



City of Denton

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

Meeting Agenda

Development Code Review Committee

Monday, December 9, 2024

10:00 AM

Development Services 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, December 9, 2024, at 10:00 a.m. in Training Rooms 1 & 2, at the Development Service Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

1. ITEMS FOR CONSIDERATION

- A. [DCRC24-012](#) Consider approval of minutes for November 21, 2024.
Attachments: [November 21, 2024](#)
- B. [DCRC24-010](#) Consider approval of the 2025 Development Code Review Committee meeting calendar.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - 2025 Draft DCRC Calendar](#)
- C. [DCRC24-017](#) Receive a report, hold a discussion, and give staff direction regarding prioritizing future potential Denton Development Code amendments.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
- D. [DCRC24-018](#) Receive a report and hold a discussion regarding the Downtown Parking Study summary findings.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Presentation](#)

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 December 6, 2024, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE 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

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

Legislation Text

File #: DCRC24-012, **Version:** 1

AGENDA CAPTION

Consider approval of minutes for November 21, 2024.

MINUTES
DEVELOPMENT CODE REVIEW COMMITTEE
November 21, 2024

After determining that a quorum is present, the Development Code Review Committee of the City of Denton, Texas will convene in a Special Called Meeting on Thursday, November 21, 2024, at 10:09 a.m. in City Council Work Session Room, at City Hall, 215 E. McKinney Street, Denton, Texas, at which the following items will be considered:

PRESENT: Chair Brian Beck, and Members: Vicki Byrd, Eric Pruett, and Jordan Villarreal

ABSENT: Paul Meltzer

SPECIAL CALLED MEETING

1. ITEMS FOR CONSIDERATION

A. DCRC24-009: Consider approval of minutes for January 8, 2024.

AYES (4): Chair Brian Beck, and Members: Vicki Byrd, Eric Pruett, and Jordan Villarreal

NAYS (0): None

ABSENT FOR VOTE (0):

Member Byrd moved to approve the minutes as presented. Motion seconded by Member Villarreal. Motion carried.

C. DCRC24-008: Receive a report, hold a discussion, and provide staff direction regarding the 2025 Development Code Review Committee meeting calendar.

AYES (4): Chair Brian Beck, and Members: Vicki Byrd, Eric Pruett, and Jordan Villarreal

NAYS (0): None

ABSENT FOR VOTE (0):

Discussion followed. The committee expressed their preferred times and days. Official decision was postponed to December meeting.

B. DCRC24-007: Receive a report, hold a discussion, and give staff direction regarding prioritizing future potential Denton Development Code amendments.

AYES (4): Chair Brian Beck, and Members: Vicki Byrd, Eric Pruett, and Jordan Villarreal

NAYS (0): None

ABSENT FOR VOTE (0):

Discussion followed. The committee gave direction to staff. The topic will be revisited in December meeting.

2. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 11:01 a.m.

X

Brian Beck
Chair

X

Carly Blondin
Administrative Assistant

Minutes approved on: _____



City of Denton

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

Legislation Text

File #: DCRC24-010, **Version:** 1

AGENDA CAPTION

Consider approval of the 2025 Development Code Review Committee meeting calendar.



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: December 09, 2024

SUBJECT

Consider approval of the 2025 Development Code Review Committee meeting calendar.

BACKGROUND

Staff has prepared a proposed 2025 meeting calendar for the Development Code Review Committee (DCRC) to review and approve based upon the DCRC's direction at their November 21, 2024, meeting. The proposed meeting calendar generally places DCRC meetings on the second and fourth Monday of each month, with exceptions in January, May, July, November, and December to account for City Holidays. Meetings will take place in the afternoon, from 3:00 p.m. to 5:00 p.m. Please note that the DCRC meets on an as needed basis, per Council direction. The proposed calendar reflects the dates when the Committee will be asked to meet when there is a code amendment topic to discuss.

The proposed calendar is provided as Exhibit 2 and reflects potential DCRC meeting dates in yellow and City holidays in grey. If the Committee wishes to adjust these proposed meeting dates, the calendar could be approved with modifications.

Lastly, the DCRC is still in need of a Planning and Zoning Commission member to be appointed to the Committee. Therefore, the calendar meeting dates and times may have to be revisited following a new Commissioner being appointed to the committee.

OPTIONS

1. Approve as submitted.
2. Approve with modifications
3. Deny and request modifications

EXHIBITS

1. Agenda Information Sheet
2. 2025 Draft DCRC Calendar

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

Prepared by:
Angie Manglaris, AICP
Development Review Manager

2025

DCRC Calendar - Monday Meetings

JANUARY

FEBRUARY

MARCH

APRIL

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
29	30	31	1	2	3	4	26	27	28	29	30	31	1	23	24	25	26	27	28	1	30	31	1	2	3	4	5
5	6	7	8	9	10	11	2	3	4	5	6	7	8	2	3	4	5	6	7	8	6	7	8	9	10	11	12
12	13	14	15	16	17	18	9	10	11	12	13	14	15	9	10	11	12	13	14	15	13	14	15	16	17	18	19
19	20	21	22	23	24	25	16	17	18	19	20	21	22	16	17	18	19	20	21	22	20	21	22	23	24	25	26
26	27	28	29	30	31	1	23	24	25	26	27	28	1	23	24	25	26	27	28	29	27	28	29	30	1	2	3
2	3	4	5	6	7	8	2	3	4	5	6	7	8	30	31	1	2	3	4	5	4	5	6	7	8	9	10

MAY

JUNE

JULY

AUGUST

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
27	28	29	30	1	2	3	1	2	3	4	5	6	7	29	30	1	2	3	4	5	27	28	29	30	31	1	2
4	5	6	7	8	9	10	8	9	10	11	12	13	14	6	7	8	9	10	11	12	3	4	5	6	7	8	9
11	12	13	14	15	16	17	15	16	17	18	19	20	21	13	14	15	16	17	18	19	10	11	12	13	14	15	16
18	19	20	21	22	23	24	22	23	24	25	26	27	28	20	21	22	23	24	25	26	17	18	19	20	21	22	23
25	26	27	28	29	30	31	29	30	1	2	3	4	5	27	28	29	30	31	1	2	24	25	26	27	28	29	30
1	2	3	4	5	6	7	6	7	8	9	10	11	12	3	4	5	6	7	8	9	31	1	2	3	4	5	6

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
31	1	2	3	4	5	6	28	29	30	1	2	3	4	26	27	28	29	30	31	1	30	1	2	3	4	5	6
7	8	9	10	11	12	13	5	6	7	8	9	10	11	2	3	4	5	6	7	8	7	8	9	10	11	12	13
14	15	16	17	18	19	20	12	13	14	15	16	17	18	9	10	11	12	13	14	15	14	15	16	17	18	19	20
21	22	23	24	25	26	27	19	20	21	22	23	24	25	16	17	18	19	20	21	22	21	22	23	24	25	26	27
28	29	30	1	2	3	4	26	27	28	29	30	31	1	23	24	25	26	27	28	29	28	29	30	31	1	2	3
5	6	7	8	9	10	11	2	3	4	5	6	7	8	30	1	2	3	4	5	6	4	5	6	7	8	9	10



City of Denton

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

Legislation Text

File #: DCRC24-017, **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

ACM: Cassey Ogden

DATE: December 09, 2024

SUBJECT

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

BACKGROUND

On November 21, 2024, staff presented 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. Staff presented the proposed order of topics to the DCRC which were prioritized based upon remaining items from the 2023 list of priorities, the complexity of each topic, legal considerations, and City Council priorities.

Following staff presentation, the Committee discussed the proposed list of priority topics. Several members expressed interest in resuming the parking discussion as soon as possible, and there was also interest from multiple members in prioritizing amendments related to accessory dwelling units and missing middle housing. During discussion, it was determined that this item would be continued to the December meeting, allowing the Committee additional time to review proposed topics and provide staff their top five priorities. Additionally, staff was asked to circulate back to the Committee the past prioritization list from January 2023, adding to it any new items that were discussed at the November 21, 2024, meeting to assist in prioritization.

The complete list of topics distributed to the DCRC may be found below:

- **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. The following is a summary of the Committee's feedback from the October 23, 2023, meeting:
 - At the October 23, 2023, meeting, staff gave a brief overview of the access topics and proposed amendments to Denton Development Code (DDC) Subchapter 7.8 Access and Circulation. The purpose was to introduce the access topics and reserve a detailed discussion for future DCRC meetings.
 - The Committee provided the following feedback and direction for a more detailed discussion of the topic:
 - Request to include the definition of a "perimeter street" to the DDC;

- Request for examples of direct residential street connections to arterial streets and how this impacts traffic;
 - Request for clarification regarding ADA compliance, regulation of barrier-free ramps in development review, and coordination with Capital Projects to improve pedestrian connectivity;
 - General understanding that the DDC should include minimum threshold to exempt smaller projects from Pedestrian TIA requirement;
 - Request for the City to create a method to collect and organize approved TIAs into a database;
 - Clarification of the proposed amendments to Public Transit and how implementation of DCTA standards will affect development review;
 - Request to discuss language related to street connectivity between subdivisions, including a discussion related to stub-outs to vacant land, block lengths, perimeter block lengths and cul-de-sac requirements;
 - Request to discuss the minimum required bicycle and pedestrian infrastructure within residential streets; and
 - Request to expand amendments to include subdivision regulations regarding block lengths in Subchapter 8.
- **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. Furthermore, based on the previous prioritization discussion on January 23, 2023, this topic would be next on the work program.
 - **Affordable and 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.
 - **Community Home/Group Home/Reasonable Accommodation (THIS HAS BEEN COMPLETED)**
 - **Definitions:** related to adding and clarifying definitions not associated with any other Code amendments.
 - **Downtown Parking Study:** Staff is proposing the results of the Downtown Parking Study be presented to the DCRC at their December 2024 meeting. Note, no changes to the DDC are recommended as a result of this study alone. Staff recommends receiving this information and awaiting the results of the City-wide parking study to make more informed decisions about how the parking standards in the DDC may need to be amended.
 - **Land Disturbance 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. 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.
- **Public Notification:** Related 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).
- **Short-Term Rentals (THIS HAS BEEN COMPLETED)**
- **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. (These items are being addressed/assessed by our Building Safety Division since these are related to the adopted building code and not the Denton Development Code.)
- **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.
- **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.
- **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.

During the meeting on December 09, 2024, staff will present feedback received from the Committee regarding prioritization of topics, and seek consensus on how to move forward.

EXHIBITS

1. Agenda Information Sheet

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

Prepared by:
Angie Manglaris, AICP
Development Review Manager



City of Denton

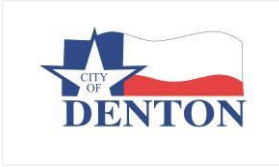
City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Legislation Text

File #: DCRC24-018, **Version:** 1

AGENDA CAPTION

Receive a report and hold a discussion regarding the Downtown Parking Study summary findings.



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

ACM: Cassey Ogden

DATE: December 9, 2024

SUBJECT

Receive a report and hold a discussion regarding the Downtown Parking Study summary findings.

BACKGROUND

The Development Code Review Committee has requested a review of the findings of the Downtown Parking Study conducted by Fehr and Peers, on behalf of Transportation Services and Planning. During the December 9, 2024, DCRC Meeting, City staff will give a high-level presentation and illustrate key ideas to facilitate the City's planning for near-term and long-term growth. Included as Exhibit 2 is the presentation received by the Mobility Committee on September 25, 2024.

