



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda

### Development Code Review Committee

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Monday, June 22, 2026

3:00 PM

Development Services Center

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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, June 22, 2026 at 3:00 p.m. in Training Rooms 3, 4, and 5, at the Development Service Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

#### 1. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

Citizens may complete one Request to Speak "Public Comment" card per night for the "Presentations from Members of the Public" portion of the meeting and submit it to City Staff. Presentations from Members of the Public time is reserved for citizen comments regarding item not listed on the agenda. No official action can be taken on these items. Presentation from Members of the Public is limited to five speakers per meeting with each speaker allowed a maximum of three (3) minutes.

#### 2. ITEMS FOR CONSIDERATION

- A. [DCRC26-044](#) Consider approval of the minutes of the June 8, 2026 Development Code Review Committee Regular Meeting

Attachments: [Exhibit 1 - June 8, 2026 DCRC Minutes](#)

- B. [DCRC26-043](#) Receive a report, hold a discussion, and give staff direction regarding revisions to existing, recreational-focused land uses and proposing a new land use category related to event venues.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Proposed Amendments](#)

[Exhibit 3 - Draft Presentation](#)

- C. [DCRC26-046](#) Receive a report and discuss the Citywide Parking Study to introduce and share the information on different elements of the study, findings, and recommendations.

Attachments: [Exhibit 1 - Agenda Information\\_DCRC\\_CitywideParkingStudy\\_061126](#)

[Exhibit 2 - Citywide Parking Study\\_Agenda Ready](#)

#### 3. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

- A. [DCRC26-045](#) Hold a discussion regarding the Development Code Review Committee Project Matrix.

Attachments: [DCRC Matrix final](#)

#### 4. 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 June 15, 2026 in advance of the three (3) business day 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 TWO (2) BUSINESS DAYS 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.

MINUTES  
DEVELOPMENT CODE REVIEW COMMITTEE  
June 8, 2026

After determining that a quorum is present, the Development Code Review Committee of the City of Denton, Texas will convene in a Regular Called Meeting on Monday, June 8, 2026, at 3:15pm. in Training Rooms 3, 4, and 5 at the Development Services Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

PRESENT: Vice-Chair Suzi Rumohr, and Members: Lisa Dyer, Eric Pruett, and Clay Riggs

ABSENT: None

**REGULAR MEETING**

**1. PRESENTATIONS FROM MEMBERS OF THE PUBLIC**

Citizens may complete one Request to Speak "Public Comment" card per night for the presentations from Members of the Public" portion of the meeting and submit it to City Staff. Presentations from Members of the Public time is reserved for citizen comments regarding item not listed on the agenda. No official action can be taken on these items. Presentation from Members of the Public is limited to five speakers per meeting with each speaker allowed a maximum of three (3) minutes.

No public comment

**2. ITEMS FOR CONSIDERATION**

**A. DCRC26-038:** Consider approval of the minutes of the June 8, 2026 Development Code Review Committee Regular Meeting.

AYES (4): Vice-Chair Suzi Rumohr, and Members: Lisa Dyer, Eric Pruett, and Clay Riggs

NAYS (0): None

Member Riggs moved to approve the minutes as presented. Motion seconded by Member Pruett. Motion carried.

**B. DCRC26-040:** Receive a report, hold a discussion, and give staff direction regarding a proposed new land use category related to unmanned aerial vehicles (“drones”).

Angie Manglaris, Assistant Planning Director, presented the item. Discussion Followed

The Committee provided consensus to move forward with updating the setback distance for drone staging areas to be 300ft from any residential zoning district rather than the current proposal of 200ft.

Member Pruett did not approve of the updated Density Limitation proposals and would like to change the General Office (GO) for Drone delivery services to S+ and Remove the Public Facilities (PF). Member Riggs agreed.

Member Pruett requested the GIS team work on developing a map that highlights zones with areas more than 300ft from residential zoning for the future discussion regarding accessory uses.

The Committee provided consensus to move forward with changing to SUP for GO and Drone Delivery Service.

Member Dyer advised that we should allow residents and nearby businesses to be able to speak on these proposals, specifically regarding Accessory Uses.

Member Rumohr was comfortable with moving forward as presented.

**C. DCRC26-041:** Receive a report, hold a discussion, and give staff direction regarding revisions to existing, recreational-focused land uses and proposing a new land use category related to event venues.

Cameron Robertson, Historic Preservation Officer, and Matt Bodine, Assistant Planner, presented the item. Discussion Followed

Member Rumohr would rather Light Industrial be used for warehouses and by triggering a SUP above 25,000, they are discouraging them from using

Member Riggs requested staff to bring back more information on the restrictions for selling of alcohol at events. Members provided consensus on adjusting the event venue definition to be clearer on the allowance of alcohol purchases within an event venue to ensure a business can operate as intended.

The Committee provided consensus to move forward with looking into and changing the current proposed parking requirement of 1 space per 4. Member Riggs requested to know the drawbacks of removing completely. Staff advised that without the parking code, this will be up to director approval where a justification is needed. Member Riggs and Member Pruett agree that they want to create a parking proposal they can agree on as they do not want to leave it up to staff approval per event venue. Staff advised on parking proposals from other venues and will bring back small, medium, and large examples of the current parking proposal to look at and discuss further at future meetings.

**2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX**

- A. DCRC26-035:** Hold a discussion regarding the Development Code Review Committee Project Matrix.

Angie Manglaris, Assistant Planning Director, presented the item. Discussion Followed

**3. CONCLUDING ITEMS**

Member Rumohr requested to post the future dates for public presentations. Staff will get these posted.

