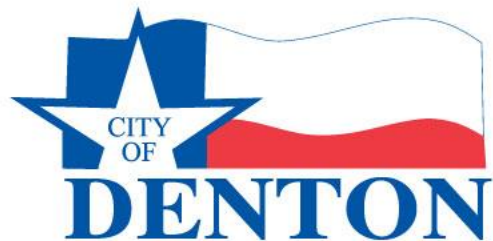


Developer Town Hall

September 14, 2023



Agenda

- Introductions
- Legislative Update
- Application Process Updates
- Development Review Updates
- Development Services Fees
- Public Works Inspection Fees
- Roadway Impact Fees
- Criteria Manual Update
- Dev Code Amendments
- Area Plans Update
- Q&A



Legislative Update

88th Legislative Regular Session included 770 bills related to cities.

- Over 250 may impact the City of Denton, with 18-20 impacting development processes and regulations in some way
- Sept 1, 2023 effective date (majority of bills)
- 70+/- bills reconsidered subsequent special session

Most significant impacts:

- SB 2038 – Release of area from municipality's ETJ
- HB 3699 – Platting “shot clock” amendments
- HB 1750 & HB 2947 – Agricultural operations
- HB 2127 – Municipal pre-emption bill; effective date postponed
 - Significant impacts to “animal businesses” if becomes effective
- SB929 – Notification requirements



Application Process Updates

- Staff Introduction: Mitchell Stoltz(PACs), Max Herrera(Intake), Andy Zamudio(PCM).
- Updated Checklist: Zoning Compliance Plan, Plat, Civil Engineering Plan
- Submittal Calendars: CEP updated (HB3699, no longer Shot Clock)
- Submittal Issues/Inquiries: PlanningTechnicians@cityofdenton.com or (940)349-7716.



Development Review Process Update

- Pre-Application Conferences (2023): 121 as of this week, 135 YTD
- Pre-Application Conferences (2022): 213
- Active Projects (YTD): 452
- Last Years Projects (2022): 537

Development Services Fees

- Last fee study completed in 2019
- Hired Matrix Consulting to update previous fee study
- Intent is for Development Service Fees to generally cover City of Denton cost for reviews and inspections
 - Some subsidy for public good based on City Council direction (i.e. Long range planning, historic preservation, etc.)
- Study anticipated to be complete October 2023
- Updated fee schedule to be adopted November/December

Roadway Impact Fees

- Important Dates:
 - Complete – CIAC Review of 2022 Roadway Impact Fee Study and Pre-Credit Max Fee
 - September 14, 2023 – Developer Town Hall
 - Ongoing Discussion with City Council Members and Hunter/Cole Developments
 - November 14, 2023 - City Council Roadway Impact Fee Report Update Workshop
- Future Presentations:
 - Public Hearing Advertisement
 - City Council Public Hearing on Roadway Impact Fee Study and Ordinance Adoption
 - City Council Public Hearing and Approval of Roadway Impact Fee Study

Public Works Inspection Fees

- Ord. #23-1563 sets the new Public Works Inspection Fee structure.
- Public Works Inspection fee have been changed to an hourly rate to be compliant with H.B. 3492
- Fee Rates were determined by a consulting group hired by the City of Denton and will be posted on the City of Denton website along with other permit fees.
- Fees will be assessed monthly with a due date by the 5th day of the following month.
- Exhibit A's will still be submitted as part of the 3-way agreement to continue to summarize what work is governed by the document. Inspection Fee will no longer be shown on or calculated from the Exhibit A.