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Presentation

Respectfully submitted:
Farhan Butt, Ph.D., P.E.
Deputy Director of Transportation Services



Downtown Denton Parking Study

September Mobility Committee
September 25, 2024
MC24-030

Key Findings

- Study area has approximately **2,762 publicly available city-controlled spaces**
- A parking utilization and turnover survey conducted on a weekday and weekend date in October 2023 revealed:
 - Denton's downtown has **sufficient parking supply to serve the current demand**
 - Peak parking utilization occurred on Saturday from 8:00-9:00 PM with 79% of surveyed parking spaces occupied
 - Street parking and parking lots closest to the Denton Square had the highest parking utilization
 - Parking turnover was highest
 - On street compared to off street
 - On Thursday compared to Saturday
 - In free parking lots compared to paid parking lots
- The existing study area parking supply can accommodate the identified planned multi-family housing and dining projects within the downtown

Parking Strategies Toolbox

Near-Term

Increase and Enhance Static Signage

- Reduce time for visitors looking for parking spaces
- Direct visitors to particular parking locations

Implement Time Limits and Restrictions

- Increase parking turnover in most desirable spaces
- Prevents long term parking

Assign Parking Locations

- Directs employees to particular locations
- Provides more visitor parking availability in desirable locations

Enforce Parking

- Encourages parking turnover
- Prevents long term parking
- Ensures other strategies, such as assigning parking locations, are effective
- Prevents illegal parking



Parking Strategies Toolbox

Near-Term

Accommodate TNC's

- Support greater number of visitors to downtown by maximizing parking spaces
- Provide more secure space for pick-up and drop-off, typically seen in greater demand for dining, hotel, and other retail uses



Adopt a Regular Schedule for Data Collection and Performance Tracking








- Monitor success of parking management actions
- Monitor changes in parking supply and demand

Update Parking Standards

- Decrease parking demand
- Promote alternative modes of transportation

Parking Management Toolbox

Near-Term Strategies

Strategy	Cost	Time to Implement
Near-Term Strategies		
Increase and Enhance Static Signage	\$	
Implement Time Limits and Restrictions	\$	
Assign Parking Locations	\$	
Enforce Parking	\$\$	
Accommodate TNC's	\$	
Adopt a Regular Schedule for Data Collection and Performance Tracking	\$\$	
Update Parking Standards	\$	

Parking Strategies Toolbox

Mid-Term

Coordinate Valet Options

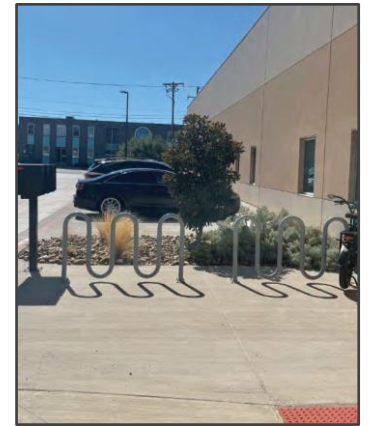
- Redistributes parking demand to underutilized parking lots
- Allows visitors to pick up vehicle close to destination

Promote Other Modes of Transportation

- Reduces demand for parking spaces
- Parking spaces no longer needed may be converted to pick-up or drop-off spaces, parking for motorcycles, bicycles, or other modes

Implement Urban Design and Traffic Calming Strategies

- Reduce need to build additional parking spaces
- Encourages park once and walk first strategy



Parking Strategies Toolbox

Mid-Term

Stripe and/or Restripe Parking Spaces

- Restriping can provide additional parking and improve the flow through parking facilities

Increase Use of Shared Parking

- Maximize use and efficiency of existing parking facilities
- Enables more compact development
- Reduce need to provide additional parking







Charge for Parking

- Increase parking turnover in most desirable public spaces
- Parking revenue could fund implementation of other parking management programs



Parking Management Toolbox

Mid-Term Strategies

Strategy	Cost	Time to Implement
Mid-Term Strategies		
Coordinate Valet Options	\$	
Promote Other Modes of Transportation	\$\$	
Implement Urban Design and Traffic Calming Strategies	\$\$	
Stripe and/or Restripe Parking Spaces	\$\$	
Increase Use of Shared Parking	\$	
Charge for Parking	\$\$	

Parking Strategies Toolbox

Long-Term

Add Off-Street Parking

- Alleviate pressure on current parking supply in high demand facilities
- Maximize curb uses

Provide Intelligent Signage

- Provide real-time information on parking available
- Direct visitors to parking locations
- Integrate with apps or websites to provide additional means of sharing parking information



Create a Uniform Parking Experience at All Publicly Available Parking

- Operate all facilities under one system for uniform parking experience
- Aid in distributing parking demand across all facilities
- Private owners may benefit from City's investment in parking related infrastructure

Parking Management Toolbox

Long-Term Strategies

Strategy	Cost	Time to Implement
Long-Term Strategies		
Add Off-Street Parking	\$\$\$	
Provide Intelligent Signage	\$\$\$	
Create a Uniform Parking Experience at All Publicly Available Parking	\$\$	

Long-Term Strategy

Off Street Parking

Off-street parking should be considered when:

- Street space is prioritized for people and active travel (transit, walk, bike) modes
- Parking supply does not meet parking demand, and there are limited ways to manage the demand
- Planned development will lead to heavy demand, and you would like to have a concentrated supply of vehicle parking
- You can mitigate the opportunity cost (i.e. what else could you develop there)

Other considerations:

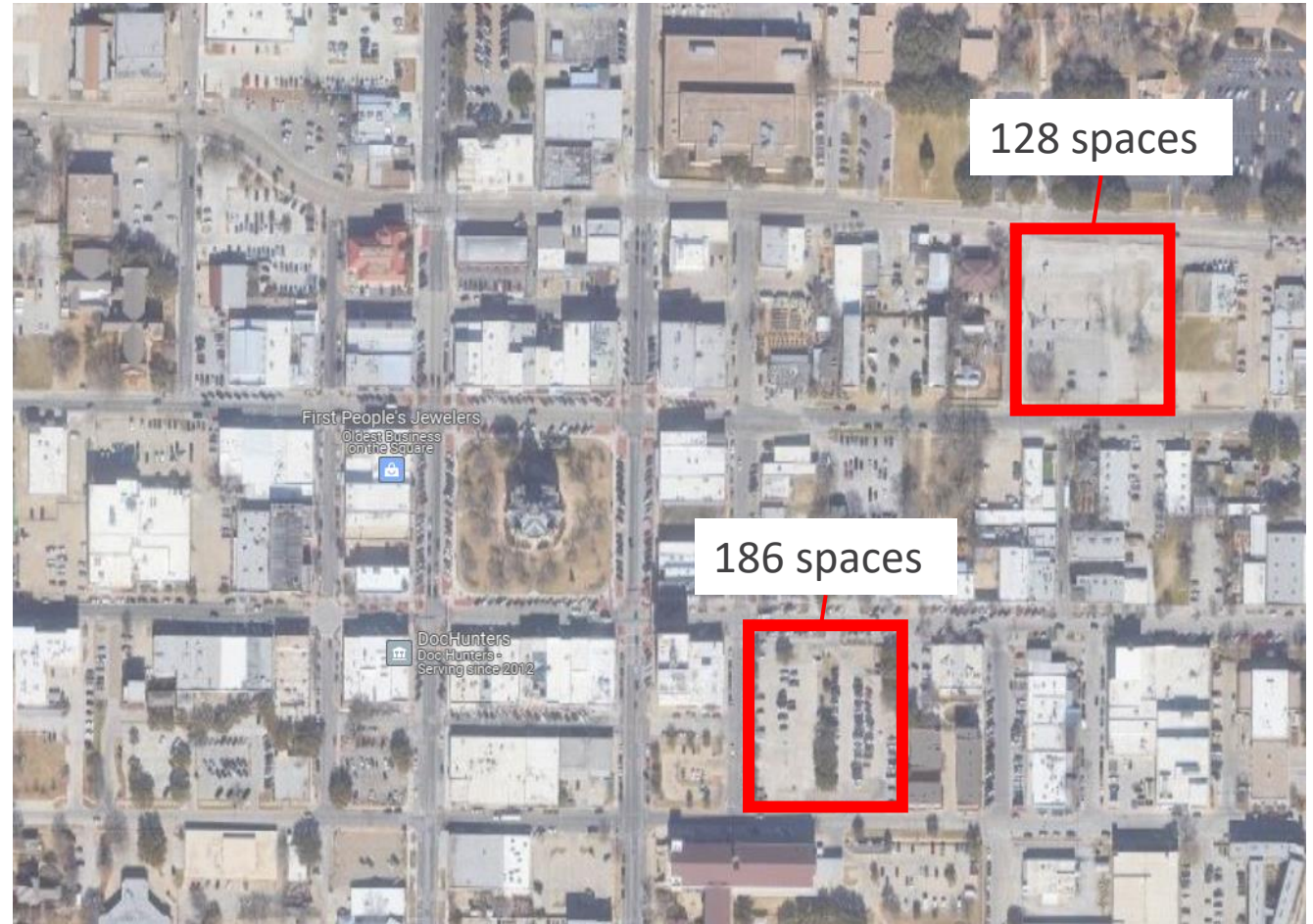
- Integrate parking structure into existing look and feel of downtown area
- Provide mobility hub (i.e. bicycle parking) within parking structure
- Install signage around city to navigate visitors to parking structure
- Consider real time signage for available parking spaces across parking facilities
- Activate ground floor spaces

Long-Term Strategy

Off Street Parking

Locate off-street parking:

- Where land is available in proximity to higher activity areas (3–5-minute walk)
- When multiple sites are available that can accommodate a parking structure, consider other factors such as traffic flow, access, parking yield, walking distance, pedestrian environment, among other factors



Existing public parking lots, potential sites structures

Long-Term Strategy

Off Street Parking



Retail
El Paso, TX

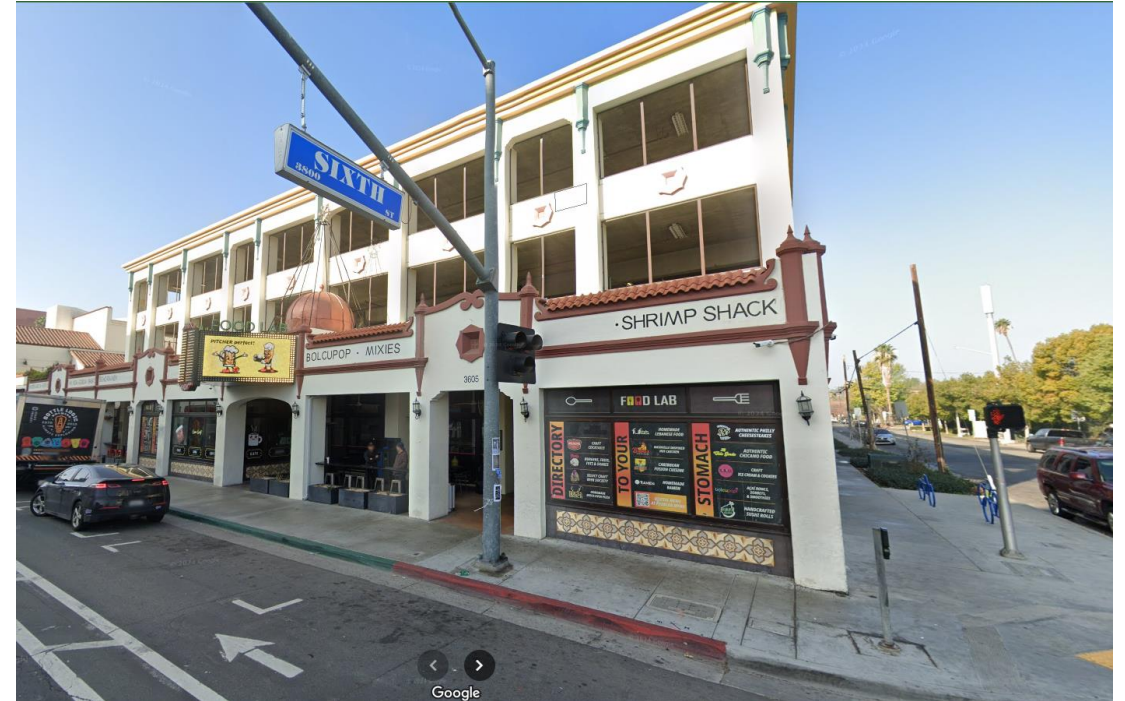
(photo credit: Watry Design)

Long-Term Strategy

Off Street Parking



Retail
Anaheim, CA



Food Hall
Riverside, CA

Slide Garage

Enforcement considerations

Outsourcing = cost effective but requires oversight

Legal authority to write enforceable citations?

