



# City of Denton

Developer Town Hall Meeting

10/21/2021



# Agenda

- Introduction
- City Criteria Manual Updates
- Comprehensive Plan Update
- DDC Code Amendments
  - Procedures
  - Development Standards
- Building Code Updates
  - Health Safety
  - Fire Safety
  - Building Safety

# City Criteria Manual Updates

## Participants

- Development Services
- Capital Projects/Engineering
- Solid Waste
- Water Utilities

## Overview

1. Introduction and History
2. Solid Waste Criteria Manual Update
3. Stormwater Criteria Manual Update
4. Transportation Criteria Manual Update
5. Water and Wastewater Criteria Manual Update

# Introduction and History

- Annual Criteria Manual Updates
  - Reviewed by Staff
  - Recommendations
  - P&Z Work Session
  - Public Outreach
  - Website Publication
  - City Council Public Hearing
  - Effective January 1st
- One Document, One Format
  - Easier to Use
  - Reduce Duplicated Information
  - Eliminate Conflicting Requirements

| Criteria Manual      | Last Updated  |
|----------------------|---------------|
| Solid Waste          | April 2009    |
| Stormwater           | December 2018 |
| Transportation       | March 2018    |
| Water and Wastewater | December 2018 |



# Introduction and History

## Denton Development Code

**Policy** and **Procedural** content

- A **policy** is a guiding principle used to set direction in an organization
- A **procedure** is a series of steps to be followed as a consistent and repetitive approach to accomplish an end result.

## Criteria Manuals

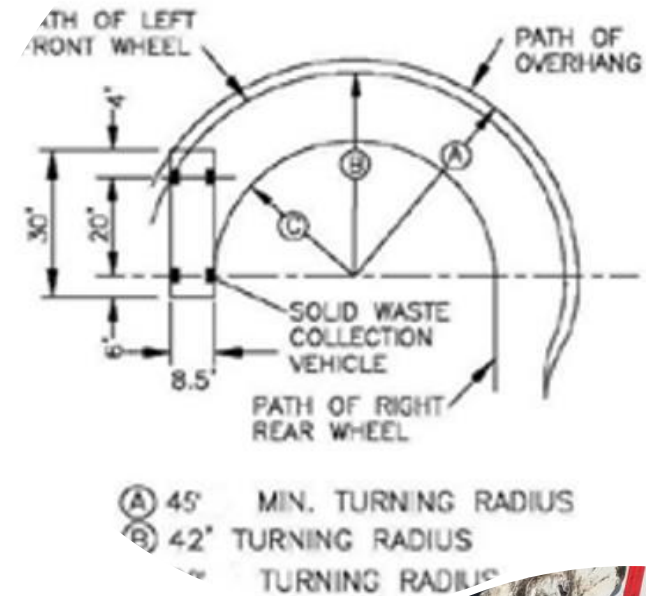
**Design and Technical** information

## Specifications and Standard Details

- Construction Specification Documents
- Drawings and Materials

# Solid Waste and Recycling Criteria Manual Update

- Container Enclosure Details
  - Front Load Dual Enclosure: 26ft wide Inside Dimension (ID)
  - Front Load Single Enclosure: 13ft wide Inside Dimension (ID)
  - Roll-off Compactor Enclosure: 16ft wide Inside Dimension (ID)
- Alleyway Details
  - Adequate room for solid waste collections vehicles to navigate while collecting in alleys
  - Adequate turn radius for interior of alley



# Stormwater Criteria Manual Update

- Updated definitions including additional and deletion of terms as necessary
- Changed throughout the document the “100-year frequency” to “one percent (1%) chance”
- Updated driveway culvert inspection to be the responsibility of the Public Works Inspection staff versus the Building Inspection staff
- Updated criteria to require all reinforce concrete pipe shall be required for culverts
- City of Denton Standard Details will also be updated to coordinate with the criteria manual

# Transportation Criteria Manual Update

- Updated definitions including additional and deletion of terms as necessary
- Updated geometric street standards for incorporation of bicycle and pedestrian components as applicable
- Updated turning lane standards, on street parking, geometric standards and diagrams and amenities including the movement of certain information being removed for the criteria manual and placed in the Denton Development Code
- Updated signs and markings including the diagrams in the document
- City of Denton Standard Details will also be updated to coordinate with the criteria manual



