide administrative relief of up to 10% of the required number of parking spaces.
4. Revise the on-street parking credits.
5. Provide allowed substitutions of compact, bicycle, and motorcycle parking spaces.

Each of these amendments is described in greater detail in the full Staff Analysis in Exhibit 2 and is outlined in attached Subchapter 14 redline in Exhibit 5.

On May 9, 2018 the Planning and Zoning Commission held a public hearing and recommended approval of the request [7-0]. At the work session and public hearing, the Commission expressed concerns about increasing the amount of required parking for multi-family uses. Specifically, the Commission requested consideration be given to having different parking requirements for different areas of the city, such as Downtown versus new development on the outer edges of the city. The Commission also expressed a desire for these proposed amendments to align with the parking provisions in the new development code to avoid inconsistency in regulations.

Based on a question raised at the Planning and Zoning Commission, the language within the Administrative Relief section has been modified from what was originally recommended. The original recommendation is provided in the Staff Analysis in strikethrough as well as the revised language.

### **OPTIONS**

1. Approve as submitted.
2. Approve subject to conditions.
3. Deny.
4. Postpone consideration.
5. Table item.

### **RECOMMENDATION**

Staff recommends approval of this request.

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

The proposed amendments were discussed in City Council work sessions on January 9, 2018 and February 27, 2018.

On May 9, 2018 the Planning and Zoning Commission held a public hearing and recommended approval of the request [7-0].

### **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 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. Staff Analysis
3. January 9, 2018 Work Session Item
4. February 27, 2018 Work Session Item
5. Subchapter 14 Parking Standards (Redline)
6. Draft Planning and Zoning Commission Meeting Minutes
7. Presentation
8. Draft Ordinance

Respectfully submitted:  
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