Technology

Should be tied to parking performance

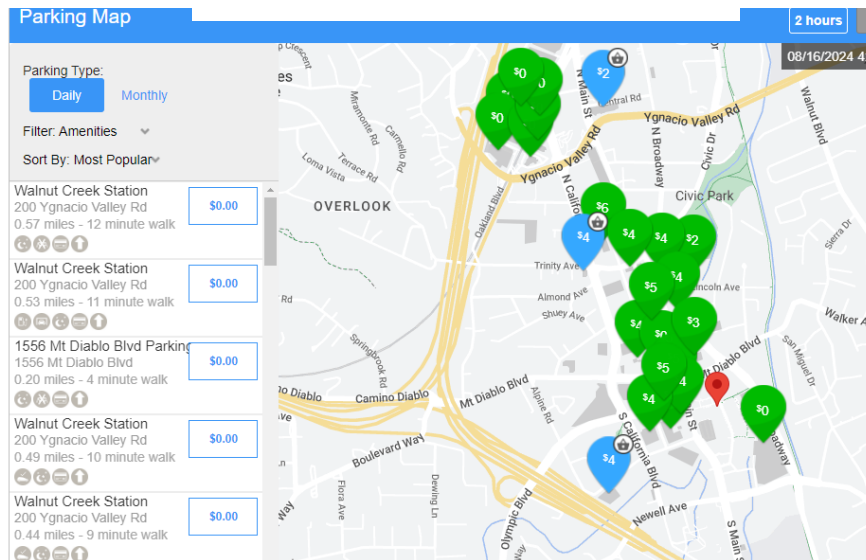
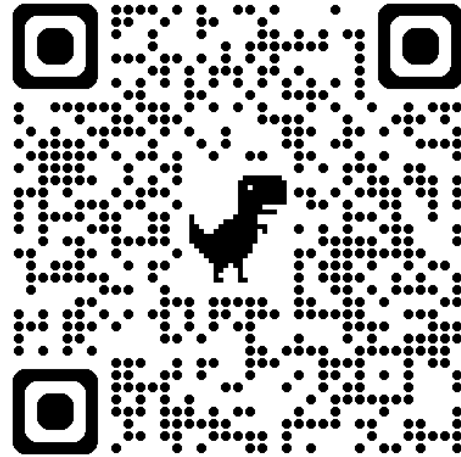
“Ambassador” approach

Escalating fine amounts

Review citation data, refine parking policies accordingly



Examples: Walnut Creek, CA



Parking Permit Programs

Residential, Employee, Guests

Maintains on-street use for visitors

Maintains supply for residents and employees

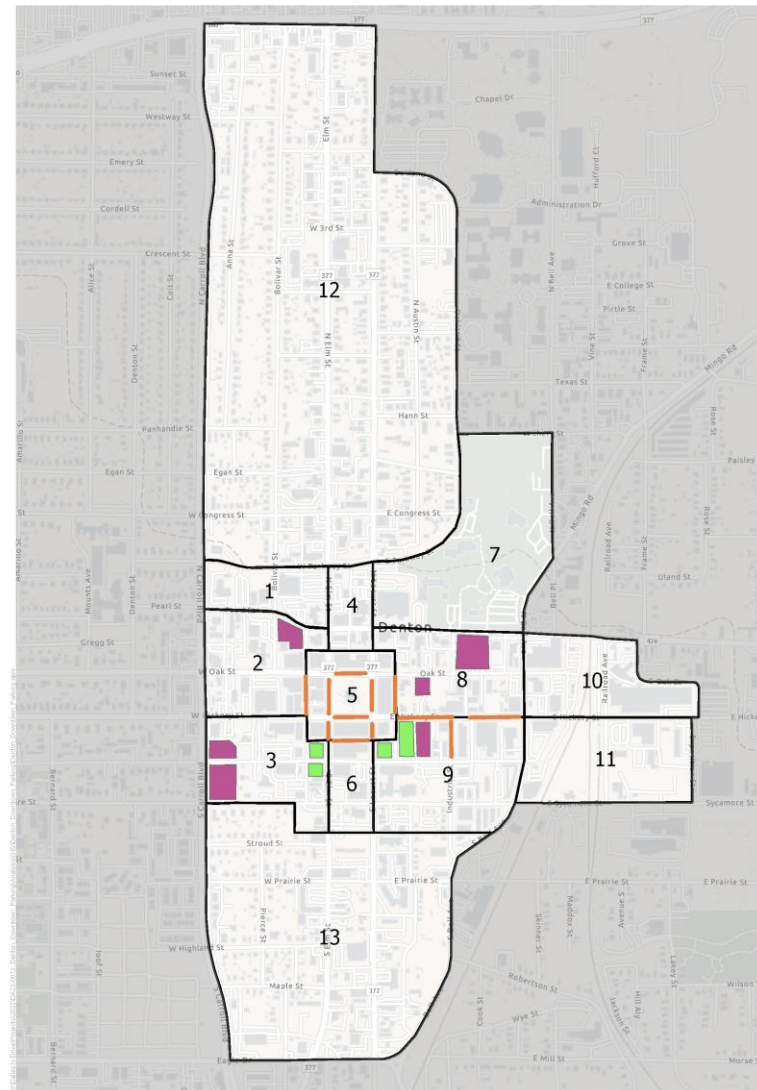
Implementation would fall on the City

Consider safety / security



Big Data Review

- Study Area
 - 13 zones
 - Consistent with prior studies
- Origins and Destinations
 - StreetLight Data = Vendor
 - Trips originating from 13 zones
 - Trips ending within the 13 zones
- Visitations and Departures from zones
- Mobile Device Data Review
 - Near Data = Vendor
 - Days of week
 - Time of day
 - Street segments



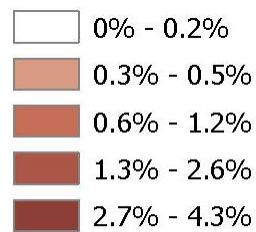
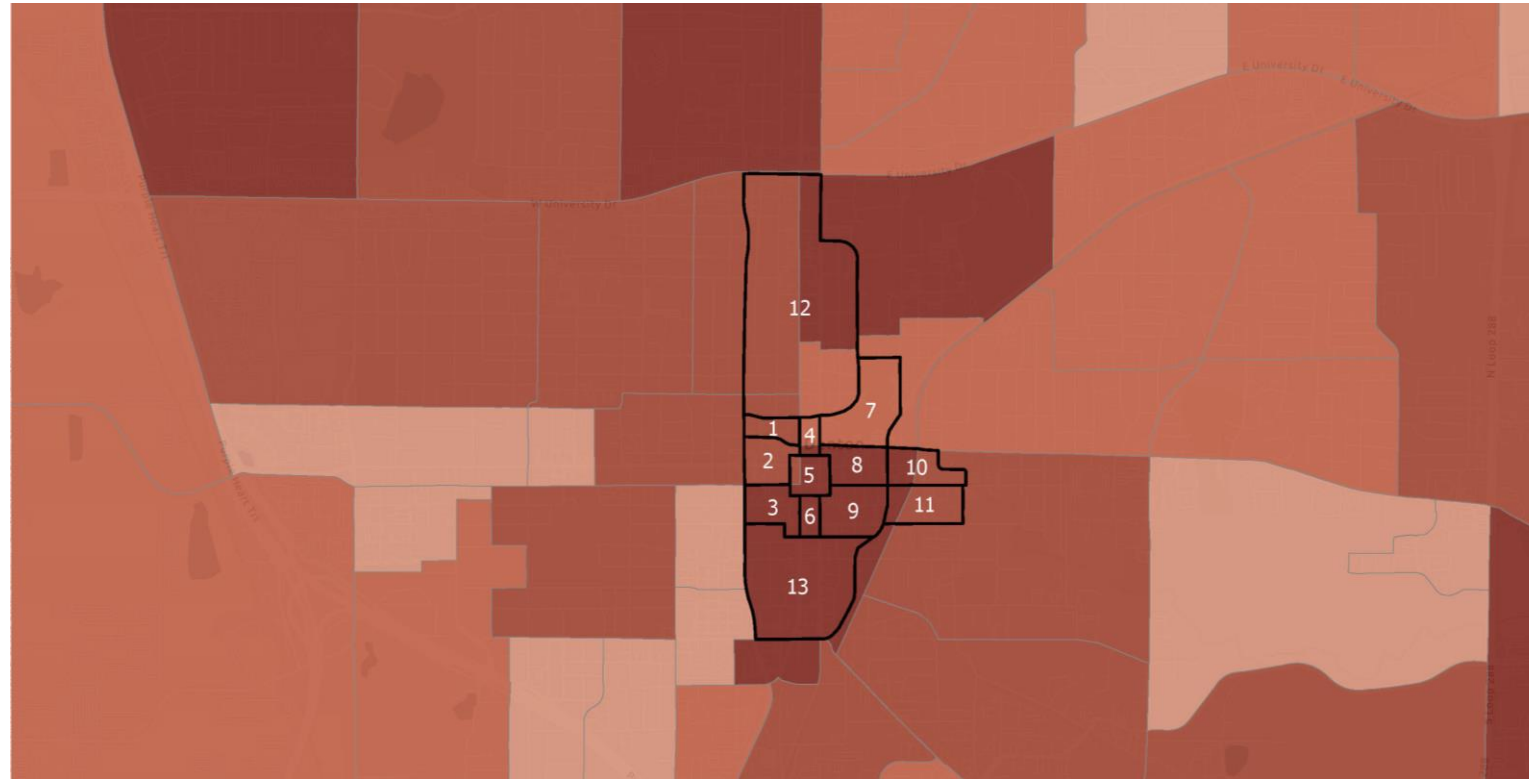
Streets
Free Parking Lot
Paid Parking Lot
Downtown Zones