With no further business, the Regular Meeting was adjourned at 4:40 p.m.

\_\_\_\_\_  
Suzi Rumohr  
DCRC Vice-Chair

\_\_\_\_\_  
Lindsey Grob  
Administrative Assistant

Minutes approved on: \_\_\_\_\_



# City of Denton

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Kenneth Hedges

**DATE:** June 22, 2026

### **SUBJECT**

Receive a report, hold a discussion, and give staff direction regarding revisions to existing, recreational-focused land uses and proposing a new land use category related to event venues.

### **BACKGROUND**

At the February 23, 2026, Development Code Review Committee (DCRC) meeting, Staff introduced the Table of Allowed Uses, Use Specific Standards, and Definitions Sections of the Denton Development Code (DDC) topic, and discussed areas of the Code proposed to be refined as part of this amendment. As part of this ongoing topic, Staff is bringing forward a discussion item to incorporate event venues as a new use in the DDC.

Staff has received applications for developments that call themselves “event venues” because they provide a gathering space for concerts, weddings, etc. Additionally, Staff has received inquiries from the public regarding existing businesses that are not classified as a recreational-focused land use but that would regularly hold events.

Applications for recreational types of land uses are typically classified as one of the two uses: Indoor Recreational Facility, or Outdoor Recreational Facility (see Exhibit 2 for definitions). However, not all applications can be neatly classified as one use or another due to several factors that create complications for staff’s decision-making. These factors and complications are as follows:

- The sale/production of alcohol on premises for proposed developments where zoning prohibits or requires a Specific Use Permit for the Bar, Tavern, or Lounge land use.
- The broad range of zoning districts, the Outdoor Recreational Facility land use is permitted in particularly when an application has outdoor elements (see Exhibit 3).
- Repetitiveness between the Parks, Playground, Open Space land use definition and the Outdoor Recreational Facility land use definition.
- Goals of the Design Downtown Plan and requirements for the Outdoor Recreational Facility land use in mixed-use zoning districts.

At the May 11, 2026 DCRC meeting, staff introduced the topic, presented existing regulations, and discussed new and revised land use definitions. The Committee provided general consensus to move forward with the proposed new land use category and provided direction to staff to provide current business examples that have been adjusted to fit within the DDC’s Outdoor Recreational Facility and the Indoor Recreational Facility land uses.

At the June 8, 2026 DCRC meeting, staff presented the requested information to the DCRC and sought feedback and consensus on the proposed amendments based on the information presented. The Committee provided direction to staff to provide examples of event venues of varying sizes with two different parking standards, as well as to clarify the sale of beverages mentioned within the draft Event Venue definition.

At the June 22, 2026 DCRC meeting, staff will present the event venue parking examples and seek feedback and consensus on the proposed amendments to the Event Venue definition and use-specific standards. The proposed amendments are intended to be incorporated into the comprehensive DDC amendment including the Table of Allowed Uses, Use Specific Standards, Definitions, and Residential Design Standards. Please note the presentation is still being finalized and will be shared prior to the June 22, 2026 meeting.

**EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Proposed Amendments

Exhibit 3 – Draft Presentation

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Cameron Robertson, AICP  
Historic Preservation Officer

Matt Bodine  
Assistant Planner

Working.Definition

Event.Venue: A privately-owned facility leased out for the primary use of hosting private events such as conferences, banquets, weddings, and similar functions. Event Venues shall be used for organized group assemblies only and shall not be used for single admission type events involving a cover charge entrance fee for individuals not associated with the organized group assembly. Hosting areas may be inside a building and/or outdoors. Accessory uses may include kitchen facilities and lodging exclusively for an event held at the venue. Such a facility may not host any activity that could be considered a Sexually Oriented Business. ~~May not charge a fee for beverages that would constitute a Bar, Tavern, or Lounge.~~ This definition does not include Religious Assemblies.

Updated.Use.Table

	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF
Commercial Uses																
Recreation and Entertainment																
Event Venue	P+							P+	P+	P+	P+	P+	P+	P+		

Use\_Specific.Standards

- In the LI zoning district, event venue uses with more than a combined 25,000 sq ft of gross floor area and outdoor recreational areas shall require a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP).
- Onsite lodging facilities that are available for rent by individuals not associated with an onsite event shall constitute one of the Lodging Facilities uses.
- ~~May sell beverages associated with the private event; however, shall not sell beverages in a manner that would constitute it as an independent Bar, Tavern, or Lounge.~~

Parking.Table

Use Type	Minimum Parking
Event Venue	1 space per 4 design occupancy-load of indoor assembly area

Edits.to.Other.Definitions

Indoor.Recreation.Facility; A commercial recreational use conducted within a building, including arcade, arena, art gallery and studio, art center, athletic and health clubs, auditorium, bowling alley, community center, dance hall, gymnasium, library, movie

theater, museum, performance theater, pool or billiard hall, skating rink, swimming pool, and tennis court. Accessory uses may include limited retail, concessions, outdoor patios, parking, and maintenance facilities. This use does not include indoor recreational shooting ranges or facilities utilized for games of chance.

