



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: November 21, 2024

SUBJECT

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

BACKGROUND

Staff will be presenting a proposed list of priority topics for the DCRC to work through as part of their 2025 work program. The proposed work program includes topics remaining on the DCRC's list of priorities from 2023, but also incorporates new priorities that have arisen in 2024 and are needing to be addressed. These Code amendment topics are based on feedback staff has received from residents, businesses, developers, and elected and appointed officials, as well as take into consideration potential legal concerns that need to be addressed and City Council priorities. Staff will be seeking the DCRC's direction for prioritizing the following potential Code amendment topics to be brought forward at upcoming DCRC meetings. Staff's proposed order of topics is prioritized based upon remaining items from the 2023 list of priorities, as well as accounts for the complexity of each topic, legal considerations and City Council priorities.

- 1. Downtown Parking Study:** Staff is proposing the results of the Downtown Parking Study be presented to the DCRC at their December 2024 meeting.
- 2. Accessory Dwelling Units:** This topic was introduced to DCRC in 2023 and needs to be completed. Staff proposes to complete this work first since it aligns with Affordable Housing Toolkit strategies, as well as the Southeast Denton Area Plan recommended actions, both of which were adopted by City Council. In addition, Building Safety has identified areas within the ADU regulations which could be revised to improve clarity, specifically as it relates to compatibility between ADUs and primary structures.
- 3. Public Notifications:** This is a new topic that has arisen in 2024 due to lack of clarity in the Denton Development Code (DDC) as it relates to various project types and their public hearing notification requirements, as well as references to other documents that do not exist.
 - It should be noted that this topic also includes code provisions that may need to be addressed because of recent court findings related to public hearing notifications. Given the time sensitivity and potential legal implications, these particular code amendments would be initiated directly with the Planning and Zoning Commission and followed by City Council action (similar to the phased approach that was done for short term rental regulations).
- 4. Tree and Landscaping Requirements:** This is a new topic that has arisen in 2024 associated with City Council's priorities. Staff has identified areas within the DDC that need to be updated or clarified related to enforcement of the tree preservation regulations. Additionally, staff has identified several areas for improvement and updates in the landscape regulations needed to align with the City's Water Efficiency Plan Update.

The following topics from 2023 are pending and are a lesser priority currently.

- **Parking:** Parking requirements were introduced to the DCRC in 2023. Additional discussion surrounding parking is pending the completion of the City-wide Parking Study, and City Council direction regarding next steps.
- **Missing Middle Housing:** The DDC currently allows for townhomes, duplexes, triplexes and fourplexes in various residential districts. While the Affordable Housing Toolkit supports expanding these housing types in more residential districts, this item is lesser priority given these housing types are currently allowed within the City. As part of the FY25 Planning division work program, staff will be evaluating and identifying infill development incentives which could include supporting infill housing, as well as regulatory provisions that may be barriers to development.
- **Access and Circulation:** This topic was introduced to DCRC in 2023, and staff is currently addressing if the changes are still needed given the recent updates to the Denton Criteria Manual. Proposed areas for discussion as part of this topic are related to compliance with specifications, developer responsibility for access and circulation improvements, access to Collector and Arterial roadways, and public transit.

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
Tina Firgens, AICP
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