0 0.07 0.15 0.3 Miles N

Downtown Denton TX Study Area

Big Data Review

Trips Originating Within Our 13 Zones

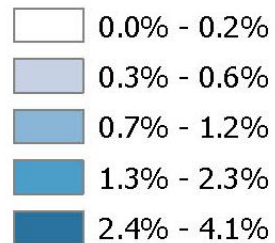
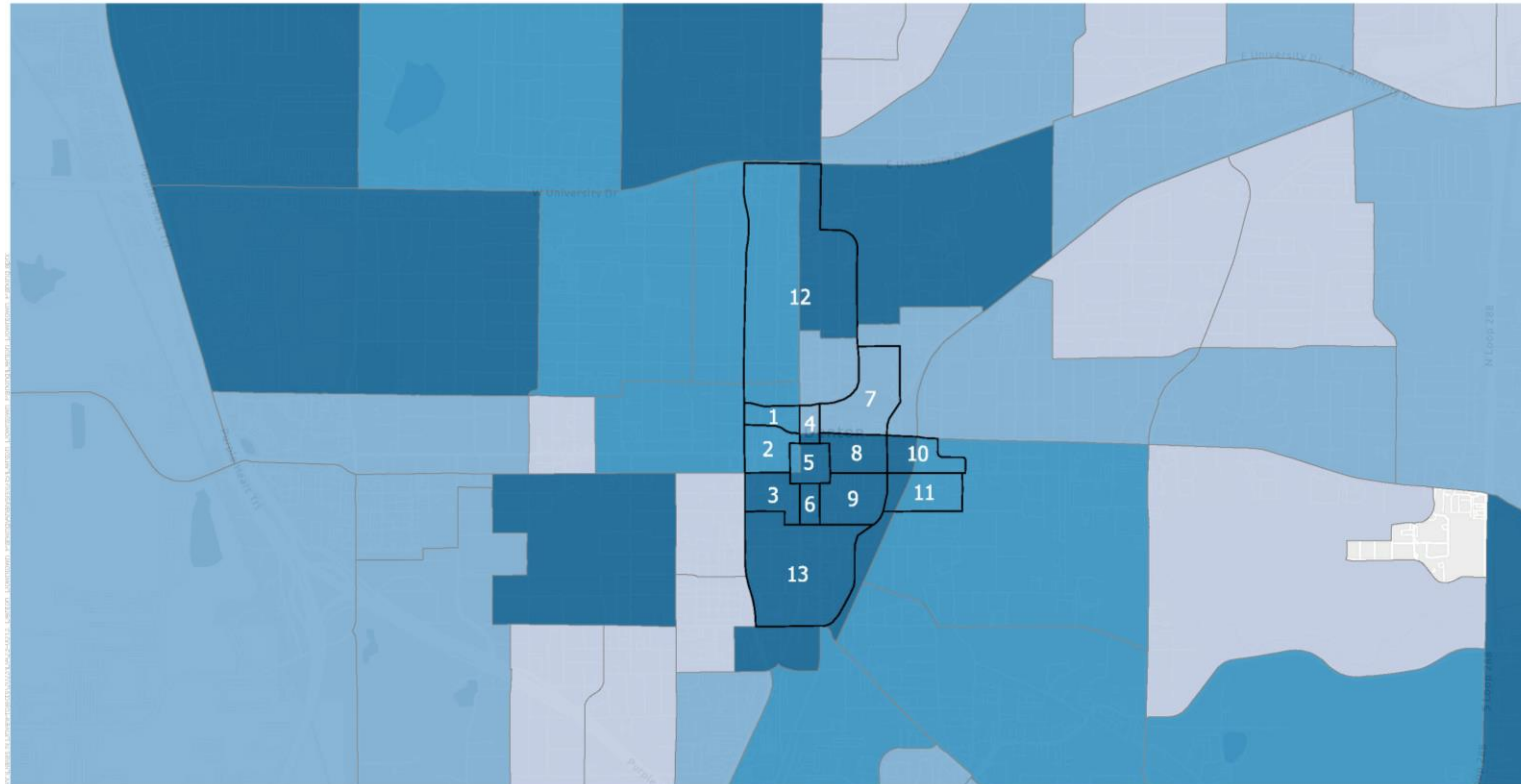


Percent of trips originating in the 13 zones from different census blocks

Origin Summary 7 AM- 7 PM Weekdays

Big Data Review

Trips Ending Within Our 13 Zones

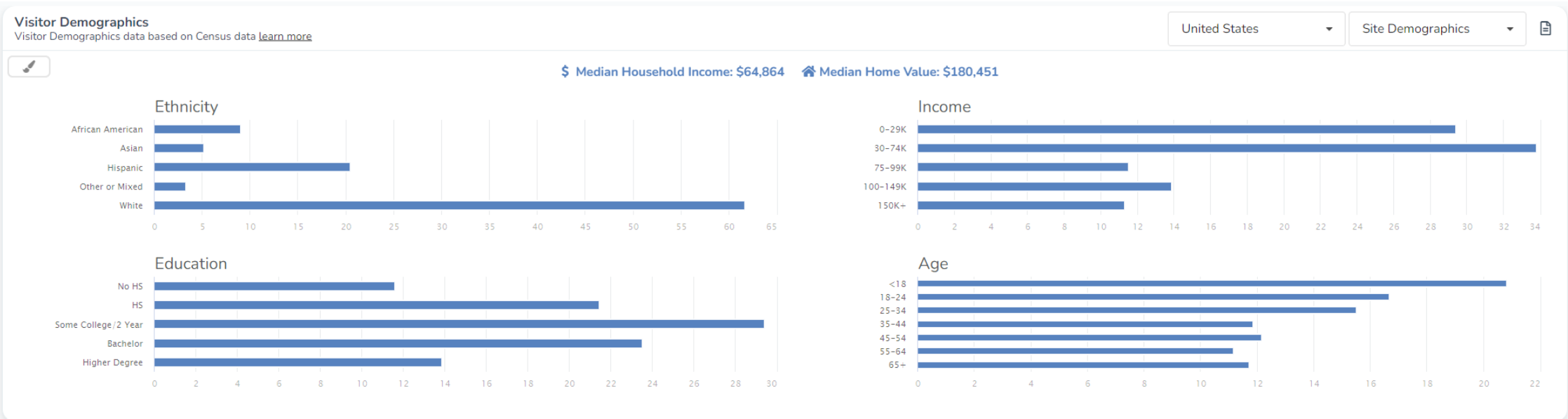
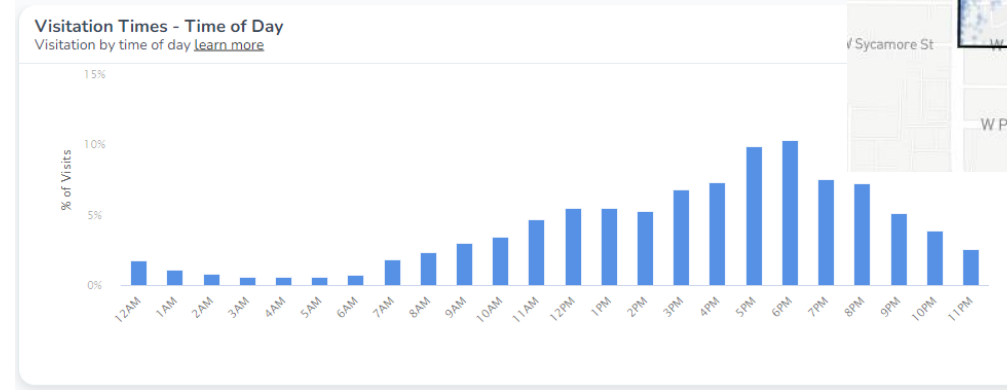
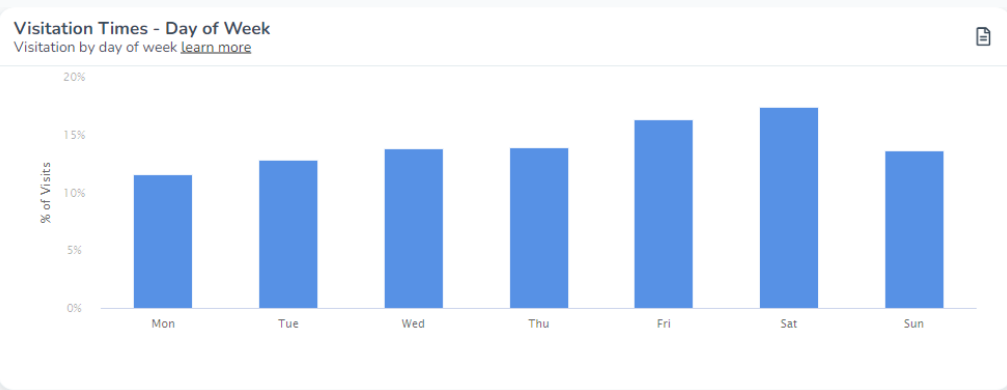
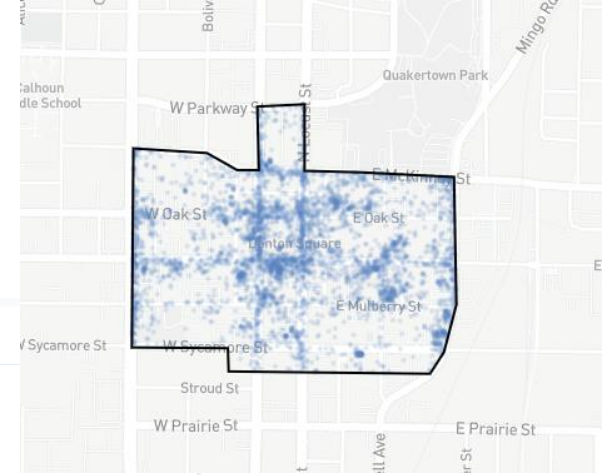