# New Event Venues Land Use and Existing Recreational Use

Cameron Robertson, AICP, Principal Planner

Matt Bodine, Assistant Planner

6/22/2026



# Agenda

- Review proposed revisions to the Denton Development Code
- Present examples as requested by the DCRC
- Receive direction on potential additional amendments
- Next Steps

# Proposed Amendments: Definitions

- Event Venue: A privately-owned facility leased out for the primary use of hosting private events such as conferences, banquets, weddings, and similar functions. Event Venues shall be used for organized group assemblies only and shall not be used for single admission type events involving a cover charge entrance fee for individuals not associated with the organized group assembly. Hosting areas may be inside a building and/or outdoors. Accessory uses may include kitchen facilities and lodging exclusively for an event held at the venue. Such a facility may not host any activity that could be considered a Sexually Oriented Business. ~~May not charge a fee for beverages that would constitute a Bar, Tavern, or Lounge.~~ This definition does not include Religious Assemblies.

# Proposed Amendments: Definitions

- *Indoor Recreation Facility*: A commercial recreational use conducted within a building, including arcade, arena, art gallery and studio, art center, athletic and health clubs, auditorium, bowling alley, community center, dance hall, gymnasium, library, movie theater, museum, performance theater, pool or billiard hall, skating rink, swimming pool, and tennis court. Accessory uses may include limited retail, concessions, outdoor patios, parking, and maintenance facilities. This use does not include indoor recreational shooting ranges or facilities utilized for games of chance.

# Proposed Amendments: Table of Allowed Uses

Table 5.2-A: Table of Allowed Uses																	
P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply																	
	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
<b>Commercial Uses</b>																	
<b>Recreation and Entertainment</b>																	
Event Venue	P+							P+	P+	P+	P+	P+	P+	P+			

# Proposed Amendments: Use Specific Standards

## Event Venue

1. In the LI zoning district, event venue uses with more than a combined 25,000 sq ft of gross floor area and outdoor recreational areas shall require a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP).
2. On-site lodging facilities that are available for rent by individuals not associated with an on-site event shall constitute one of the Lodging Facilities uses.
3. May sell beverages associated with the private event; however, shall not sell beverages in a manner that would constitute it as an independent Bar, Tavern, or Lounge.

# Proposed Amendments: Minimum Required Off-Street Parking

Table 7.9-I: Minimum Required Off-Street Parking	
DU = dwelling unit   sq ft = square feet   GFA = gross floor area	
Use Type	Minimum Parking Requirements
Commercial Uses	
Recreation and Entertainment	
Event Venue	1 space per 4 design occupancy-load of indoor assembly area

# Next Steps

July 1<sup>st</sup> Work Session discussion with the Planning and Zoning Commission regarding comprehensive Denton Development Code updates, including the Table of Allowed Uses, Use Specific Standards, Definitions, and Residential Design Standards.



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Development Services

**DCM:** Cassey Ogden

**DATE:** June 22, 2026

### **SUBJECT**

Receive a report and discuss the Citywide Parking Study to introduce and share the information on different elements of the study, findings, and recommendations.

### **BACKGROUND**

The City of Denton initiated this comprehensive Citywide Parking Assessment to align its parking infrastructure and policies with the goals of the Downtown and Citywide Mobility Plan, including enhancing parking management, system effectiveness, multimodal options, and innovation.

The study is a strategic response to citywide development, population growth, and a changing transportation network, particularly around high-demand hubs like the University of North Texas (UNT), Texas Woman's University (TWU), and Downtown Denton

### **EXHIBITS**

Exhibit 1 - Agenda Information Sheet

Exhibit 2 – Presentation

Respectfully submitted:

Farhan Butt, Ph.D., P.E., M. ASCE  
Director of Transportation



# Citywide Parking Study

Farhan Butt, Ph.D., P.E., M. ASCE  
Director of Transportation

# Outline

- Focus Areas
- Approach
- Key Findings
- Recommendations
- Action Plan
- Questions/Comments

# Focus Areas

- Code of Ordinances, Development Code & Transportation Criteria Manual  
(viability of parking minimum removal)
- City Policies, Practices, and State of Parking Enforcement
- Complaint/Request Review
- Downtown Planning Coordination
- Travel and Mode Share Conditions Review
- University Community Review

# Approach

1. Evaluate Existing Policies, Programs, Data, and Regulations
2. Conduct Stakeholder Outreach: Focused group meetings with City Staff
3. Review Performance Indicators
  - Assess received complaints/requests
  - Evaluate campus parking spillover impacts
  - Conduct a state of practice review (zoning code) and analyze travel & mode share conditions

4. Identify Parking Improvements
  - Review codes, ordinances, standards, and policies
  - Incorporate best practice solutions
5. Identify Action Plan and Implementation Priorities
  - Prioritize high-impact strategies
  - Develop a phased implementation timeline

