



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

CM: Todd Hileman

DATE: October 10, 2017

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding the establishment of a steering committee as part of the Small Area Plan and Implementation Strategy.

BACKGROUND

On August 1, 2017 the City Council approved a contract with Fregonese Associates to develop a Small Area Plan and Implementation Strategy. Attached as Exhibit 2 is a map illustrating the boundary of the study area.

As you are aware Denton is experiencing a lot of development activity, especially surrounding the University of North Texas campus. As development occurs and land uses change, key challenges affecting the subject area, include but are not limited to traffic, parking, and building compatibility in terms of scale, use, character and intensity. Small Area Planning allows long term planning for specific areas in the city and allows for community members and stakeholders to provide input, create a shared vision, and influence future development policies for a specific area. A Small Area Plan is the document that contains all this information and recommendations for action. The Small Area Plan can recommend new Overlay Districts within the plan, recommend areas for city-initiated zonings, recommend code amendments, and recommend for capital improvement projects to be focused in the area.

As we begin this important effort, the establishment of a Small Area Plan Steering Committee is necessary. The Committee will work with staff and our consultant team over the next 12 months by building consensus and guiding the planning process. It is expected that Steering Committee members will attend a minimum of six meetings as well as several public workshops and open houses.

Because the Steering Committee must represent a variety of community interest groups and stakeholders, the Planning Division staff recommends seeking interest from a large group of individuals. Fregonese Associates, our consultants working on the Small Area Plan, recommends that we create a Steering Committee with 21 – 24 members, which includes representation from the following:

- Residents
- Property Owners
- Neighborhood Association/Group Liaisons
- Business Owners
- UNT administrative staff members
- UNT students
- Local Builders

- Bicyclists
- Other Stakeholders

After we get direction from City Council, Planning Division staff will immediately contact potential Steering Committee members to seek their interest. Once the Steering Committee has been officially formed, an introductory meeting will be scheduled to introduce the project, define the role of the Steering Committee, establish a meeting schedule, and discuss existing conditions.

RECOMMENDATION

The Planning Division staff recommends preparing a list of potential members including, but not limited to past nominations from City Council, Neighborhood Association/Group leaders in the area including Historic Districts, local builders in the area, input from recent stakeholder interviews, past project neighborhood meetings, and other stakeholder meetings held in the area.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

August 1, 2017, City Council adopted an ordinance approving a contract with Fregonese Associates to develop a Small Area Plan and implementation Strategy.

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. Agenda Information Sheet
2. Small Area Plan Boundary Map
3. Project Schedule
4. Presentation

Respectfully submitted:
 Scott McDonald
 Interim Director of Development Services

Prepared by:
 Ron Menguita, AICP
 Long Range Planning Administrator