Percent of trips ending in the 13 zones from different census blocks

Destination Summary 7 AM- 7 PM Weekdays

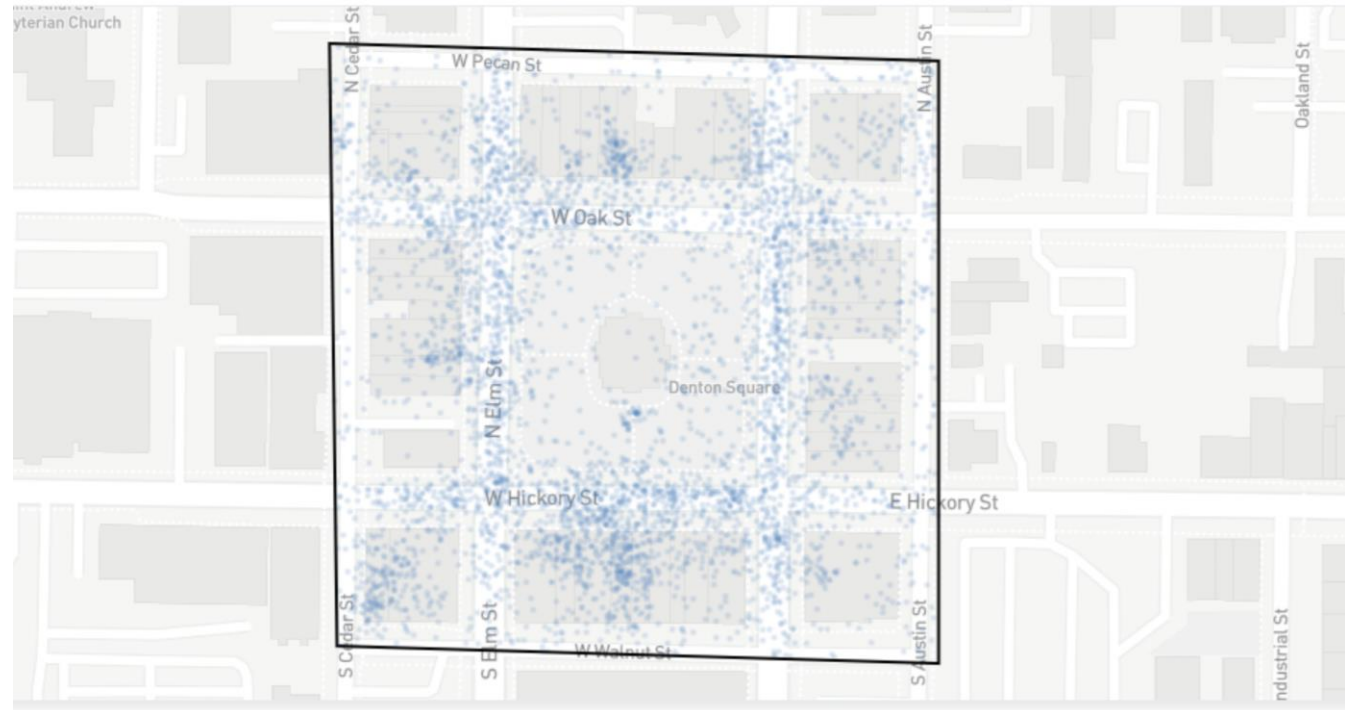
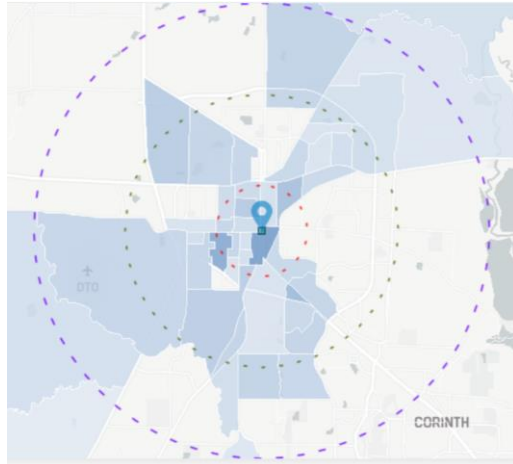
Big Data Review

Zones 2,3,5,6,8,9 – Downtown Central



Big Data Review

Zone 5 – Denton Square

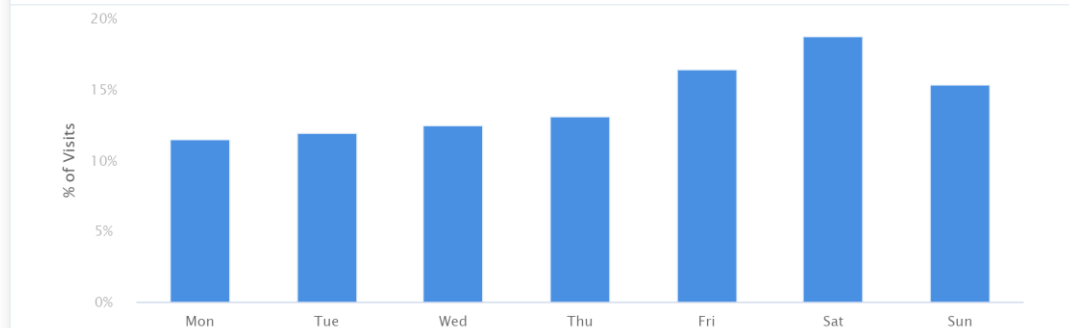


Origin Points – Common Evening Location (Weeknights/Weekends)

Visitation Times - Day of Week

Visitation by day of week

near.com/pinnacle



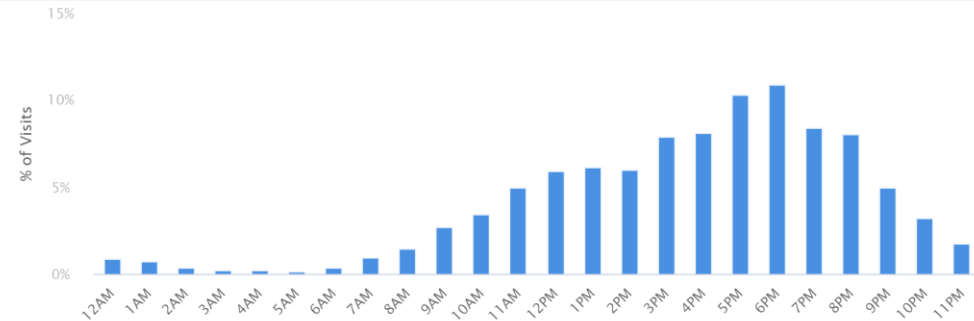
MC 24-030

23

Visitation Times - Time of Day

Visitation by time of day

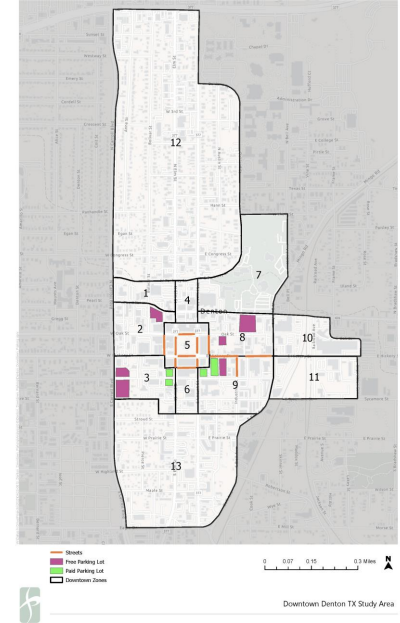
near.com/pinnacle



September 25, 2024

Big Data Review

- Streetlight
 - Most trips originating or ending on the central and south side of the Downtown study area
 - Non-home-based and home-to-other trips are the most common trip purposes. These trips do not include trips to or from work; downtown is a destination for leisure
- Near data
 - Friday and Saturday are the busiest days of the week
 - 8 am to 11 pm is when parking lots are active. Lots are most full between 4 pm to 7 pm.
 - Highest activity is around the Denton Square
 - High school and university students represent larger share of visitors
 - We can trust this data – data is showing higher activity where we have observed this in practice and shows higher visitation on days of the year we expect more people to be downtown.



Downtown Denton Parking Study Area

Publicly available parking facilities



- Study Area
 - Public Parking Lots, 889 spaces
 - Paid Parking Lots, 198 spaces
 - Government Parking (Free Public Parking Outside of the Hours of 8 am to 5 pm on Weekdays), 488 spaces
 - Public Street Parking, 2-Hour Limit Monday through Friday 8 am to 5 pm, 716 spaces
 - Street Parking, 471 spaces
- Parking Lot Number
Parking Lot Capacity

Downtown Denton Parking Study Area

Publicly available parking facilities

Type	Supply in Project Area	Supply Surveyed in Downtown Study
On-Street Parking Spaces	1,187	30% (355 spaces)
Off-Street Parking Spaces	1,575	53% (831 spaces)
Total (On-Street and Off-Street)	2,762	43% (1,186 spaces)

On-Street Parking (Free)

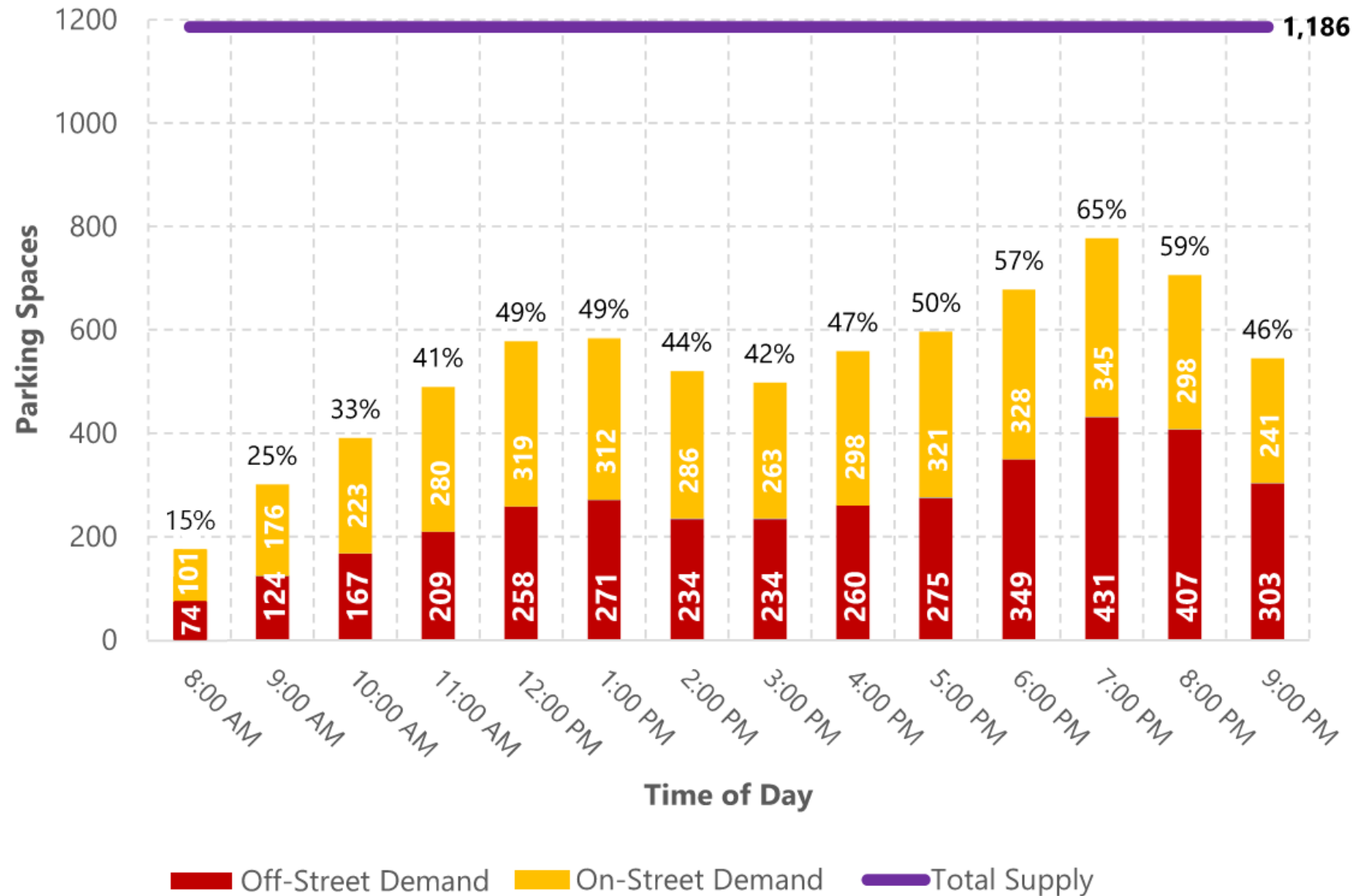
- 2-hour parking restriction Monday through Friday from 8:00 AM to 5:00 PM (716 spaces).
No restrictions outside of these hours.
- No restrictions (471 spaces)

Off Street (Free & Paid)

- Paid (161 spaces)
- Free, no time limit, public parking outside of Monday through Friday from 8:00 AM to 5:00 PM (488 spaces)
- Free, no restrictions (889 spaces)

