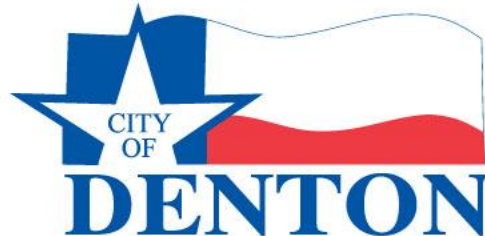


DCA25-0002a

Legislative Updates

Julie Wyatt, AICP
Principal Planner
December 16, 2025



Proposal Summary

Proposal: Amend the Denton Code of Ordinances

Purpose:

Two bills adopted by the 89th Regular Legislative Session impact existing COO regulations. The proposed changes are intended to ensure the City's regulations correspond to state law, including:

- Address “familial status” as a basis for **maximum dwelling occupancy and overcrowding** and associated definitions (SB 1567)
- Clarify protest procedures for **zoning changes which increase residential development or modify some or all existing zoning districts**. These city-initiated “comprehensive zoning changes” and property owner-initiated rezoning requests have alternate protest thresholds (HB 24)

Recommendation: Staff recommends approval as the proposal it is consistent with state law

Recommendation

Staff recommends **approval** as the proposal it is consistent with state law.

Questions?

Julie Wyatt, AICP
Principal Planner
Development Services