



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: October 30, 2017

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding repealing and replacing Section 35.7.6, repealing Sections 35.7.7 and 35.7.8, adding Section 35.3.15, adding definitions to Section 35.23.2 and making changes to Section 35.4.3. of the Denton Development Code (DCA17-0009, Historic Preservation Code Amendments, Roman McAllen)

BACKGROUND

The Denton Development Code (DDC) defines two historic districts within the city, the Oak-Hickory Historic District and the West Oak Area Historic District and a separate historic conservation district, the Bell Avenue Historic Conservation District. Each district contains standards in the DDC for the protection and preservation of structures and defined procedures for submitting an Application for a Certificate of Appropriateness (COA). The DDC also provides procedures for the designation of Historic Landmarks.

The purpose of the proposed Code amendments are to specifically define administrative roles and responsibilities, clarify and organize procedures, streamline processes, and remove redundant language. Below is a summary of the key proposed revisions:

- Definitions have been aggregated into Section 35.23.2.
- Multiple references to Certificates of Appropriateness have been centralized in one cohesive section and clearly delineates when something may be administratively approved.
- The procedures for designations of Historic Landmarks, Historic Districts, and Conservation Districts have been revised for clarity and consistency.
- Procedures have been relocated and consolidated into Section 35.3.15.
- Language relating to exterior painting, fencing and landscaping was inserted per the public input process.
- It is recommended that the Bell Avenue Conservation District be recognized as a Historic District.
- COAs would be valid for one (1) year from the date of issuance.
- A Diagram of the proposed changes to the structure follows.

These are City initiated amendments that resulted from Historic Landmark Commission and City Council direction given in April of 2016.

OPTIONS

1. Approve as submitted.
2. Approve subject to conditions.
3. Deny.
4. Postpone consideration.
5. Table item.

RECOMMENDATION

Staff recommends repealing and replacing Section 35.7.6, repealing Sections 35.7.7 and 35.7.8 adding Section 35.3.15., adding definitions to Section 35.23.2. and making changes to Section 35.4.3. of the Denton Development Code.

The Historic Landmark Commission approved of making this recommendation [(#-#)].

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On October 9, 2017, the Historic Landmark Commission recommended repealing and replacing Section 35.7.6, repealing Sections 35.7.7 and 35.7.8 adding Section 35.3.15., adding definitions to Section 35.23.2. and making changes to Section 35.4.3. of the Denton Development Code [(#-#)].

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: Organizational Excellence
Related Goal: 1.4 Achieve a high level of customer satisfaction

EXHIBITS

1. Agenda Information Sheet
2. Agenda Information Sheet HLC
3. Proposed General Section of Code
4. Proposed Procedure Section of Code
5. Proposed Definitions to be added to Code
6. Proposed HLC Section as Amended
7. PowerPoint Presentation

Respectfully submitted:

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Historic Preservation Officer

Reviewed By:
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Interim Planning Director