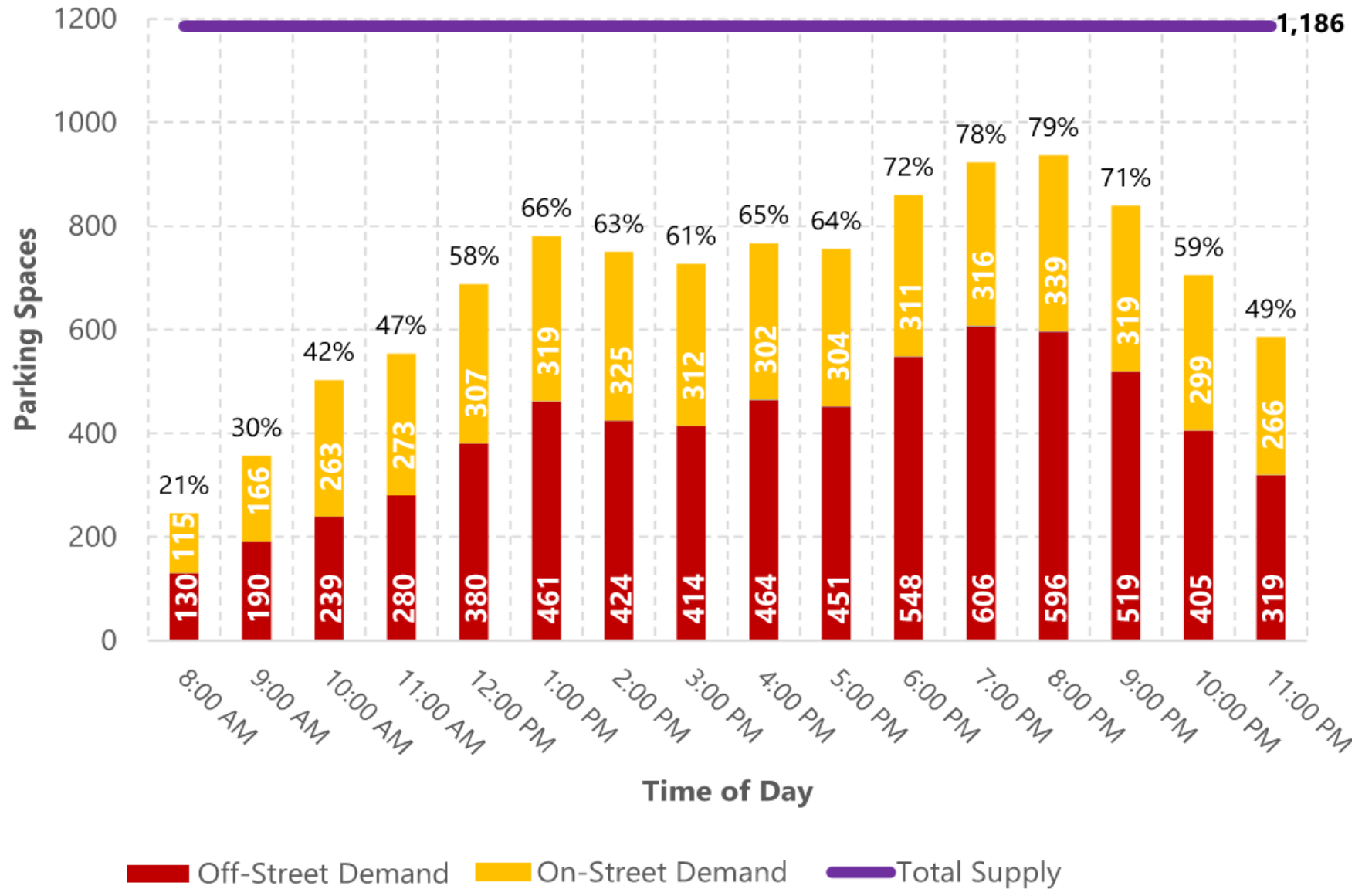
Weekday Parking Demand

Peak parking 7-8 pm



Weekend Parking Demand

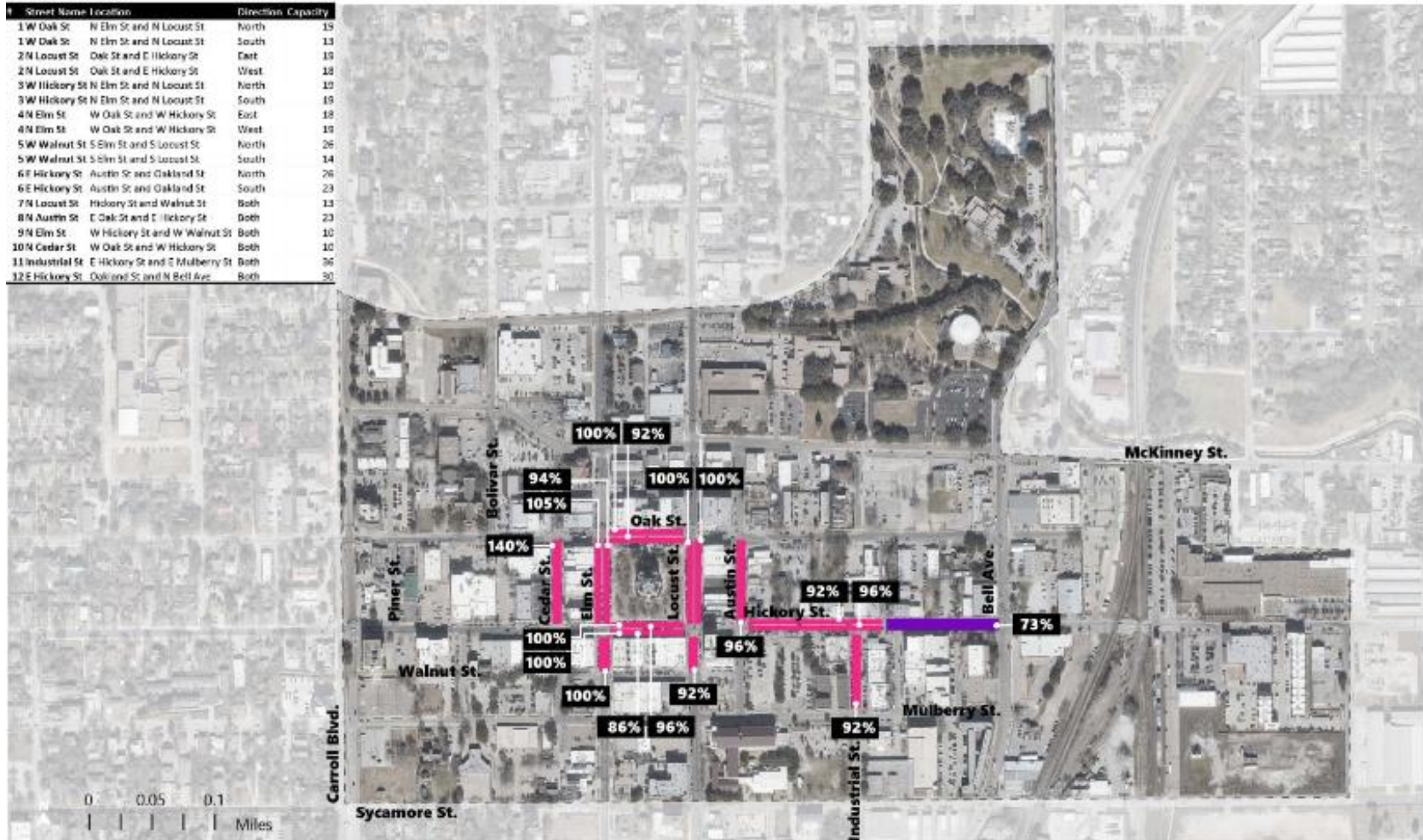
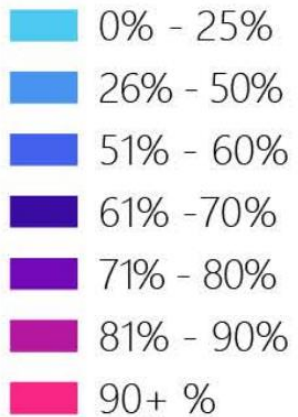
Peak parking 8-9 pm



Weekend On-Street Parking Utilization at 8 PM

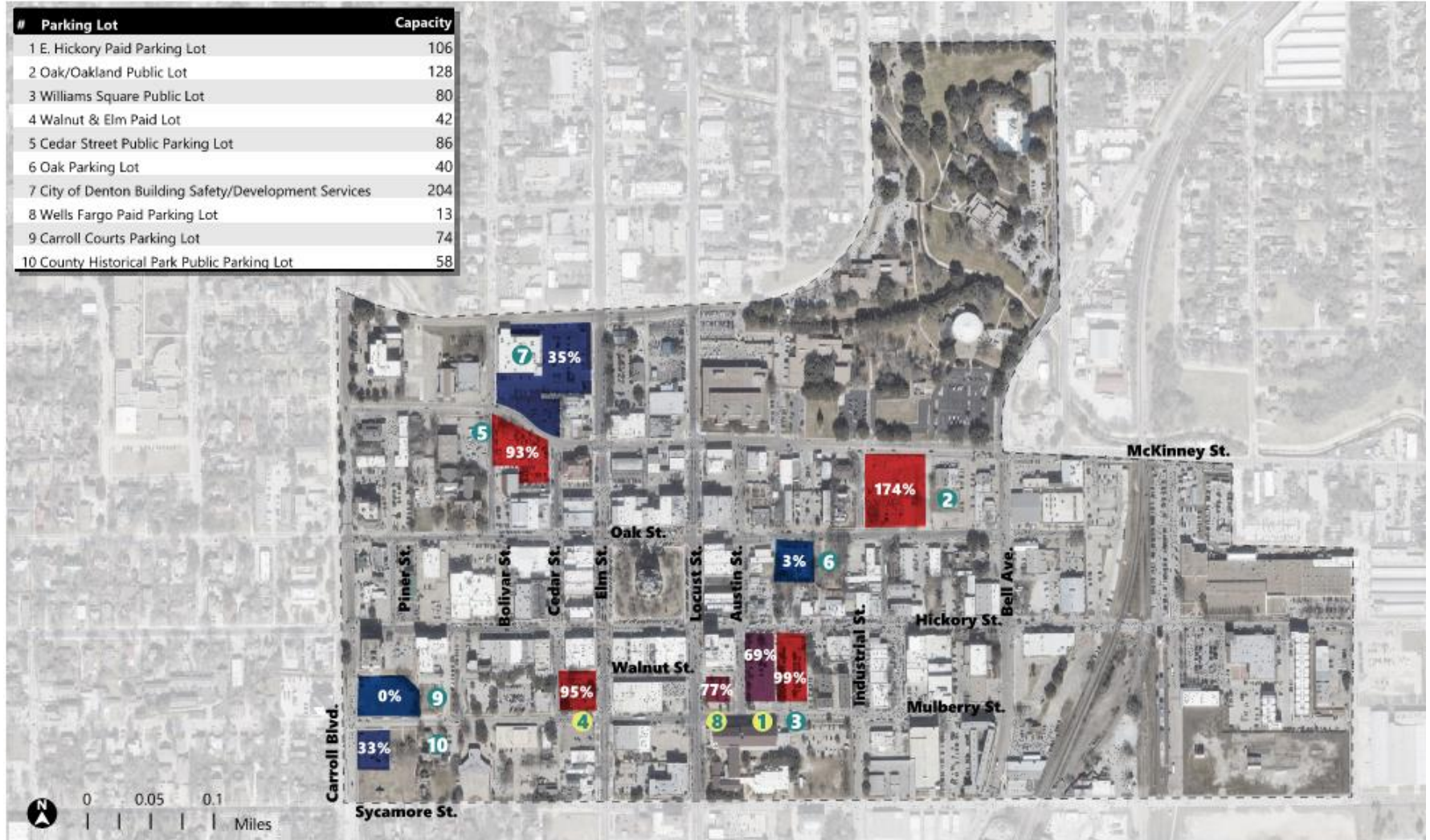
Street Name	Location	Direction	Capacity
1 W Oak St	N Elm St and N Locust St	North	19
1 W Oak St	N Elm St and N Locust St	South	13
2 N Locust St	Oak St and E Hickory St	East	19
2 N Locust St	Oak St and E Hickory St	West	18
3 W Hickory St	N Elm St and N Locust St	North	19
3 W Hickory St	N Elm St and N Locust St	South	19
4 N Elm St	W Oak St and W Hickory St	East	18
4 N Elm St	W Oak St and W Hickory St	West	19
5 W Walnut St	S Elm St and S Locust St	North	26
5 W Walnut St	S Elm St and S Locust St	South	14
6 E Hickory St	Austin St and Oakland St	North	26
6 E Hickory St	Austin St and Oakland St	South	23
7 N Locust St	Hickory St and Walnut St	Both	13
8 N Austin St	E Oak St and E Hickory St	Both	23
9 N Elm St	W Hickory St and W Walnut St	Both	10
10 N Cedar St	W Oak St and W Hickory St	Both	10
11 Industrial St	E Hickory St and E Mulberry St	Both	96
12 E Hickory St	Oakland St and N Bell Ave	Both	80

