



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

CM: Todd Hileman

DATE: June 6, 2017

SUBJECT

Receive a report and hold a discussion on the Denton Development Code (DDC) Update.

BACKGROUND

In early 2013, Clarion Associates (Clarion) began working with the Planning Division on a project to review and update the City's land development code. The project was designed to focus on targeted code improvements that could be completed while the City also focused on a related project to develop a new citywide comprehensive plan. The goal was to provide an improved land development code that would be a foundation upon which to implement the new comprehensive plan (Denton Plan 2030). The code updates included a general reorganization and reformatting of the Denton Development Code (DDC), as well as an assessment and update of the code in targeted areas. The initial assessment report was completed in November 2013 and a draft version of the reorganized and reformatted DDC, as well as proposed text for development review procedures were completed in 2014.

After receiving the first round of deliverables, this project was placed on hold to allow staff to dedicate resources to the Denton Plan 2030 initiative. However, in spring 2016, the project was reinitiated and Clarion was directed to conclude the previous task and to prepare a revised scope of work to complete three central tasks to:

1. Revise districts and uses;
2. Draft new development and design standards; and
3. Facilitate public involvement and adoption of the new development code.

In the final phase of this project, the primary goals are to address inefficiencies and disconnects that have resulted from the current land development code and to undertake a broad range of substantive updates to address a variety of issues raised in the Denton Plan 2030 and the City's Strategic Plan. This phase will build on Clarion's earlier work by using the draft version of the reorganized and reformatted DDC as a foundation. The project has also been expanded to allow for over 400 consultant hours to prepare for and conduct public outreach.

The drafting of the revised code will be completed in several phases, or *modules* as outlined below:

- Module 1. Zoning Districts, Uses and General Provisions
- Module 2. Development and Design Standards
- Module 3. Administration and Procedures

The anticipated schedule for the public draft is as follows;

- Module 1. Zoning Districts, Uses and General Regulations – June 2017
- Module 2. Development and – September 2017
- Module 3 - October 2017
- Consolidated Draft – December 2017

The purpose of this work session is to provide a briefing for the City Council regarding the work plan and status of the DDC Update. At the work session, Clarion Associates will also provide an overview of the draft regulations that will be included in Module 1: Zoning Districts and Use Regulations.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

This item was presented to the Development Code Review Committee at its November 21st 2016 meeting, where it received full support from the committee. Funding for this project was approved by City Council in the FY2015-FY2016 operating budget for an amount up to \$250,000. A professional services agreement for the next phase of this project was approved by City Council on December 14, 2016.

STRATEGIC PLAN RELATIONSHIP

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: Economic Development

Related Goal: 3.4 Encourage development, redevelopment, recruitment, and retention

EXHIBITS

1. Clarion Scope of Services

Respectfully submitted:
Munal Mauladad
Director of Development Services

Prepared by:
Shandrian Jarvis, AICP
Development Review Committee Administrator