# Key Findings

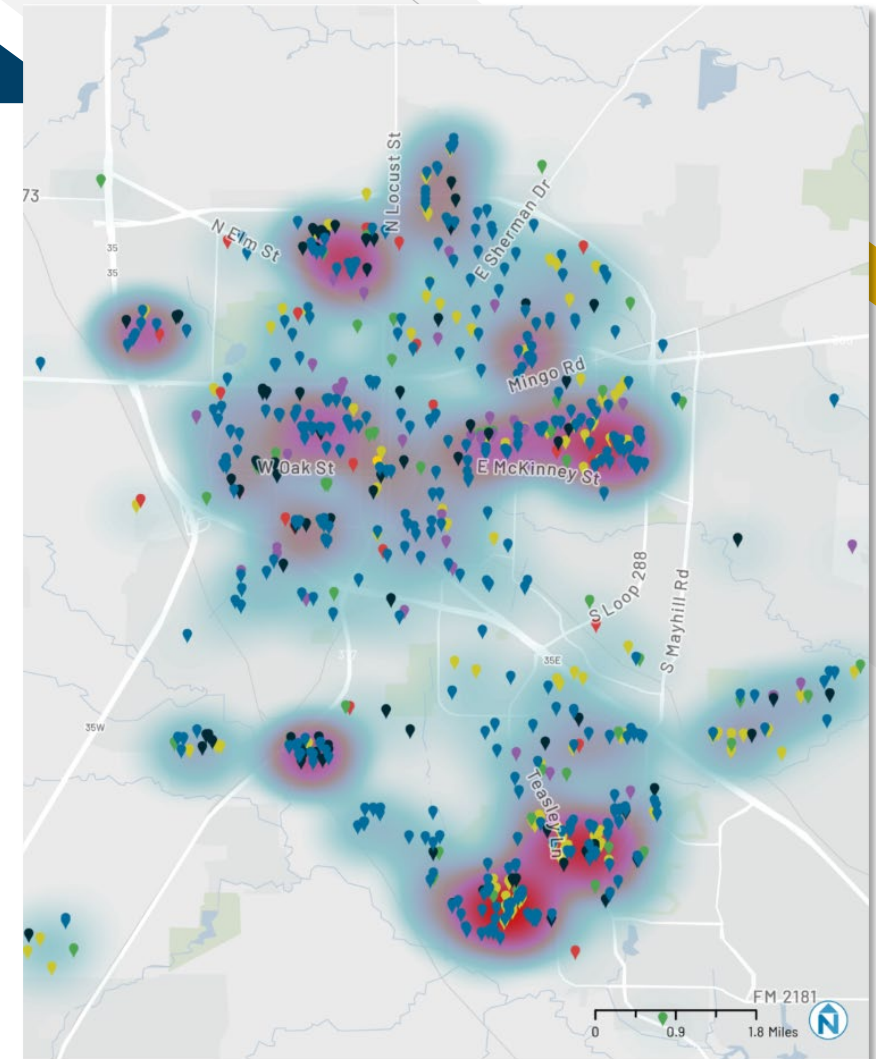
## Organizational Fragmentation and Management

1. Multiple Departments – Parking responsibilities are spread across multiple departments, creating operational and planning challenges.
2. Lack of a Central Management – or a dedicated parking enterprise fund to streamline operations and improvements.
3. Lack of Enforcement – results in inconsistent enforcement practices.
4. Outdated System – relying on manual processes with limited access to data.

# Key Findings

## State of Parking Enforcement and Operations

1. Reactive and Under-Resourced Enforcement – 3 public safety officers, low priority
2. Lack of technology and tracking prevents data-driven decision-making and undermines compliance
3. Community complaints (935 in 2023) highlight
  - abandoned vehicles
  - and spillover near university campuses as recurring challenges



### Parking Complaints by Category

#### Category

- Abandoned
- Blocking Access
- CIS Complaint
- Loading Zone
- Parking Violation
- Storing in ROW
- Miscellaneous

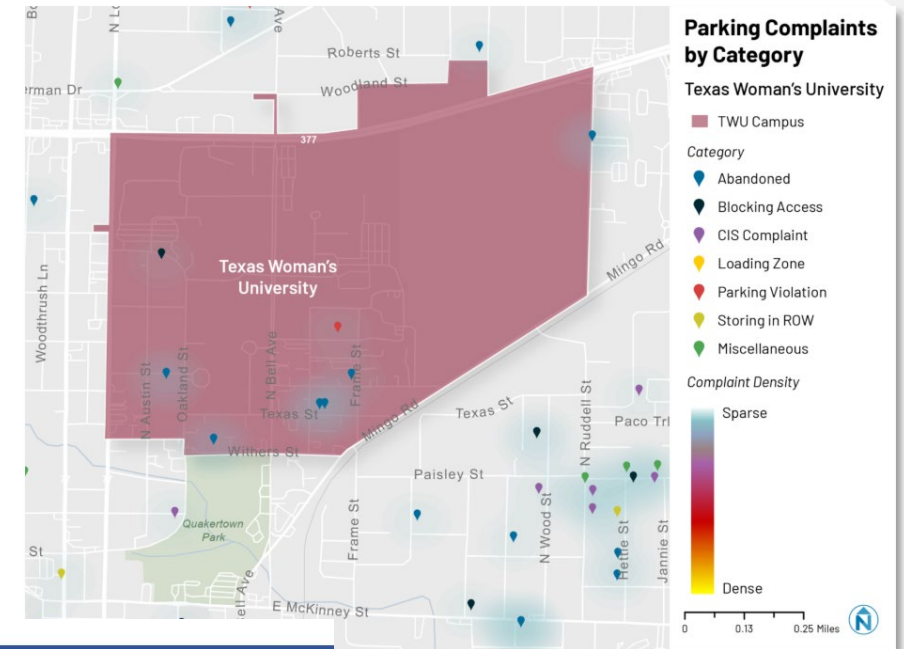
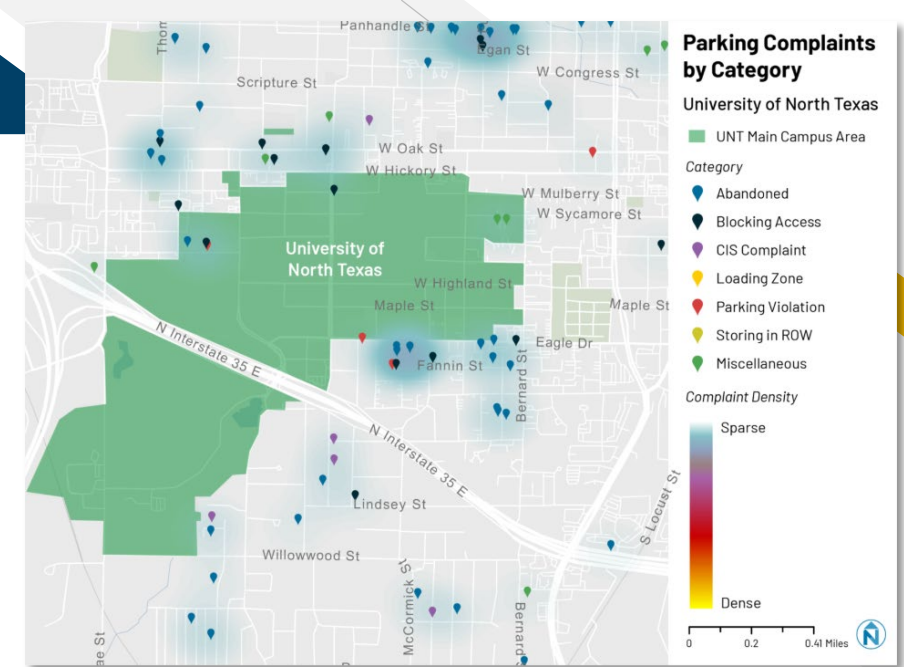
#### Complaint Density

