



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Community Services

CM/ DCM/ ACM: Christine Taylor

DATE: August 4, 2026

SUBJECT

Consider adoption of an ordinance authorizing the city manager to execute and deliver Affordability Incentive Agreements on behalf of the City of Denton, for zoning incentives as described in Section 2.12 of the Denton Development Code as eligible; and providing an effective date.

STRATEGIC ALIGNMENT

This action supports Key Focus Area: Foster Economic Opportunity and Affordability.

DISCUSSION

On October 15, 2024, the City of Denton created the Affordability Incentive Program, in Section 2.12 of the Denton Development Code. The program offers nine different zoning incentives for residential developments that commit to leasing or selling some of their homes to low-income households at affordable rates. The program was amended on April 7, 2026 to improve access to incentives and prioritize homes that were Affordable for Denton. Materials provided to Council during the October 15, 2024 public hearing to authorize the program described a process allowing City staff to approve/deny requests according to program requirements. This is a clarifying item to clearly identify that the City Manager has been delegated authority to execute agreements for qualifying projects.

Currently, there is one eligible applicant requesting to execute an Affordability Incentive Agreement, the McAdams Haven Permanent Supportive Housing development.

OPTIONS

1. Approve the ordinance as presented
2. Do Not Approve the ordinance
3. Postpone to a date certain to allow for further deliberation

EXHIBITS

1. Agenda Information Sheet
2. Draft Ordinance

Respectfully submitted:
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Director of Community Services

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