



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
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AGENDA INFORMATION SHEET

DEPARTMENT: Community Services
CM/DCM/ACM: Frank Dixon, Assistant City Manager
DATE: June 8th, 2023

SUBJECT

Receive a report, hold discussion, and give staff direction on proposed updates to Chapter 17 of the City of Denton Code of Ordinances revision plan.

BACKGROUND

Community improvement Services is recommending updates to Chapter 17, the Denton Property Maintenance Code (DPMC).

On June 8, 2023 staff will provide an overview of the purpose and the proposed timeline for review of the proposed ordinance updates and receive direction from HABSCo.

Purpose

The purpose of this review and update to the code of ordinances is based on the following considerations

1. A review of the International Property Maintenance Code has identified areas where Chapter 17 is not aligned with these universally accepted principles.
2. The Development Code Review Committee (DCRC) is considering updates to the Denton Development Code (DDC). There are some areas in the DDC that also duplicated in the Property Maintenance Code. If DDC amendments pass, it may require updates to Chapter 17.
3. There are some gaps in the current Chapter 17 code that limit the City's ability to directly address certain property maintenance issues, and updates could help better address those gaps.

In an effort to gain resident feedback on the proposed ordinance updates and help to ensure proposed code revisions have resident review before submitting to City Council for approval, CIS is asking Health and Building Standards Commission (HABSCo) to provide directions to CIS on the proposed code revisions (Exhibit 2).

Proposed Ordinance Review Timeline with HABSCo

- **Project Timeline:** One (1) Year with option to extend six (6) months as needed.
- **Committee:** Health and Building Standards Commission (HABSCo)
- **Meeting Plan:** Meet Monthly to complete the review and develop recommendations.
 - Meeting 1 – The Why and the What, a high-level overview of the rationale for why Chapter 17 needs updates and what the current code does and what it needs to do. Include code procedures along with data on cases and enforcement.

- Meetings Topics. Based on the extend of changes, CIS will review Articles each meeting with HABSCo as proposed below.
 - July 13th Start review with sections recommended for deletion.
 - August 10th Continue review with sections recommended for deletion.
 - September 14th Start review with sections recommended for no change.
 - October 12th Continue review with sections recommended for no change.
 - November 9th Start review with sections recommended for minor change.
 - December 14th Continue review with sections recommended for minor change.
 - January TBD Start review of sections being updated to 2021 IPMC.
 - February TBD Continue review of sections being updated to 2021 IPMC.
 - March TBD Start review of sections recommended for major change.
 - April TBD Continue review of sections recommended for major change.
 - May TBD Recap of suggested updates to DPMC and finalize for next steps.

As time permits:

- Other areas not currently covered by code: Mold, Trees, Residential Pools (nuisance)
- CHAPTER 18 – Review CIS enforcement sections with Police
- CHAPTER 24 – Review CIS enforcement with Article III Solid Waste

Public Engagement

Staff will also host at least two meetings open to the public to review the proposed changes and one City Council meeting public hearing Prior to submitting any updates to City Council for approval. In addition, staff will provide ongoing opportunities for the public to provide comment through a community survey, neighborhood meetings, Discuss Denton, phone, email and in person.

ESTIMATED SCHEDULE OF PROJECT

Approximate time to review the full DPMC Chapter 17 and finalize all proposed updates by June 8, 2024. An option to extend six months if needed.

EXHIBITS

- Exhibit 1 – Agenda Information Sheet
- Exhibit 2 – DPMC Matrix
- Exhibit 3 – Presentation

Respectfully submitted:
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 Director of Community Services

Prepared by:
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 Neighborhood Services Manger