



Legislation Text

File #: ID 17-1024, **Version:** 1

**Planning Report
Design Criteria Manuals
Planning & Zoning Commission
August 9, 2017**

REQUEST

Receive a report, hold a discussion and provide staff direction regarding proposed amendments to the City of Denton Construction Criteria Manual to update the associated standards. (John David)

SUMMARY

The purpose of this Work Session is for staff to continue the workshop to brief the Commission on the major changes proposed to update the Construction Criteria Manual and allow the Commission the opportunity to ask questions and provide comments and suggestions. These Manuals were last updated in 2002. After the Planning & Zoning Commission's Work Shop on the proposed updates on July 26, 2017, both the Water & Wastewater Design Criteria Manual Proposed Amendments and the Construction Criteria Manual Proposed Amendments have been posted to the City's website for a 30 day public comment period.

Based on comments received from the Commissioners after the July 26, 2017 meeting, the Work Session time expired, the Proposed Amendments to the Construction Criteria Manual, Section 2 - Building Construction were updated to (1) move roofing items from paragraph l.g. "Wall Section" to a new paragraph h. "Framing" and (2) section E. "Interpretations" was retitled to "Code Amendments" and a new paragraph 2 added to indicate fence permits are required before construction of fencing.

BACKGROUND

To assist developers and their design engineers in preparing and submitting design plans for proposed developments, the City has prepared a number of Criteria Manuals to guide them in these efforts. These Manuals and the dates of their last updates are listed below.

- | | |
|---|---------------|
| • Water & Wastewater Criteria Manual | Feb. 20, 2002 |
| • Construction Criteria Manual | Feb. 20, 2002 |
| • Site Design Criteria Manual | Feb. 2009 |
| • Solid Waste Design Criteria Manual | Apr. 2009 |
| • Transportation Design Criteria Manual | Jul. 26, 2013 |
| • Drainage Design Criteria Manual | Jul 26, 2013 |

City staff has under-taken the process of completing drafts of updates for these Manuals by the end of March 2018, with final adoption by mid-2018; with one to two (depending on the number of pages in each Manual) of the Manuals being updated each calendar quarter. The first of the updates involves the Water & Wastewater Criteria Manual and the Construction Criteria Manual, since their last updates are the oldest. The updates to the Water and Wastewater Design Criteria Manual were discussed at a Work Session with the Commission on July

26, 2017.

The process for amending the Criteria Manuals is codified in Sec. 35.3.13 (attached as Exhibit 1) of the Denton Development Code, which calls for the proposed amendments to be prepared and:

1. Presented to the Planning & Zoning Commission at a work session for suggestions or recommendations (Commission action on the proposed updates is not required);
2. Posted at City Hall and on the City's website for 30 days of public comment;
3. All proposed changes become final after the 30 days, unless review is requested or a written protest is filed within the 30 day posting;
4. If all protests or requests for review cannot be resolved, the changes must follow the zoning amendment procedure with a public hearing by the Planning & Zoning Commission and a recommendation to the Council; and
5. A public hearing by the City Council and final action by the Council on the proposed changes is required under the zoning amendment procedure.

Exhibit 2 contains an updated summary listing of the major proposed changes to the Construction Criteria Manual. The summary has also been posted on the City's website with the proposed amendments for public comment, to assist the public with identifying and understanding the major changes proposed.

Exhibit 3 contains a copy of the Construction Criteria Manual with proposed changes shown in "Track Changes" format (minor changes such as wordsmithing of current requirements, spelling corrections and reformatting are not shown in "Track Changes" format to allow easier recognition of the significant proposed changes).

EXHIBITS

1. City Code Section 35.3.13 Development Criteria Manual Procedure
2. Construction Criteria Manual - Major Proposed Amendments Summary
3. Construction Criteria Manual - Proposed Amendments

Respectfully submitted:
Munal Mauladad
Director of Development Services

Prepared by:
John T. Davis, PE
Engineering