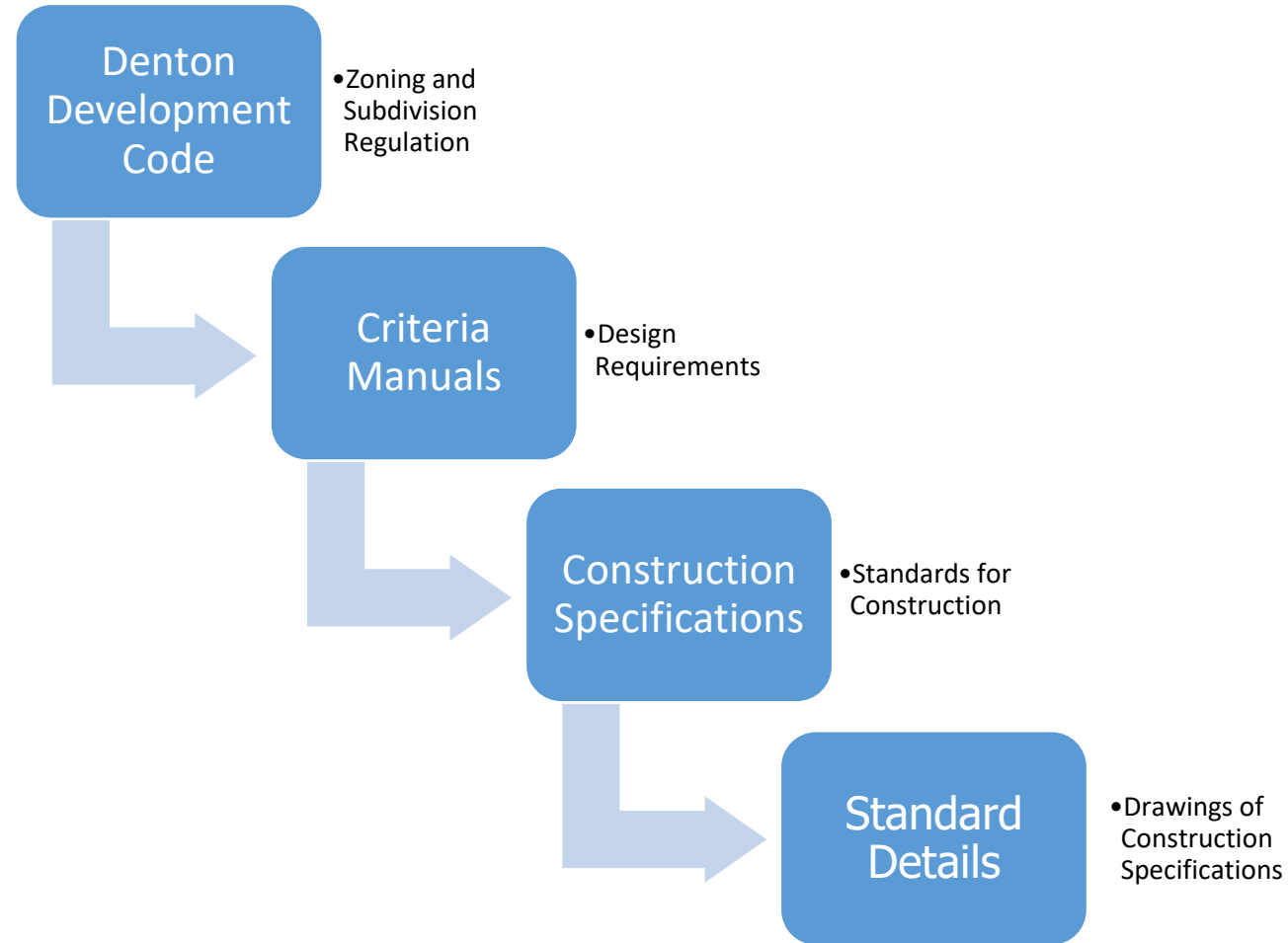


New Ordinance ID 23-1563

Public Works Inspections Fees	Existing Rate	Hourly Rate
Public Improvement Inspection Services (inspections, meetings, phone calls, etc.)		\$106.00
Existing fee for inspections	3.50%	
Public Improvement Supervisor Inspection Services (supervisor time for resolving issues, etc.)		\$117.00
Public Improvement Overtime Inspection Services (4 hr. minimum)	\$135.00	\$142.00
Public Improvement Submittal Review		\$127.00
Three-Way Agreement Document Review		\$170.00
Right Of Way Permit Fees	Existing Rate	Hourly Rate
Permit Application Fee	\$50.00	\$86.00
Expedited Permit Application Fee	\$250.00	\$120.00
Right of Way Inspection Fee	\$100.00	\$106.00
Overtime Right of Way Inspection Fee (min of 4 hours) (Hourly Rate)	\$135.00	\$142.00
Permit Expiration Fee	\$50.00	\$111.00
Barricade Deposit Fee	\$500.00	\$500.00



Governing Documents for the City

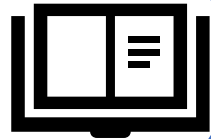


Criteria Manual Format Update

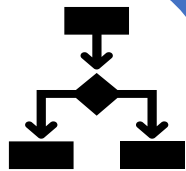
The Solid Waste, Stormwater, Water/Wastewater, and Transportation Design Criteria Manuals have been combined into a single document and formatted to match the DDC.