# Water and Wastewater Criteria Manual Update

- Section 3 – Water
  - Section 3.6.1 Number of meters, added
  - Section 3.13 – Underground Utility Crossings, added
  - Section 3.14 – Fence and Wall Crossings, added
  - Section 3.15 – Existing Water Main Replacement, revised
  - Section 3.17.3 – Pressure Regulators, added

# Water and Wastewater Criteria Manual Update

- Section 4 – Wastewater
  - Section 4.2 - Estimated Wastewater Flows, revised
  - Section 4.3 - Separation between Water and Wastewater, revised
  - Section 4.12 – Highway Crossings, revised
  - Section 4.19 – Abandonment of Sewer Mains, revised

# Water and Wastewater Criteria Manual Update

- Removed
  - Section 2 – Preliminary Design
  - Section 6 – Rights-of-Way and Easements
  - Section 7 – Addenda, Plan Revisions and Change Orders
  - Section 8 - Submittals

# Comprehensive Plan Update

## Comprehensive Plan Schedule



# Comprehensive Plan Update

## 2 Public Meetings

131 Community Members | 630 comments Received

## 1 Special Topics Charrette

51 Community Members | 850 Comments Received

## 1 Interactive Issues and Opportunities Map

101 Responses

## 2 Online Questionnaires

175 Responses

## 1 Online Vision Statement Exercise

Ongoing

## 1 In-person Open House

65 Attendees

## Virtual Open House (Sept 16 – 30)

***Dedicated  
Website***

[www.cityofdenton.com/denton2040](http://www.cityofdenton.com/denton2040)



# Comprehensive Plan Update

- **What We've Heard So Far**

- **New Growth Areas**

- Right development, Right place, and Right time
    - Preserve open/rural areas
    - Diverse housing options



- **Infrastructure**

- Reinvest into the community through infill
    - Reinforce Denton's identity through beautification
    - Support complete streets



# Comprehensive Plan Update

- **What We've Heard So Far**
  - **Economic Development**
    - Economic Development Strategic Plan
    - Increase job opportunities
    - Collaborate with anchor institutions
    - Support small businesses
  - **Downtown**
    - Entertainment, events, arts
    - Local businesses
    - New and Re-development



# Comprehensive Plan Update

- **New Land Use Designations**

- **Agriculture**

- Ranching, rural heritage
    - Agritourism

- **Master Planned Community**

- Complete multi-use developments
    - Sense of Place
    - Live, Work, Learn, Play





