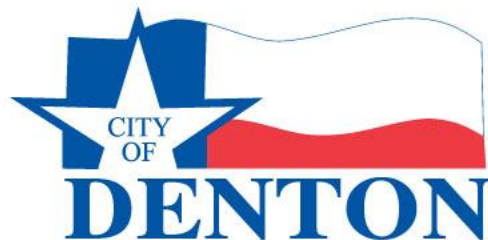


# Developer Town Hall

October 13, 2022





# Agenda

1. Introductions (Scott/Tina)
2. Roadway Impact Fees (Becky)
3. Criteria Manuals, Specifications, and Standard Details (Brett)
4. Tree Review Process (Colleen)
5. Development Code Amendments (Tina/Hayley)
6. Fiscal Impact Analysis (Charlie)
7. Development Handbook (Charlie)
8. Development Review Process Updates (Michelle)



# Roadway Impact Fees

- Roadway Impact Fee Update for alignment with the adopted Mobility Plan 2022
- Important Dates:
  - October 25, 2022 - City Council Roadway Impact Fee Report Update Workshop
  - October 26, 2022 – CIAC Review of 2022 Roadway Impact Fee Study and Pre-Credit Max Fee
  - October 27, 2022 – Developer Town Hall
  - November 15, 2022 – City Council Roadway Impact Fee Follow up (if needed)
  - November 15, 2022- City Council Public Hearing on Roadway Impact Fee Study and Ordinance Adoption
  - November 18, 2022 – Public Hearing Advertisement
  - January 2023 – City Council Public Hearing and Approval of Roadway Impact Fee Study

# Criteria Manual Background

- **Annual Criteria Manual Updates**

- Reviewed by Staff
  - Weekly Meetings from April through July with all Departments
- Comments from the Public
- Public Outreach
- Website Publication
- Newspaper Publication
- City Council Work Session and Public Hearing

- **Future Plans**

- One Document, One Format, One Source of Information
- Ease of Use
- Reduce Duplicated Information
- Eliminate Conflicting Requirements



# Criteria Manual Public Outreach Plan

Date	Public Outreach
October 12	Planning and Zoning Commission Work Session
October 13	Developer Town Hall
October 14	Criteria Manual Updates Published Online
October 14	A summary included in the Friday Report
October 24	Public Utilities Board Meeting
November 10	Texas Society of Professional Engineers (TSPE) Meeting
November 18	A summary in the Friday Report
November 19	Advertise in Denton Record Chronical
December 13	City Council Work Session and Public Hearing
January 1	Effective Date



# Solid Waste and Recycling Criteria Manual Update

- Full Criteria Manual Re-Write in 2021
- Minor Updates for 2022
  - Clarified that City of Denton is the sole Solid Waste and Recycling provider within the City
  - Added a single enclosure in addition to 1 roll-off compactor enclosure for larger Multifamily Dwellings
  - Revised minimum Paved Alley width down to 15 ft.



# Stormwater Design Criteria Manual Update

- Defined a few terms within the document
- Clarified new drainage facilities be to designed for the Flood Mitigation Event, allows for replacement or modification of existing facilities for Conveyance event with approval from City Engineer
- Removed Corrugated Metal Pipe driveway culverts



# Transportation Criteria Manual Update

- Updated Geometric Standards to match 2022 Mobility Plan
- Added Turn Lane Warrant Requirements
- Updated On-Street Parking Standards to Match ADA/PROWAG
- Added a Safety Assessment as part of Traffic Impact Analysis
- Added Pedestrian Traffic Impact Analysis Requirements





# Water and Wastewater Criteria Manual Update

- Clarified the language regarding the Number of Water Meters for multi-family developments
- Added discussion on Backflow Prevention
- Clarified separation requirements for Utility Crossings
- Added discussion on Grease Traps/Grit Traps