Combined Into One Document



Formatted To Match The DDC



Reordered Sections To Flow Better

Design Criteria Content Update

Notable Criteria Changes

Section	Updated Criteria
Solid Waste	<ul style="list-style-type: none">• Simplified the minimum enclosure requirements by consolidating development use types• Increased minimum depth of container enclosures from 10' to 11.5'• Requires a minimum of 50' of unobstructed truck access in front of each container
Stormwater	<ul style="list-style-type: none">• Require Stormwater Facility Maintenance Agreements for detention structures• Recommendations on water quality site controls to remove 80% TSS on developments disturbing greater than 1 acre. This will become a requirement in the future.• Allow up to a 45° pipe bends without a junction box• CLOMRs must be approved by FEMA before acceptance of CEPs
Transportation	<ul style="list-style-type: none">• Organization overhaul• Max driveway grade increased to 12% from 8%• Minimum intersection separations measured from back of curb rather than centerline
Water/Wastewater	<ul style="list-style-type: none">• Utilities around sanitary manhole shall have a minimum separation of 5' from the manhole to allow for maintenance and repair• Lift Stations must be accessible during the 100-year flood event rather than the 25-year

Schedule For Next Steps

Date	Activity
September	Internal City Review
October 25	Planning and Zoning Commission
October 27	Post Draft Criteria Manual Online for Feedback
November 9	Texas Society of Professional Engineers Presentation
November 13	Public Utilities Board
December 5	City Council Work Session and Public Hearing
January 1	Effective Date of new Criteria Manual, Standard Details and Specifications

Development Code Amendments

- Reasonable Accommodations & Group Homes: 9/26 City Council
- Short Term Rentals: Survey closed 9/10; bringing back to DCRC
- Street Lighting / DME Criteria Manual – 9/27 P&Z and 11/7 City Council
- Plat Process Changes: 9/19 City Council
- Agricultural Uses: 9/19 City Council
- Upcoming at DCRC:
 - Access and Circulation standards
 - Accessory Dwelling Units
 - Affordable and Missing Middle Housing



Area Plans Update

- April 2022, City Council directed staff to prepare three Area Plans:
 - Northeast Denton Area Plan
 - Southeast Denton Area Plan
 - Downtown Plan Update
- Area plans refinement of the Denton 2040 Comprehensive Plan
 - Project process tailored to specific project
 - Finer grain analysis
 - Extensive public engagement
- Establish a vision and recommended implementation action items for the next 20 years, guiding future development and public investment decisions.