- Sparse
- Dense

# Key Findings

## Campus Area Impacts

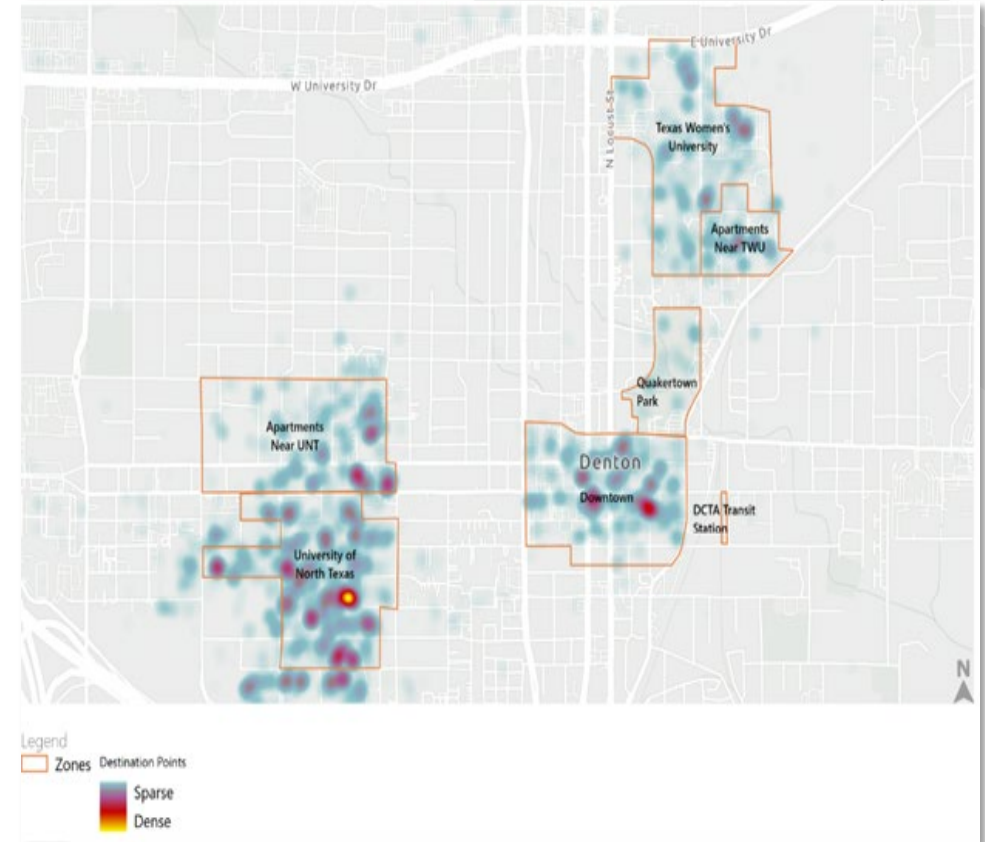
1. UNT and TWU campuses experience student spillover parking into nearby neighborhoods
2. UNT and TWU staff and students seek more efficient alternatives, such as park-and-ride and enhanced signage
3. The Underutilized UNT Parking Garage
  - Lack of innovative incentives for students to use it
  - Lack of subsidized public transit access for UNT students



# Key Findings

## Travel Patterns and Behavior

1. Trip Distance - Data shows most trips to high-demand areas are under five miles, indicating strong potential for non-driving solutions.
2. Parking Duration - Short median dwell times (less than 2 hours) suggest
  - parking time limits are insufficient
  - could be better managed through permit programs
  - and curbside management.



Trip density serves as a measure of activity generators. Locations with higher trip destination density are likely to experience greater parking demand.