Parking Occupancy, 355 spaces



Study Area

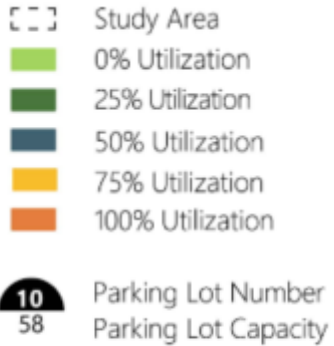
Weekend Off-Street Parking Utilization at 8 PM



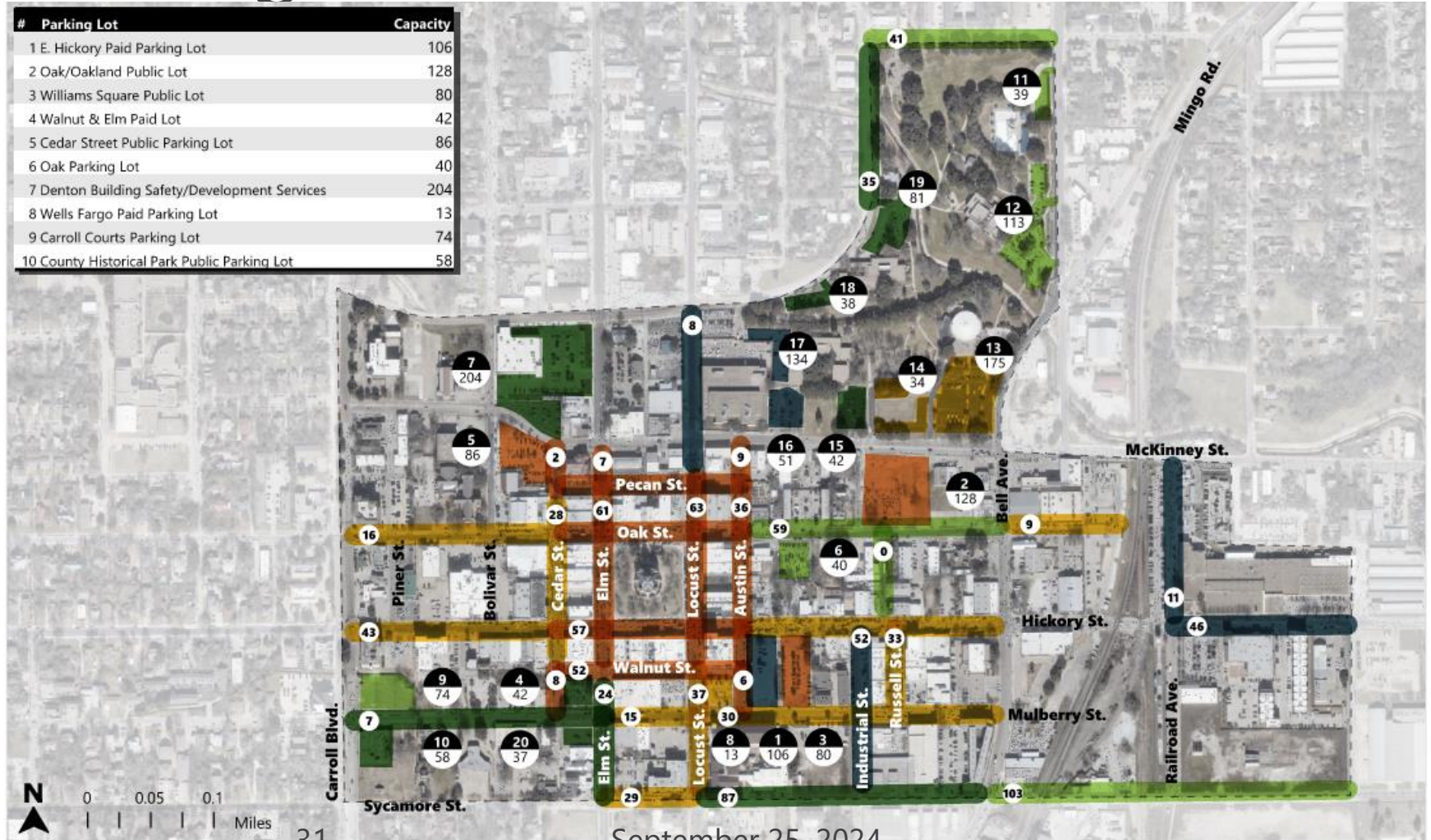
Parking Occupancy, 831 spaces

- 0% - 25%
- 26% - 50%
- 51% - 60%
- 61% - 70%
- 71% - 80%
- 81% - 90%
- 90+ %

Qualitative Parking Utilization, Saturday Evening



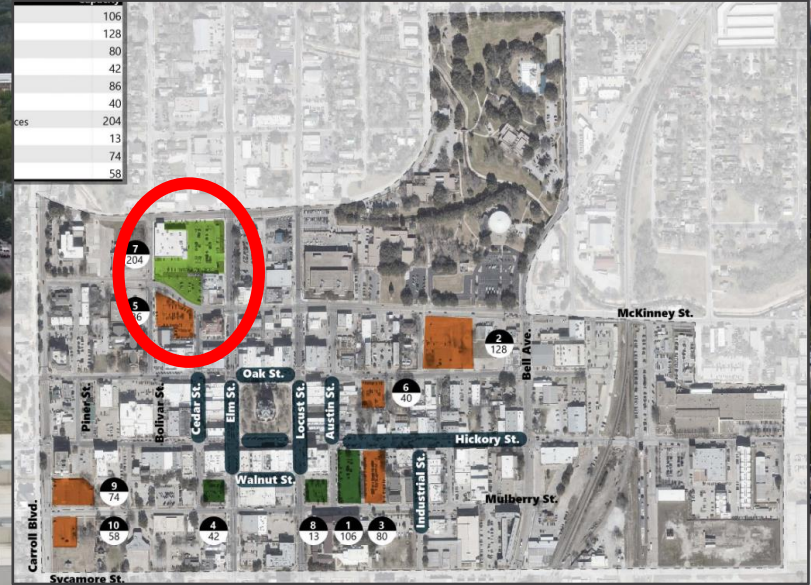
Approximate overall parking demand of 60% in the study area