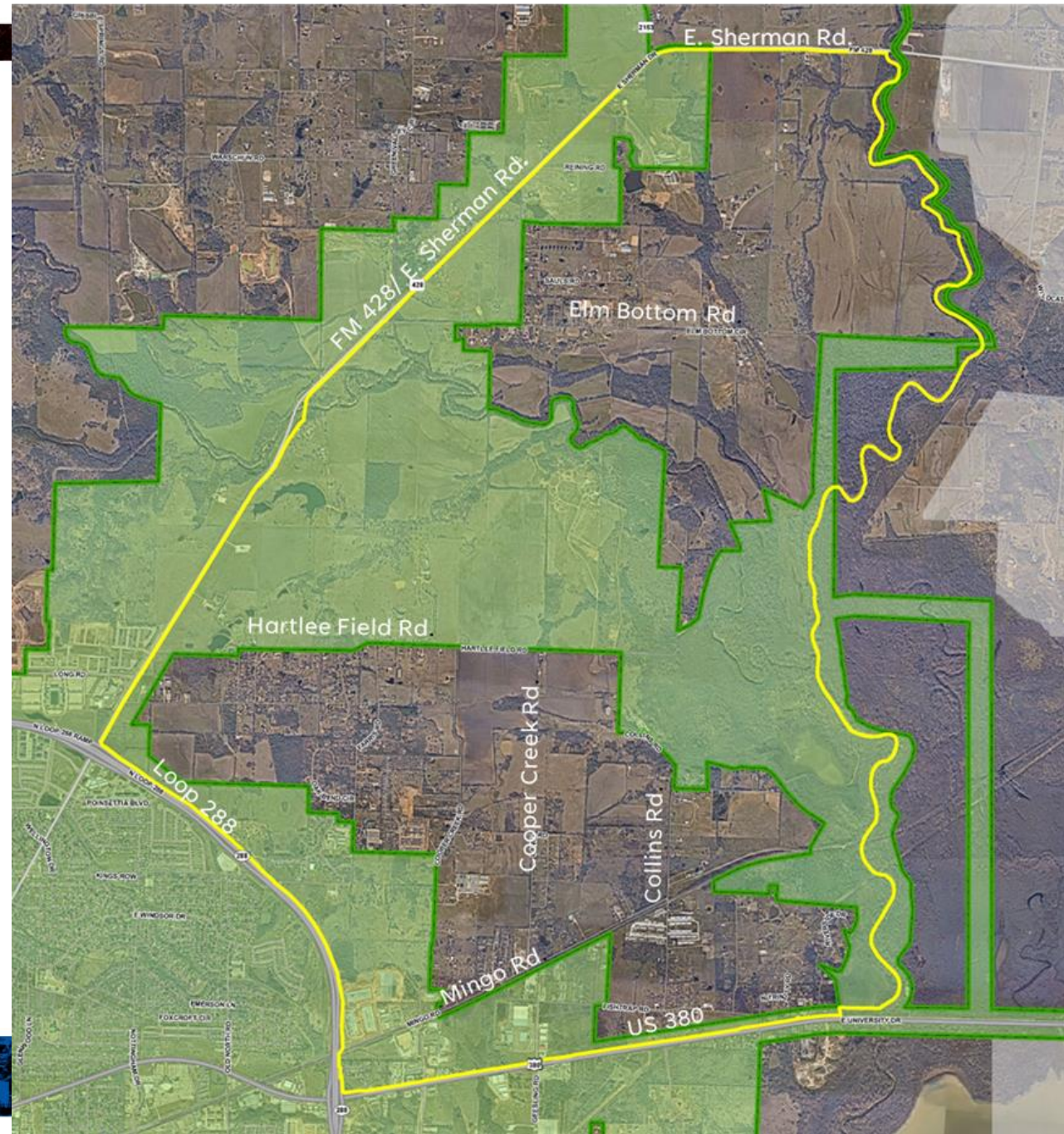
Area Plans Update

- Why this matters to you as developers/project representatives?
 - If adopted, provides new direction for the given area
 - Community based vision → expectation to follow the adopted vision
 - Zoning changes and SUPs evaluated based on the area plan
 - Infrastructure improvements evaluated based on the area plan
- DiscussDenton.com – latest project updates (all projects)



NORTHEAST *Denton* AREA PLAN

- 8,546 acres (13.35 square miles)
- 3,981 acres (46.6%) = within city limits
- 4,564 (53.4%) = within ETJ
- Environmental resources/assets
- Staff resources: Angie Manglaris and Mia Hines



PROJECT TIMELINE



January 2023

- Establish Steering Committee
- Ambassadors
- Study Area Tour
- Stakeholder Interviews

February 2023

- Stakeholder Interviews
- Steering Committee #1
- Data Collection & Analysis

March 2023

- Visioning Workshops (2)
- Existing Conditions
- Project Website
- Ambassador Training

April 2023

- Online Engagement
- Strategic Foresight Workshop
- Continue Data Collection/ Analysis

May 2023

- Existing Conditions Report
- Steering Committee #2
- Vision Statement
- Draft Recommended Strategies

June 2023

- Draft Recommended Strategies (continues through July)

July 2023

- Recommended Strategies continued

August 2023

- Joint Workshop: Steering Committee, Planning and Zoning Commission and City Council

September 2023

- Draft Chosen Scenario
- Develop Implementation Actions

Oct/Nov/Dec 2023

- Draft Final Plan
- Community Input
- Implementation Strategies
- Direction from Planning and Zoning and City Council