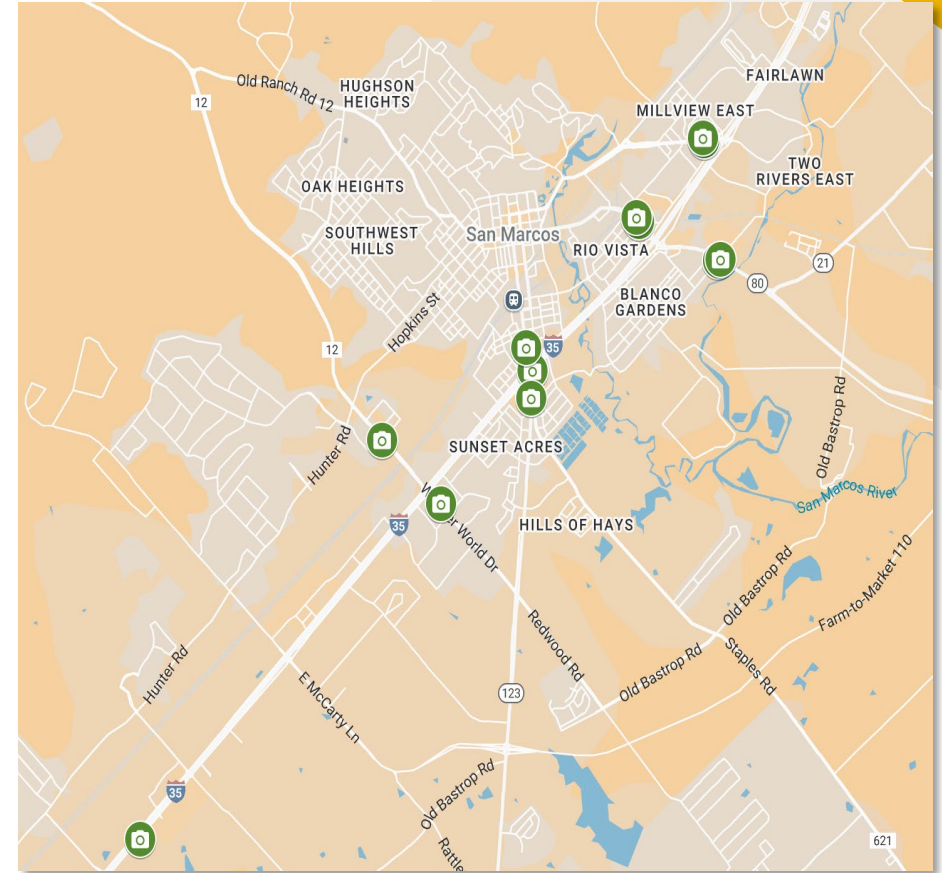
# Recommendations

## 1. Consolidate Parking Oversight

- Create a centralized Parking Division in Transportation Services
- Parking Manager and 2 FTE staff to coordinate all operations, planning, enforcement, and community engagement

## 2. Deploy Technology-Driven Solutions

- Invest in License Plate Recognition (LPR), parking apps, and real-time space availability systems
- Modernize citation enforcement and tracking through digital platforms
- Consider outsourcing citation recovery through a PPP mechanism