# Tree Review Process

- Separate application for tree preservation (similar to ESA process)
  - TPP22-0001
  - TPP required at the beginning of the development review process
    - Prior to ZCP or PP for projects with zoning entitlements in place
    - Prior to or concurrent with PD or SUP (entitlements)
- New projects starting January 1, 2023 will have a Tree Preservation Plan project number and fees from the Development Fees PDF on the city website

Tree Preservation Plan	
0-5 acres	\$3,640
5-25 acres	\$6,295
26-50 acres	\$8,949
Over 50 acres	\$11,603



# Development Code Amendments

- **Recently Approved**
  - Trails in ESA
  - Administration and Procedures
    - Table 2.2A
    - New Applications (Business Registration and Subdivision Variance)
    - Existing Applications (TIA and CEP)
    - Expand Procedures (Replat and Annexation)
    - Align with state law
  - Data Centers
  - Parking





# Development Code Amendments

- **Currently in Progress**
  - Multifamily
    - Definition
    - Use-Specific Standard
    - MN Maximum Building Height
  - Rezoning to a PD Procedures
    - Standard and Overlay PD
    - Submittal Documents
    - Amending a PD
  - Access Requirements and Cross-Access
  - Outdoor Storage and Outdoor Display

# Development Code Amendments

- **Potential Amendments**
  - Access and Circulation
  - Accessory Dwelling Units
  - Definitions
  - Land Disturbing and ESAs
  - Landscaping, Screening, Buffering and Fences
  - Public Notification
  - Short-Term Rental
  - Site and Building Design
  - Table of Allowed Uses and Use-Specific Standards
  - Water and Wastewater



# Fiscal Impact Analysis

- City Council requested staff develop a model to analyze the financial impacts of development requests.
- Created as a standard analysis of the net fiscal impact of a development to the City.
- The fiscal impact model is meant to be a tool to assist in policy making but will not be the only factor when considering a project.
- Staff is making modifications to checklists to assist in collecting necessary inputs (building counts, square footage, construction type, public roadway, etc.) for the model (January 1).
- Fiscal impact information will be included with backup materials for Commissions and Council beginning in January.





# Development Handbook

## Goals

- Meant to be a guide for building and developing in the City of Denton.
- Will include summaries, flowcharts, and checklists, and frequently asked questions (FAQ's) to better communicate the processes involved with development in the City.

## Timeline

- Handbook will be completed by the end of the year.

# Facilitation Comments

- **New Facilitator:** Miranda Meza Sanchez from Ft. Worth
- **TXDOT Permits timeline:** 4 - 6 months
- **PAC Timeline:** Reduced PAC to 3 weeks
- City will be requiring a **Quantity Summary Sheet** when submitting for Civil Sets.



# Facilitation Comments

## Communication reminders:

- All professionals should be included in the contacts (e.g., landscape, developer, owner)
- Send list of questions when setting up a meeting; please be specific on what comments needs to be clarified.
- Please be sure to include all staff email/project facilitator in emails



# Contacts

**Scott McDonald** [scott.mcdonald@cityofdenton.com](mailto:scott.mcdonald@cityofdenton.com) – (940) 349-8539

**Tina Firgens** [tina.firgens@cityofdenton.com](mailto:tina.firgens@cityofdenton.com) – (940) 349-8507

**Becky Diviney** [rebecca.diviney@cityofdenton.com](mailto:rebecca.diviney@cityofdenton.com) – (940) 349-8461

**Colleen Fitzpatrick** [colleen.fitzpatrick@cityofdenton.com](mailto:colleen.fitzpatrick@cityofdenton.com) – (940) 349-8253

**Charlie Rosendahl** [charlie.rosendahl@cityofdenton.com](mailto:charlie.rosendahl@cityofdenton.com) – (940) 349-8452

**Michelle Reynolds** [michelle.Reynolds@cityofdenton.com](mailto:michelle.Reynolds@cityofdenton.com) – (940) 349-8941

**QUESTIONS?**