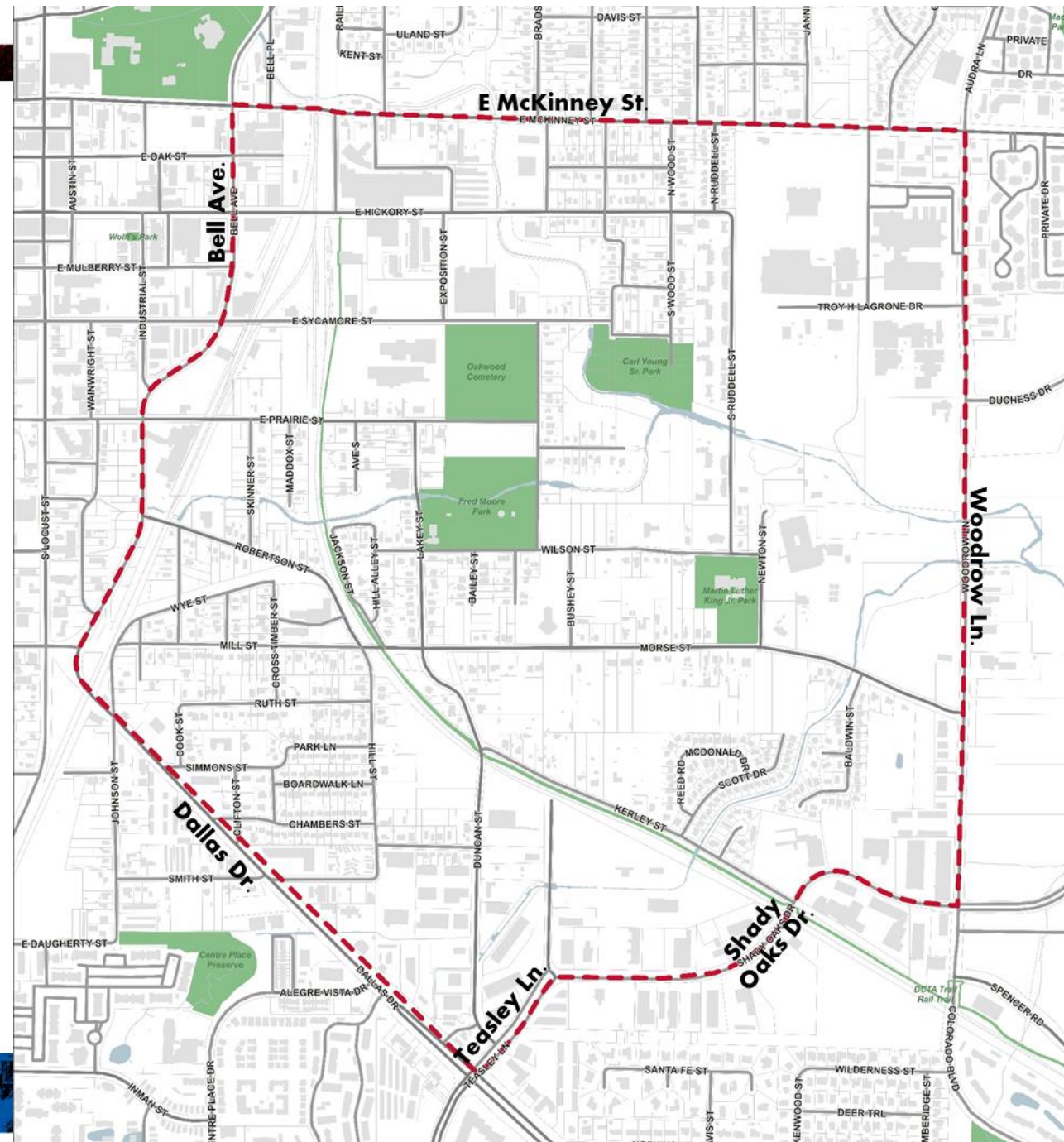




Southeast Denton Area Plan

Creating the future. Keeping the character.

