

Staff Analysis

DCA25-0001/ Missing Middle

REQUEST:

This is a city-initiated Code amendment to the Denton Development Code's (DDC) regulations related to townhomes and accessory dwelling units (ADUs).

CONSIDERATIONS:

Section 2.7.4D of the DDC states that an application for a DDC text amendment may be approved upon consideration of the following criteria as to whether and to what extent the proposed amendment:

1. *Is consistent with the Comprehensive Plan, other adopted plans, and other city policies;*

As discussed in Exhibit 1, the proposed Code amendments are consistent with Denton 2040 Comprehensive Plan's goals and actions, including:

- **Goal HN-1** envisions a range of housing options that meet the needs of all residents with a diverse array of choices in type, cost, and location.

Action 7.1: Promote development of higher density housing as part of mixed-use development in Denton's urban core, including Downtown, the Neighborhood/University Compatibility Areas, and in designated centers and corridors outside the urban core.

Action 7.2: Expand the availability of affordable housing choices for community members most in need of housing, including those with low incomes and special needs.

Action 7.4: Expand the availability of housing choices for existing and potential community members most in need of housing, including seniors.

Action 7.5: Support expanded opportunities for home ownership to encourage neighborhood stability and reduce blight.

Action 7.7: Establish tools and strategies to enhance the quality and character of housing and neighborhoods.

Additionally, the proposed amendments are consistent with the goals, strategies, and actions outlined in the following adopted plans:

- **Affordable Housing Strategic Toolkit (adopted on February 15, 2022):**
 - **Strategy 1: Use Existing Land and Buildings - Infill Development.**
 - Recommends revisions to the DDC to allow for additional ADUs.
 - Supports making necessary zoning changes to encourage the use of small homes for infill development, including infill lots for small townhome or duplex developments.
- **Southeast Denton Area Plan:**
 - **Action 1.1.4** recommends removing minimum parking requirements for accessory dwelling units to lower barriers to entry for homeowners.

- **Design Downtown Denton:** Design Downtown Denton was approved in August
 - *3A Develop Southern Downtown*, recommends townhomes for targeted infill of for-sale dwellings on underutilized land within existing development.
 - *3B Encourage Downtown Living*, includes the following recommended actions:
 - Ensure the types of units produced should represent a variety of housing types that meet diverse housing needs.
 - The City should take actions that will encourage additional development of Accessory Dwelling Units within Downtown, including pre-approving standard ADU plans, waiving fees, or creating grant opportunities.
2. *Does not conflict with other provisions of this DDC or other provisions in the Municipal Code of Ordinances;*

The updated DDC language outlined in Exhibits 3 and 4 does not conflict with other provisions of the DDC and aims to clarify and refine the regulations pertaining to permitted missing middle housing types.

3. *Is necessary to address a demonstrated community need;*

This proposed city-initiated Code amendment to the Denton Development Code is needed to support development of a variety of housing options to meet the community's need for affordable housing, choice, and neighborhood investment.

4. *Is necessary to respond to a substantial change in conditions and/or policy; and*

Since implementation of the Denton Development Code in 2019, the City has adopted the Denton 2040 Comprehensive Plan, the Southeast Denton Area Plan, and Design Downtown Denton. Each plan supports the development of missing middle housing with specific actions to encourage construction of additional townhomes and accessory dwelling units. The proposal is intended to clarify current regulations and create opportunities for additional development.

5. *Is consistent with the general purpose and intent of this DDC.*

The proposed Code amendments are consistent with the general purpose and intent of the DDC.