# Comprehensive Plan Update

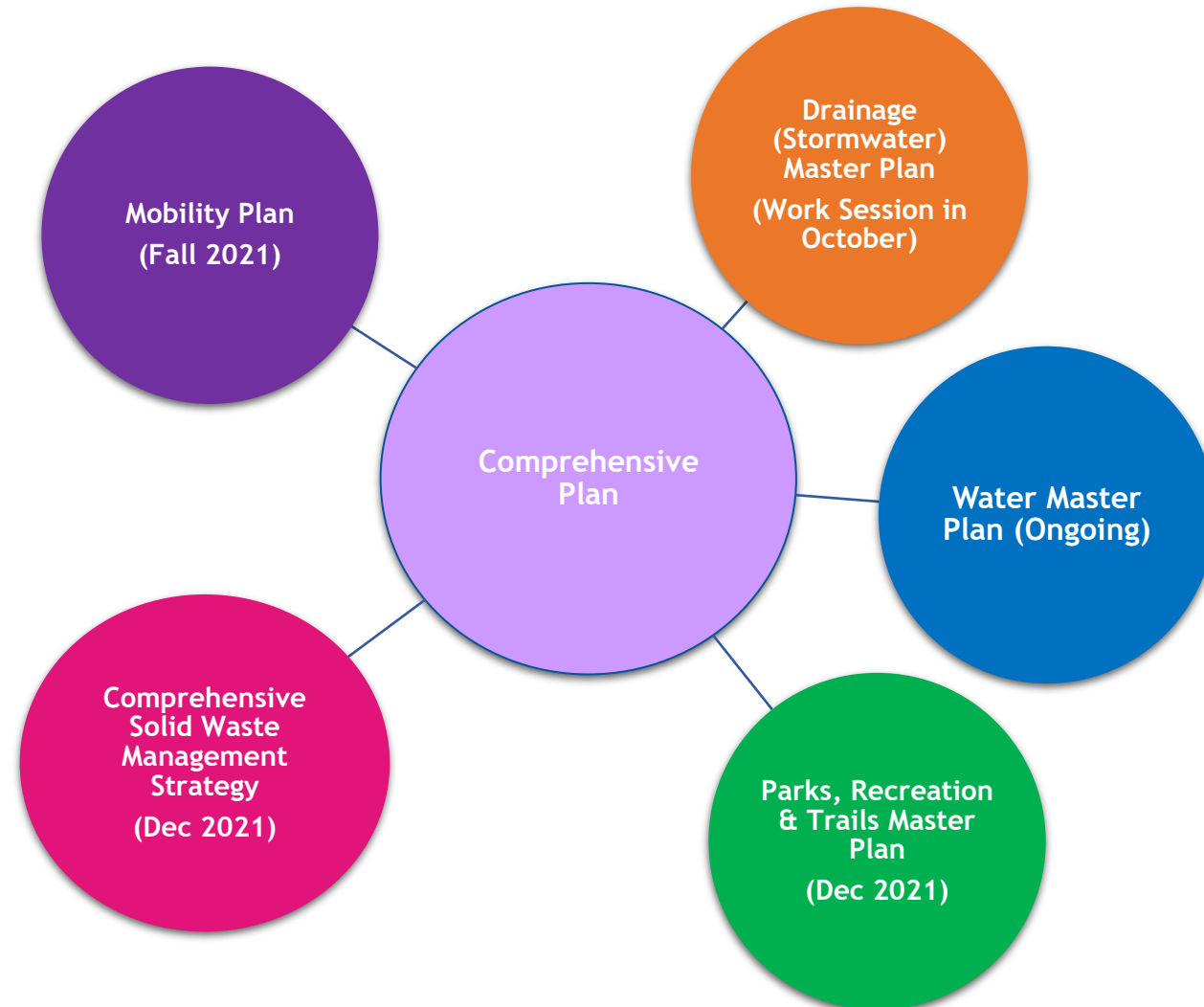
- **Refined Land Uses**

- Low and Moderate Residential
  - Neighborhood scale commercial
- Parks / Open Space
  - Expanded
- Business Innovation
  - Small Area Plans
  - Corridor Plans
  - Overlay Districts
  - Capitalize on existing assets and surrounding context



# Comprehensive Plan Update

- **Other Plan Updates**





# DDC Code Amendments

- **Table 2.2-A Summary of Development Review Procedures**

- a. Pre-Application Conference – from Required to Recommended
- b. Zoning Verification Letter (2.5.4)
- c. Business Registration (2.5.8)
- d. Traffic Impact Analysis (2.5.9)
- e. Real Estate Application (2.5.10)
- f. Amending Final Plat, Conveyance Plat, Minor Plat, Minor Replat (2.6.2)

- g. Civil Engineering Plans (2.6.9)
- h. Subdivision Variance (2.8.7)
- i. Rayzor Ranch Site Plan
- j. Tree Preservation/Replacement Plan
- k. Alternative Tree Preservation/Replacement Plan
- l. Alternative Landscape Plan
- m. Tree Preservation Relief
- n. Alternative Water/Sewer System

# DDC Code Amendments

## Development Standards

- **Subchapter 5**
  - a. General Standards for Accessory Uses and Structures
  - b. Short-Term Rental
  - c. Accessory Dwelling Units
- **Subchapter 7**
  - a. Applicability – Development Activities
  - b. Landscaping, Screening, Buffering, and Fences
  - c. Parking and Loading
  - d. Site and Building Design

# DDC Code Amendments

- **Development Code Review Committee**
  - a. New Members
  - b. Next Meeting - November 17
- **Special Topics**
  - a. Outdoor Storage
  - b. Horizontal Multi-family Dwelling
  - c. Data Center
    - 1. Building
    - 2. Modular

# Building Code Updates

- Health Safety
- Fire Safety
- Building Safety