- 600 acres approx.
- Initial project boundary
- Historical events of the past relevant today
- Preserving cultural character SE neighborhoods
- Staff resources: Julie Wyatt and Mia Hines



Study timeline



Feb. 2023 – June 2023 May 2023 – Aug. 2023 June 2023 – Jan. 2024 Dec. 2023 – Mar 2024

DISCOVER

- Establish Steering Committee
- Compile data, history, previous plans, and existing conditions
- Hold listening Sessions

DEFINE

- Review data, observations, history
- Community Visioning workshop
- Online engagement
- Review & analyze feedback

DEVELOP

- Implementation Brainstorming workshop
- 1st draft for public engagement
- Online engagement
- P&Z and CC public meeting
- Joint P&Z and CC workshop

DELIVER

- Community Open House
- Online Engagement
- P&Z Public Hearing
- CC Public Hearing and Approval

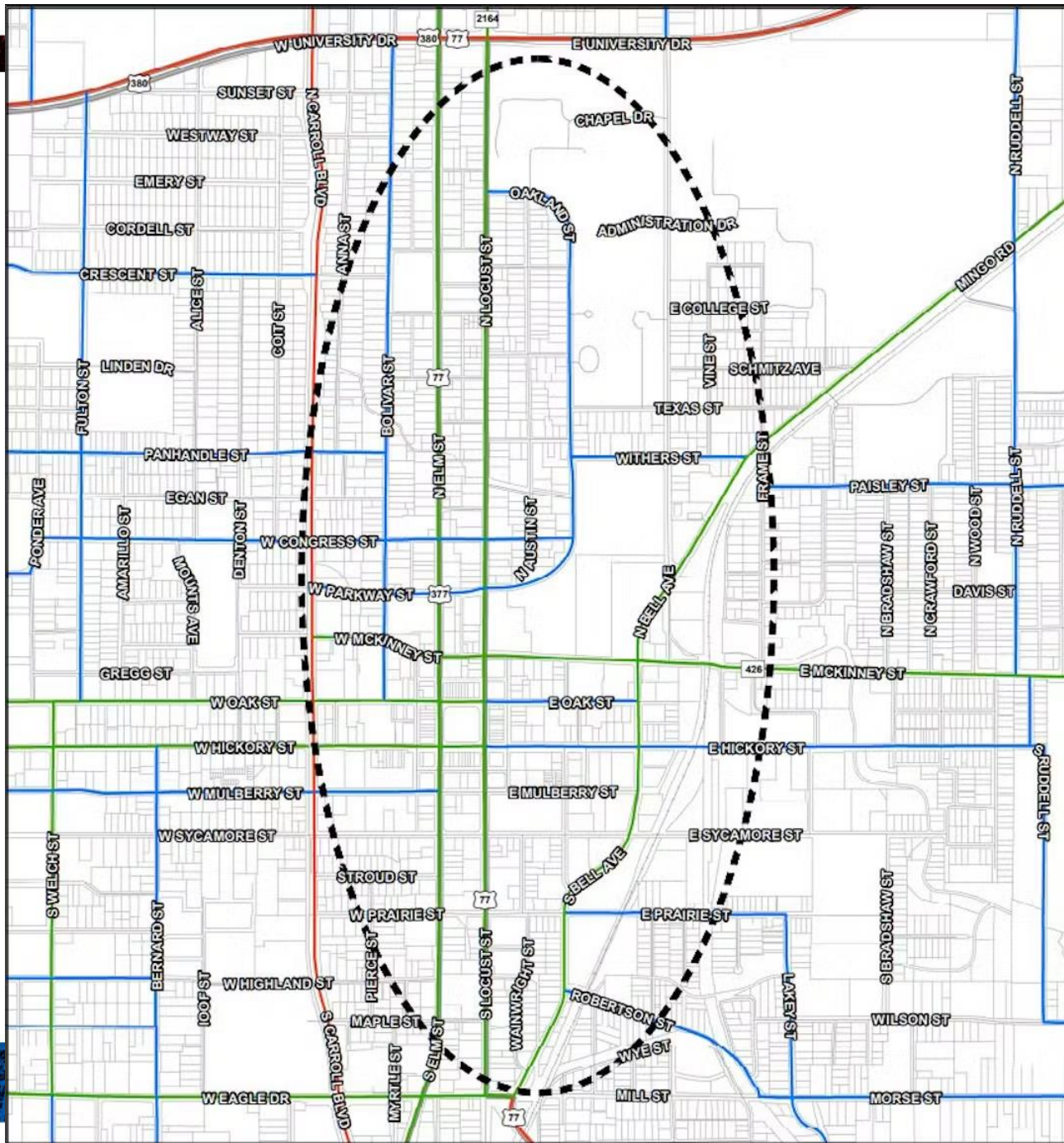
Implement

- Ongoing

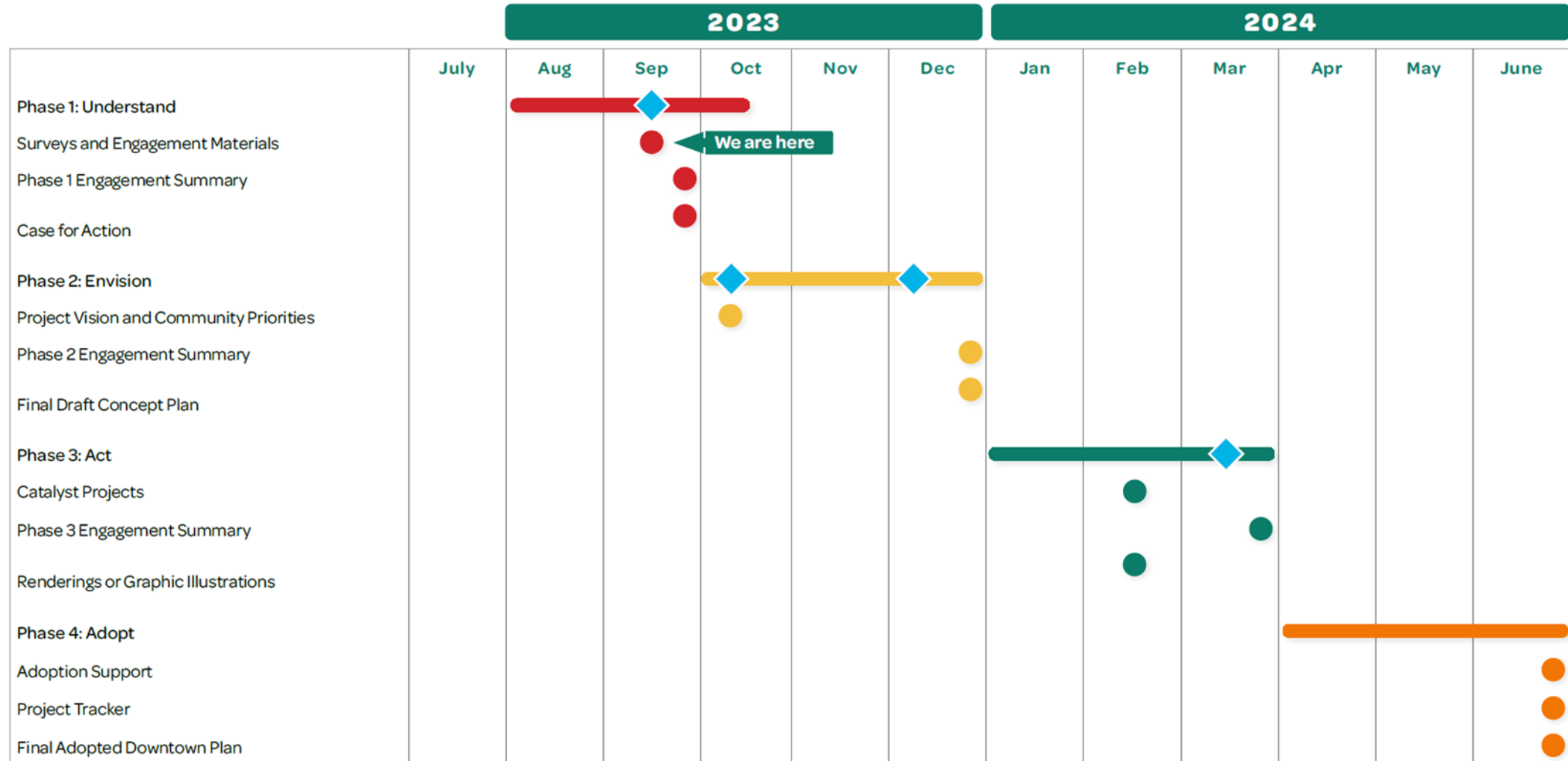



DESIGN DOWNTOWN DENTON

- 440+ acres approx.
- Update the existing Downtown Plan
- Position Downtown for long-term success
- Relationship to nearby neighborhoods
- Develop a plan for Quakertown Park that incorporates its history
- Staff resources: Cameron Robertson and Sean Jacobson



Project Schedule



 Community Engagement Meetings & Workshops

QUESTIONS?

