



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: February 9, 2026

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to the building design of single-family homes and other residential use types.

BACKGROUND

The Denton Development Code (DDC) Subchapter 7.10: Site and Building Design provides architectural and site design regulations for a variety of uses for the purpose of providing variety and visual interest in exterior building design, promoting high-quality development, and enhancing streetscapes within the City of Denton. Specifically, Subsection 7.10.3 addresses building and site design for single-family detached, townhome, duplex, triplex, and fourplex buildings and requires certain architectural features be provided to ensure architectural variety within a subdivision. The DDC Subsection 7.10.2.D also allows the Director to approve alternative building design standards provided the alternative designs achieve the intent of the standards set forth in the DDC, advance goals and policies of the City, benefit the community, and do not impose greater impacts on adjacent properties.

In 2021, the Director memorialized appropriate alternative design features in a memo (see Exhibit 3) for the purpose of assisting in assessing architectural variety as required by DDC Subsection 7.10.3.D. This memo added ten (10) additional design elements as required by DDC 7.10.3E that were determined to be appropriate alternative design standards which met the overall intent of the DDC. Over time, this memo has been updated to reflect additional features and clarifications requested by developers and builders within the City as different architectural styles gain and decline in popularity for new homes. The most recent iterations of the memo are from the Summer of 2025 (see Exhibits 4 & 5). These memos are circulated among Planning and Building Safety staff and are used to guide reviews of new single-family homes. Given the manner in which the memos and determinations have evolved over time, and to ensure the same standards are applied across all developments consistently, the appropriate mechanism to codify these interpretations is to incorporate them into the Denton Development Code Subsection 7.10.3: Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex Site and Building Design.

At the December 8, 2025 DCRC meeting, staff introduced the building design of single-family homes and other residential use types topic. Staff discussed additional design features to be added to the Building Mass and Form subsection of the DDC (see Exhibit 2). There was discussion over how many design features to require and whether to prioritize certain design features which emphasized community building, such as covered front porches. DCRC reached a consensus to require four design features.

At the January 12, 2026 DCRC meeting, staff continued the discussion on the building design of single-family homes and other residential uses topic. DCRC discussed and reached a consensus to add the option

for requiring three design features if one of them comes from a list of major features. The rest of the discussion focused on garage design and architectural variety for single-family home building design within the DDC. DCRC requested staff research and present garage design standards in other municipalities for the meeting. DCRC reached a consensus on clarifying the requirements for architectural variety.

At the February 9, 2026 DCRC meeting, staff will continue the discussion on building requirements for single-family homes and other residential use types with a focus on garage design.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – DDC 7.10.3D-F Residential Building Design Standards

Exhibit 3 – 2021 Residential Design Determination

Exhibit 4 – Memo on Building Design Interpretation (Landmark)

Exhibit 5 – Memo on Building Design Interpretation (Stella Hills)

Exhibit 6 – Additional Design Features Guide

Exhibit 7 – Proposed Redline Markups (DDC 3.7.3D; 7.10.3D-F, H)

Exhibit 8 – Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Matt Bodine
Assistant Planner