



City of Denton

City Hall
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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: January 12, 2026

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding prioritizing future potential Denton Development Code amendments.

BACKGROUND

On December 9, 2024, staff presented a proposed list of priority topics for the Development Code Review Committee (DCRC) to work through as part of their 2025 work program. The proposed work program included topics remaining on the DCRC's list of priorities from 2023 but also incorporated new priorities that had risen in 2024 and needed to be addressed. Topics which the DCRC agreed were a priority were placed on the DCRC's Matrix as items the Committee identified as future discussion items, which included the following:

- **Access and Circulation:** This topic was introduced to DCRC in 2023. Proposed areas for discussion as part of this topic are related to compliance with specifications, developer responsibility for access and circulation improvements, access to Collector and Arterial roadways, and public transit. The following is a summary of the Committee's feedback from the October 23, 2023, meeting:
 - At the October 23, 2023, meeting, staff gave a brief overview of the access topics and proposed amendments to Denton Development Code (DDC) Subchapter 7.8 Access and Circulation. The purpose was to introduce the access topics and reserve a detailed discussion for future DCRC meetings.
 - The Committee provided the following feedback and direction for a more detailed discussion of the topic:
 - Request to include the definition of a "perimeter street" to the DDC;
 - Request for examples of direct residential street connections to arterial streets and how this impacts traffic;
 - Request for clarification regarding ADA compliance, regulation of barrier-free ramps in development review, and coordination with Capital Projects to improve pedestrian connectivity;
 - General understanding that the DDC should include minimum threshold to exempt smaller projects from Pedestrian TIA requirement;
 - Request for the City to create a method to collect and organize approved TIAs into a database;
 - Clarification of the proposed amendments to Public Transit and how implementation of DCTA standards will affect development review;

- Request to discuss language related to street connectivity between subdivisions, including a discussion related to stub-outs to vacant land, block lengths, perimeter block lengths and cul-de-sac requirements;
 - Request to discuss the minimum required bicycle and pedestrian infrastructure within residential streets; and
 - Request to expand amendments to include subdivision regulations regarding block lengths in Subchapter 8.
- **Accessory Dwelling Units:** This topic was prioritized, reviewed by the DCRC, and is scheduled to be considered by City Council on January 13, 2026.
- **Affordable and Missing Middle Housing:** As part of the FY26 Planning division work program, staff will be evaluating and identifying infill development incentives which could include supporting infill housing, as well as regulatory provisions that may be barriers to development.
- **Definitions:** related to adding and clarifying definitions not associated with any other Code amendments. This topic has been identified as one to complete concurrently with the Tree Code Discussions given it is not a time-intensive discussion and could easily be worked into future meetings.
- **Land Disturbance and ESAs:** related to applicability, general regulations, compliance requirements, ESAs, Alternative ESA Plan.
- **Land-use and Land-preservation:** related to coming into compliance with the latest Comprehensive Plan objectives, such as the Preferred Pattern of Preservation and Wildlife Corridors, and including updates to 'transfer of development right, TDR', 'conservation easement', and 'green rights-of-way' amendments".
- **Landscaping, Screening, Buffering and Fences:** This item has been discussed with the DCRC and will be brought forward to Planning and Zoning Commission and City Council in tandem with Tree Code amendments.
- **Low-intensity Neighborhood Commercial:** related to ACUs (Accessory Commercial Units), expand allowable uses along collector streets/intersections, or other ways to allow low-intensity (daytime, low vehicle usage) commercial uses within neighborhoods. Encouraging economic diversity and opportunity through ACUs while minimizing any adverse impacts on surrounding properties and the community.
- **Parking Minimum Ratios:** related to removal of parking minimum ratios following recent Code amendments. Parking requirements were introduced to the DCRC in 2023. Additional discussion surrounding parking is pending the completion of the City-wide Parking Study, and City Council direction regarding next steps.
- **Public Notification:** (COMPLETED)
- **Site and Building Design:** related to garages and building mass and form. (CURRENTLY BEING DISCUSSED)
- **Subdivision Design Improvements:** related to shorter block lengths, link-to-node ratio, bike/pedestrian cut-throughs, broaden the stub-out requirement along abutting property beyond just 'vacant land', or other staff ideas to improve connectivity. Amend open space lot requirements to maximize resident use, preserve adaptability, and minimize externalities like increasing speeding due to wide visual road design.
- **Table of Allowed Uses and Use-Specific Standards:** related to adding new uses, amending where existing uses are allowed either by right or by SUP, and adding and amending Use-Specific Standards. This topic has been identified as one to complete concurrently with the Tree Code Discussions given it is not a time-intensive discussion and could easily be worked into future meetings.
- **Tree and Landscaping Requirements:** (CURRENTLY BEING DISCUSSED). Staff has identified areas within the DDC that need to be updated or clarified related to enforcement of the tree preservation regulations. Additionally, staff has identified several areas for improvement and updates in the landscape regulations needed to align with the City's Water Efficiency Plan Update.

In addition to the above list of topics, the DCRC has requested a discussion related to Detention Ponds/Basins and vegetation plans to determine if this topic is one the Committee is interested in reviewing as part of their upcoming work plan.

Detention Facilities/Systems are defined by the DDC as: Physical provisions to accommodate and regulate stormwater runoff to preclude excessive erosion and sedimentation and to control and regulate the rate of flow. Facilities/systems can include natural features and conduits, channels, ditches, swales, pipes, detention devices or other devices designed or intended to carry, direct, detain or otherwise control stormwater.

References to detention facilities are primarily found in Subsection 7.5.3F.- Detention Facilities of the DDC (Exhibit 2). This Subsection outlines general requirements for detention facilities and refers to the Design Criteria Manual (DCM) for the technical design standards and requirements for construction of the facilities. Section 4.9 of DCM is provided as Exhibit 3. Additionally, Section 4.14 of the DCM discusses Stormwater Facility Maintenance Agreements (SFMAs). These agreements delineate responsibility for detention basin maintenance and provide owners with a site-specific operation and maintenance plan developed by the engineer of record for the project.

The DCM provides additional guidance and support for stormwater facilities by citing sections in the iSWM technical manuals specific to the design of detention structures. The regulations and technical specifications within the various design and technical manuals allow for a variety in design of detention facilities.

During the meeting on January 12, 2026, staff will seek guidance and feedback the Committee regarding prioritization of topics, if any additional topics need to be added, and seek consensus on how to move forward.

EXHIBITS

- Exhibit 1 - Agenda Information Sheet
- Exhibit 2 – DDC Subsection 7.5.3F
- Exhibit 3 – DCM Section 4.9
- Exhibit 4 – DCM Section 4.14
- Exhibit 5 – iSWM Site Development Controls
- Exhibit 6 – iSWM Hydraulics

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