Cedar Street Public Parking, Lot #5

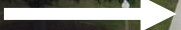


Denton Development Services, Lot #7





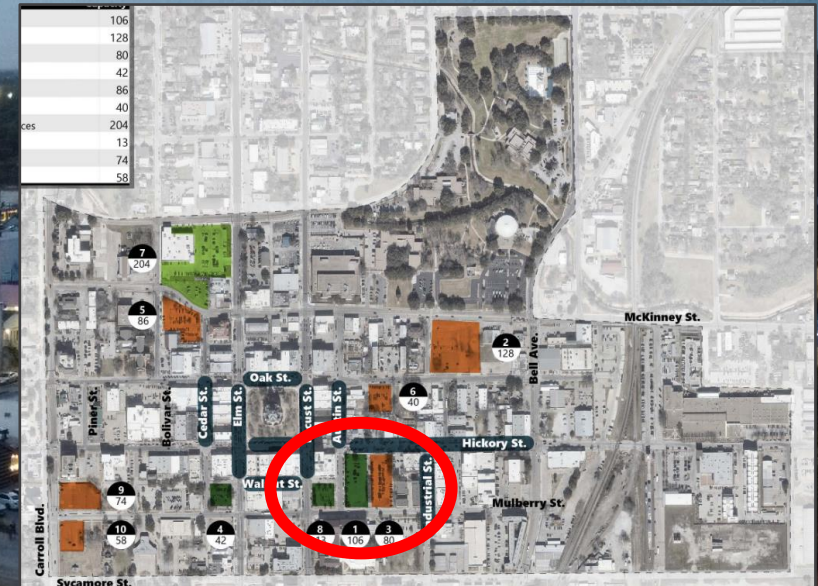
West Oak Street



Wells Fargo (Paid), Lot #8

East Hickory Paid Parking Lot, Lot #1

Williams Square Parking Lot, Lot #3





Walnut & Elm Paid Parking Lot, Lot #4





County Historical Park

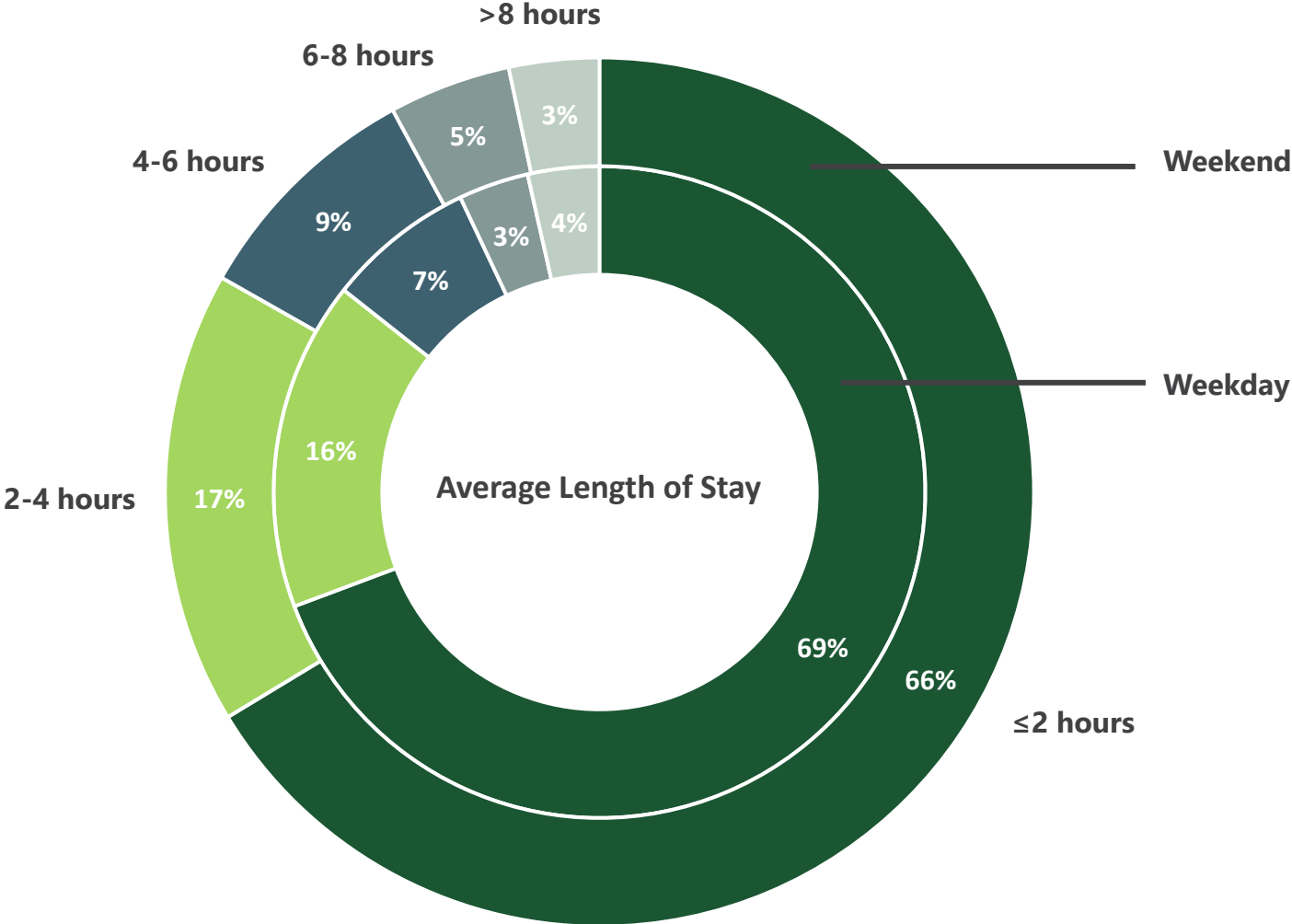
Public Parking Lot, Lot #10

Carroll Courts Parking Lot, Lot #9



Average Parking Length of Stay

Approximately 30% of vehicles park for greater than 2 hours



Future Parking Demand

-  Study Area
-  Approved Development
-  Downtown Denton Transit Center

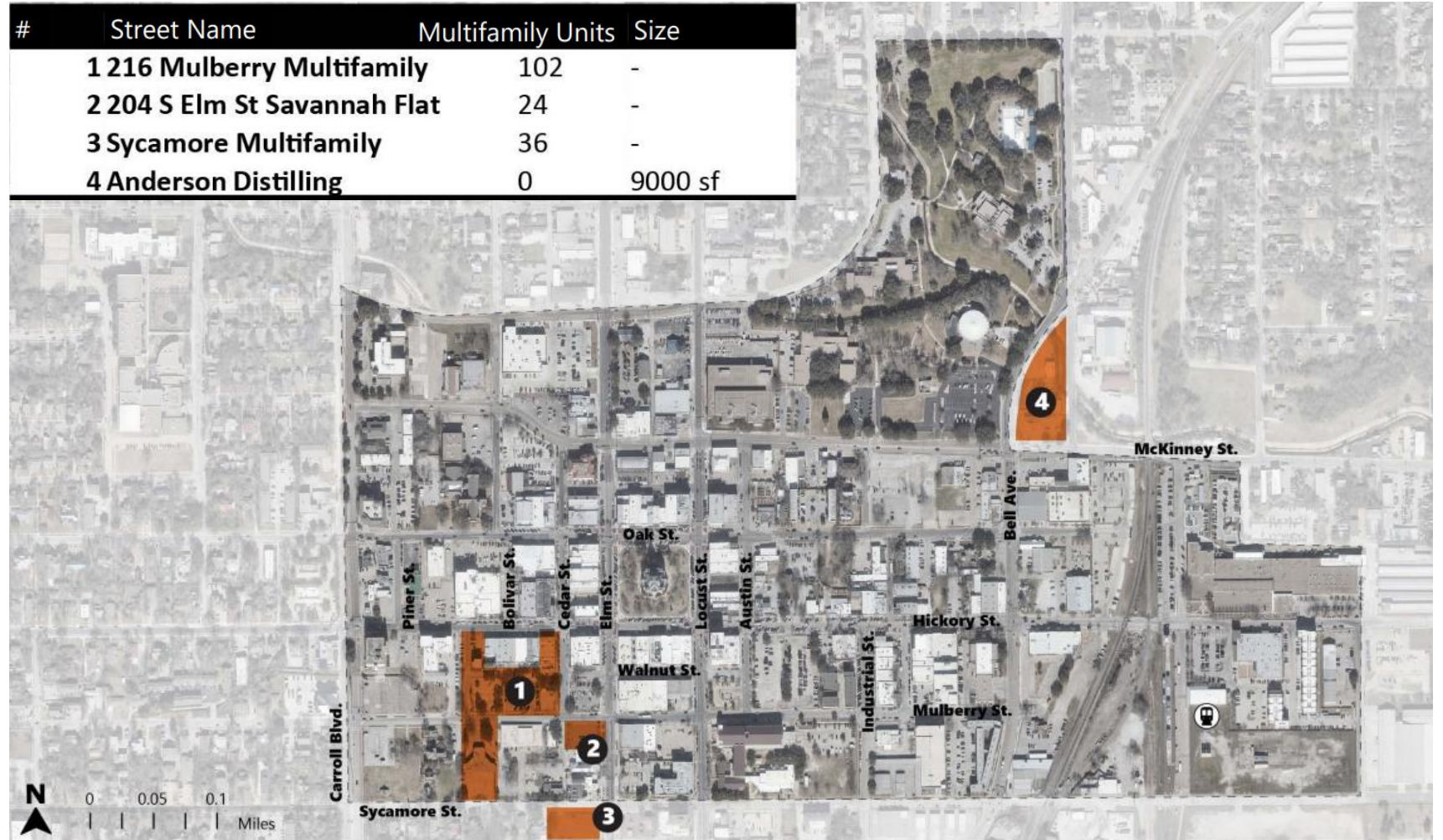
Total existing parking supply is approximately 2,700 spaces.

Under existing conditions, 60% of parking supply is used in peak parking demand period.

Approximately 1,100 spaces are available for future development

Approved developments have a peak parking demand of 452 spaces

#	Street Name	Multifamily Units	Size
1	216 Mulberry Multifamily	102	-
2	204 S Elm St Savannah Flat	24	-
3	Sycamore Multifamily	36	-
4	Anderson Distilling	0	9000 sf

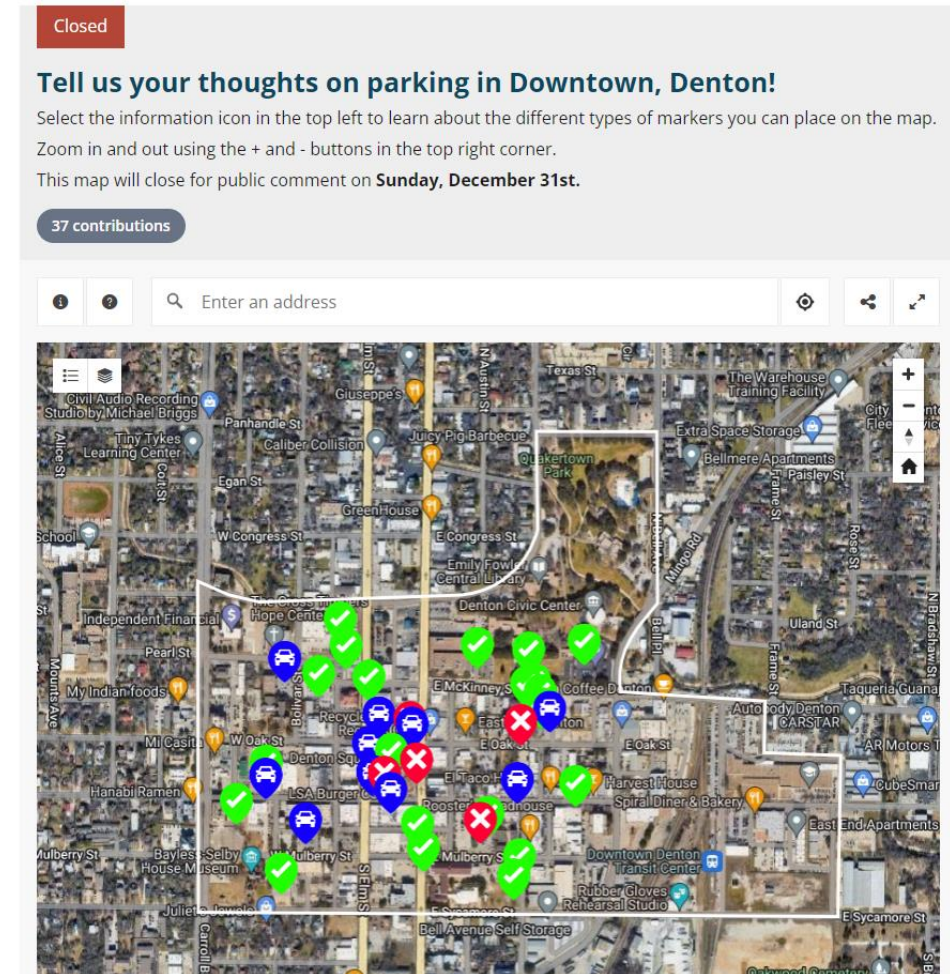


Public Feedback

Online Engagement October-December, Pop-Up Event in December

Key Recommendations:

- Eliminate “predatory” ticketing and towing
- Provide wayfinding for public parking locations, identifying paid versus free parking, and ADA spaces
- Provide one parking app for all paid parking downtown. Consider allowing credit cards to be accepted for metered parking
- Provide parking garage
- Provide electric charging stations
- Enhance walkability and bikeability
- Provide dedicated event parking
- Provide employee parking



Survey Responses

- Most people are visiting downtown in the evening, with shopping and restaurants as the most popular trip purposes
- Majority of people (83%) surveyed stated driving as their primary mode of travel, followed by bicycling (11%) and walking (6%)
- Majority of people (68%) are not satisfied with parking availability
- Once parked downtown, most people (91%) walk to their other destinations, followed by bicycle and car (4.5% each)
- Majority of people (85%) surveyed are willing to walk more than 3 minutes from their parking spot to their destination, and over half (55%) are willing to walk 5 minutes or more

Stakeholder Workshop Feedback

- Participants were largely downtown business owners, which expected their customers are not satisfied with parking downtown.
- Participants expect there is sufficient parking downtown if you know how and where to find the parking
- Participants would like a consolidated source of parking so that visitors do not need to circulate many smaller surface parking lots to find a parking space

Stakeholder Workshop Feedback

Other recommendations to improve downtown parking include:

- Provide additional street lighting and sidewalk enhancements
- Install signage and wayfinding, including near the Square
- Provide paid on-street parking at locations with higher parking demand
- Address circulation around the Square
- Enforce time-limit parking restrictions
- Develop cohesive parking map in app and online
- Improve transit routes and frequency
- Provide short term (i.e. 15 minute) parking spaces
- Provide central parking facility to accommodate large number of visitors