



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: June 11, 2025

SUBJECT

Receive a report and hold a discussion regarding area plans and zoning overlay districts.

BACKGROUND

As part of the 2025 work plan, Staff will be presenting a series of work session topics to provide a refresher to the Planning and Zoning Commission members regarding a variety of planning-related topics, the development application and review process, and the roles and responsibilities of the Planning and Zoning Commission. At this work session staff will present information regarding area plans and zoning overlay districts as land use, neighborhood protection, revitalization, and public investment planning tools:

- **Area Plans:**
 - What are they, why they are needed, and how they are created.
 - How area plans are implemented.
 - Adopted area plans in Denton, including City Council's area priorities for future area plans.
- **Zoning Overlay Districts:**
 - What are they and why they are needed.
 - Denton Development Code (DDC) Subchapter 4 framework for the creation and amendment of zoning overlay districts.
 - Brief overview of existing and upcoming proposed overlay districts.

The presentation slides from this work session will be shared with the Commission as a resource for future reference after the meeting.

EXHIBITS

1. Agenda Information Sheet

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

Prepared by:
Julie Wyatt, AICP
Principal Planner