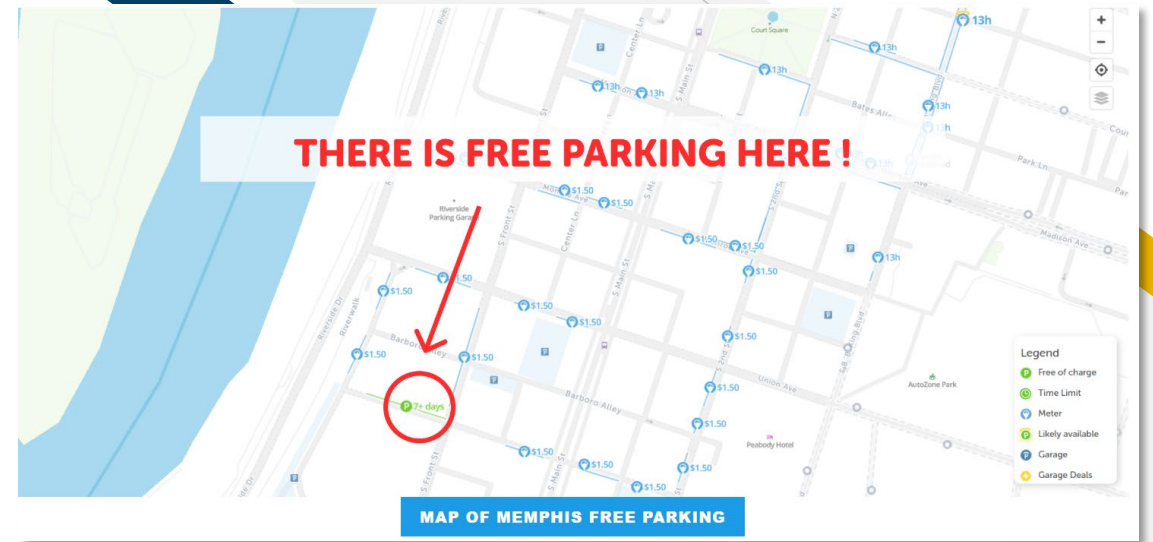


Automated License Plate Readers (ALPR)  
| City of San Marcos, TX

# Recommendations

## 3. Enforcement and Management

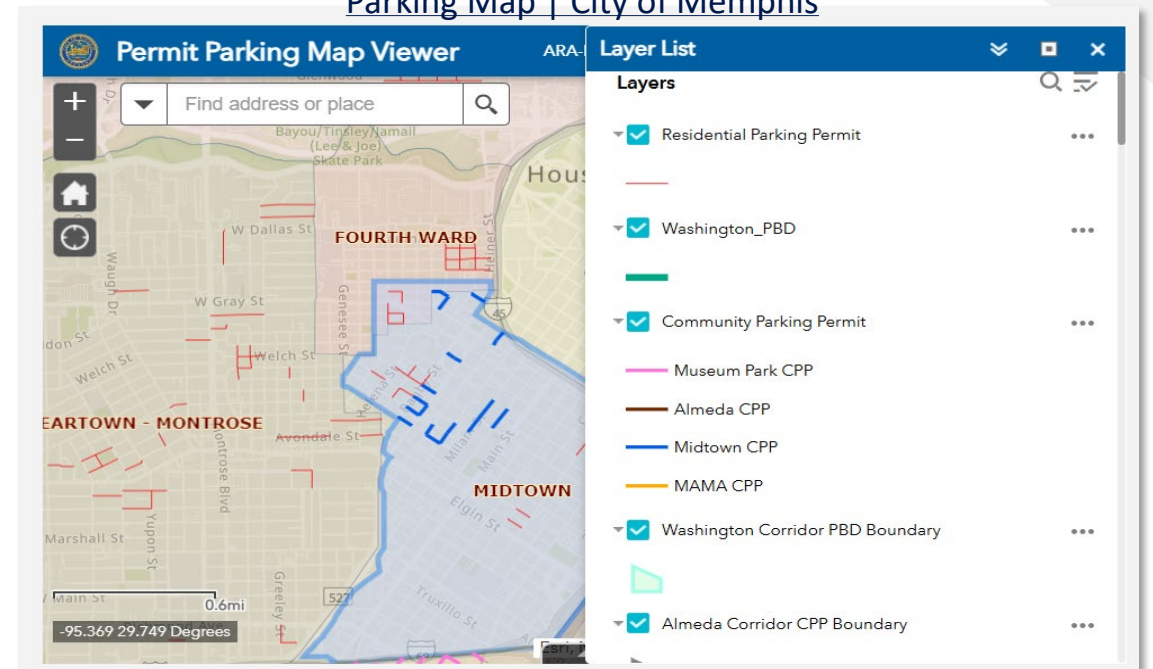
- Modernize - Transition parking enforcement to an electronic, automated system through PPP arrangements.



Parking Map | City of Memphis

## 4. Parking Districts and Permits

- Tailored Districts - Establish parking districts (Downtown, UNT, TWU) with paid parking, shared agreements, and time restrictions.
- Residential Protection - Implement Residential Parking Permit (RPP) programs in spillover-prone neighborhoods.



ParkHouston; Residential Parking Permits | Houston

# Recommendations

## 5. Plan for Long-Term Financial Sustainability

- Create an enterprise-based Parking Fund integrating all parking-related revenues to fund infrastructure, staffing, and innovation
- Ensure reinvestment into district-level mobility improvements

### Examples

- Columbia, MO, operates a self-sustaining Parking Utility
- Portland, OR, Transportation Wallet Parking offers passes and credits, so people have more choices to get around



Parking meters and rates | [Columbia](#)

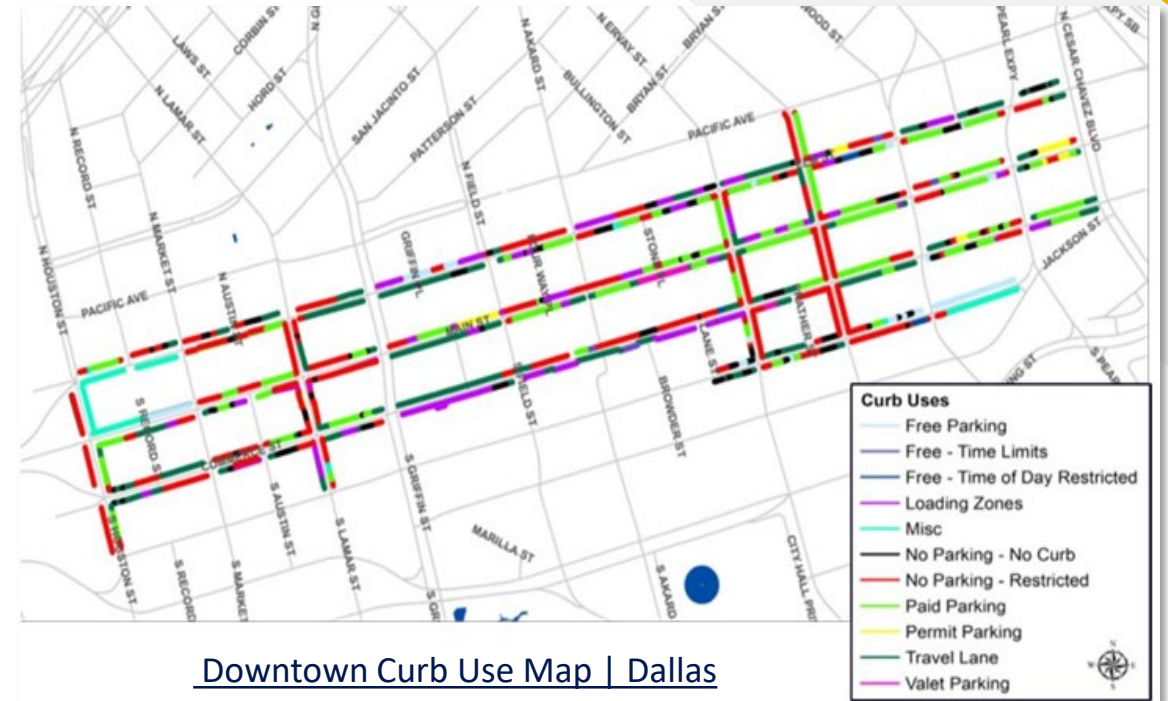


Transportation Wallet | [Portland](#)

# Recommendations

## 6. Redesign Curb Space and Improve Information Access

- Develop a Curb Management Plan starting Downtown, addressing loading zones, rideshare, and delivery activity
- Launch a city-branded parking information portal and smartphone-based app, with mobile compatibility and live updates
- Example - Dallas, TX, adopted a curbside policy using dynamic signage and digital tools



