



AGENDA INFORMATION SHEET

DEPARTMENT: Engineering

DCM: Cassandra Ogden

DATE: December 15, 2025

SUBJECT

Receive a report, hold a discussion, and provide suggestions or recommendations regarding updates to the City of Denton Design Criteria Manual.

BACKGROUND

To assist developers and design professionals in preparing and submitting required plans and permits for proposed developments, staff has prepared updates to the Design Criteria Manual listed below. Staff has taken the approach to provide periodic updates and modifications to the Design Criteria Manual to keep the document up to date with current design and construction standards, as well as address issues observed during construction, and operation and maintenance of public facilities.

In July 2024 the Solid Waste and Recycling Criteria Manual, Stormwater Design Criteria Manual, Transportation Design Criteria Manual, the Water and Wastewater Criteria Manual, and the Streetlight Design Criteria were updated to combine the five manuals into a single document, formatted to be uniform and consistent with the Denton Development Code. Following this significant update to the design document, Staff is proposing some additional updates to increase options for development within the City while ensuring all public infrastructure is designed and constructed to a high quality.

Solid Waste and Recycling Design Criteria Manual

- Provides design requirements for single and dual side-load commercial container enclosures.

Stormwater Design Criteria Manual

- In addition to reinforced concrete, polypropylene will now be an allowed material for public storm drain systems.
- Detention structures will no longer be required to be designed for extended detention for water quality.
- Any development disturbing more than one acre must treat their stormwater runoff either through extended detention or include site development controls necessary to remove 80% of the total suspended solids.

Transportation Design Criteria Manual

- Adds a new street classification – ‘Major Collector’

- Revises the roadway geometry standards table. Adds secondary arterial (one-way), major collector, and added additional notes guiding the development applications.
- Removes the Bike-Ped TIA requirement.
- Updates ‘on-street’ parking requirements
- Revises the Fire Apparatus access road standards.

Water and Wastewater Design Criteria Manual

- Revises order of sections & consolidate information into relevant sections/subsection.
- Specifies a maximum daily demand and fire flow velocity limits within the water distribution system.
- Requires geotechnical studies and reports during design.
- Provides additional design criteria for lift stations including generator design, hoist requirements, and instrumentation and controls updates.

Streetlight Design Criteria Manual

- Provides a new style of light as an alternate for the 35’ white concrete poles.
- Updates part descriptions for clarity.
- Provides updated process information on how streetlight changes are processed.

Environmentally Sensitive Areas Design Criteria Manual

Additionally, a new section has been added to the Design Criteria Manual to provide requirements for developing in Environmentally Sensitive Areas (ESAs). This new section addresses the process for how to identify ESAs, how to assess ESAs, and how ESAs must be preserved and restored.

PUBLIC OUTREACH

To give an opportunity for the public to provide feedback on the draft Design Criteria Manual updates, staff hosted a Developer Town Hall meeting on October 22, 2025. At the Town Hall meeting, the same Design Criteria Manual updates were presented to the attendees who had the opportunity to ask questions and/or provide comments.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Draft Denton Design Criteria Manual Update – Clean Copy

Exhibit 3 – Draft Denton Design Criteria Manual Update – Redline Copy

Exhibit 4 – Presentation

Respectfully submitted:
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Drainage Engineer