# Recommendations

## 7. Modernize Development Code and Incentives

- Implement a Parking Regulation Waiver program tied to TDM strategies (e.g., bike facilities, DCTA passes)
- Start exploring the planning strategies to gradually transition to parking minimums in select districts, especially where transit and pedestrian infrastructure are improving
- Encourage private sector participation through a future Transportation Management Association (TMA)

Example - Austin, TX, adopted a curbside policy using dynamic signage and digital tools



South Congress Avenue-area parking signage | Austin

# Action Plan

## 1. High Priority [0-2 Years]

- Consolidate Parking under Transportation Services, appoint a Parking Project Manager
- Upgrade Enforcement & Citation Technology
- Implement Residential Parking Permit (RPP) Programs near UNT/TWU
- Modernize Curb Space & Loading Zone Regulations
- Establish Dedicated Parking Fund & Reinvest Revenue into Multimodal Planning

## 2. Medium Priority [2-4 Years]

- Develop Parking Districts & Expand University Shuttle Integration with DCTA
- Introduce Downtown EV Shuttle/Circulator During Peak Periods
- Launch Bus Rapid Transit (BRT) as an Alternative Mode for Major Area Access
- Scale Staffing as Program Grows
- Formalize Mobility Committee Oversight & Public Engagement

# Action Plan

## 3. Low Priority [3+ Years]

- Monitor development activity, parking reductions/waivers, and assess eliminating minimums; create a citywide parking master plan.
- Establish regular reporting (quarterly/semi-annual) to CMO, Mobility Committee, or City Council.
- Launch and scale a Transportation Management Association (TMA) for shared mobility and demand management.

# High Priority [0-2 Years] – Next Steps

## 1. Kick off a Pilot Project to Lift Parking Minimums in a Selected Area

- Establish Land Use and Transportation policies, and amend the Development Code to reflect changes
- Implement Transportation Demand Management (TDM) framework
- Provide transit access, and report parking utilization and trip generation to assess the impact on traffic and housing costs

## 2. Establish a Parking Management/Benefit District

- Establish Parking Management District (PMD) for Denton Downtown Core
- PMD should be coordinated by the City
  - City-supplied Parking Spaces
  - On street Spaces
- Form a PMD/PDB Advisory Committee or management structure
- Monitor program implementation and effectiveness.

# High Priority [0-2 Years] – Next Steps

## Actions – City of Denton

- Draft ordinances to legally establish PMD/PBD.
- Oversee policy development and implementation as necessary.
- Manage or authorize public improvements needed to facilitate the management district.
- Manage PBD funds in coordination with the management district committee or board.

## Actions – Private Sector

- Allow the use of their parking spaces in a district parking program, to both increase the efficiency of these assets and to contribute to the economy.
- Typically serves on advisory boards or other parts of the district management structure.
- May independently run a management entity if coordinating only private parking facilities.

## Actions – Technology

- leverage technologies to communicate regulations, pricing, and availability to drivers
- such as parking guidance systems, dynamic and static signage,
- parking availability platforms and mobile applications

# High Priority [0-2 Years] – Next Steps

## Actions – Technology

- Leverage technologies to communicate regulations, pricing, and availability to drivers—
- Deploy parking guidance systems, dynamic and static signage, parking availability platforms, and mobile applications
- Supporting enforcement and management through smart payment (meter) technology, parking access and revenue control, and automated valet systems

## Examples

### Fort Worth, TX

Sundance Square is a privately-owned district in Downtown Fort Worth that manages parking facilities, funded mainly by the Downtown Tax Increment Financing (TIF) district and the Public Improvement District (PID).

### Fort Worth, TX

City of Houston established the Midtown Parking Benefit District (PBD) to address the rising demand for on-street parking and traffic congestion driven by the area's vibrant club, bar, and restaurant scene

# Key Benefits

- **Save Money and Still Have Enough Parking** - pooling the parking supply across a district reduces the land/ cost of new parking spaces for each site while efficiently meeting the parking demand of an area
- **Maximize Current Parking Supply** - The combination of several strategies to optimize existing spaces in a Parking Management District can get the most out of the limited supply.
- **More Mobility Options** – managed parking districts allow the managing entity to coordinate parking with walking, biking, transit, and more to help meet area travel demand.
- **Supports Infill and Preservation** – When individual properties don't have to fit all their parking demand on site, it can allow development that may not have otherwise been possible and allow increased revenue from more density.
- **Community Reinvestment Funds** – If a Parking Benefit District is used with meters, this becomes a new source of funding for public improvements.

# Questions and Comments

Farhan Butt, Ph.D., P.E., M. ASCE  
Director of Transportation  
Farhan.Butt@cityofdenton.com



### DCRC Matrix

*\*The below is an estimated timeline to discuss the DCRC's top priorities.  
Dates subject to change based upon the amount of time it takes to discuss  
each topic.*

Meeting Date	Topic
22-Jun-26	Event venues Parking Study Overview
13-Jul-26	Meeting Canceled
10-Aug-26	Review Prioritization of Topics

## Running Topic List

*\*The following includes a list of running topics the DCRC has identified as items for discussion as well as a list of topics staff is monitoring and may require DCRC review.*

Running DCRC Priorities	Topics Being Monitored
Access and Circulation	ADUs - Future discussion item
Affordable and Missing Middle Housing	
Definitions	
Detention Basins	
Land Disturbance and ESAs	
Land-use and Land-preservation	
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