



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda

Development Code Review Committee

Monday, March 23, 2026

3:00 PM

Development Service Center

After determining that a quorum is present, the Development Code Review Committee of the City of Denton, Texas will convene in a Regular Meeting on Monday, March 23, 2026, at 3:00 p.m. in Training Rooms 3, 4, and 5, at the Development Service Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

1. ITEMS FOR CONSIDERATION

- A. [DCRC26-018](#) Consider approval of the minutes of the March 9, 2026 Development Code Review Committee Regular Meeting.

Attachments: [Exhibit 1 - March 9, 2026 DCRC Minutes](#)

- B. [DCRC26-017](#) Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Media Production Facilities.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - House Bill 4051](#)

[Exhibit 3 - Presentation](#)

- C. [DCRC26-011](#) Receive a report, hold a discussion, and give staff direction regarding a proposed new Contractor Services use.

[a](#)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Proposed Redline Markups](#)

[Exhibit 7 - Presentation](#)

- D. [DCRC26-008](#) Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to the Table of Allowed Uses, Use Specific Standards, and Definitions Sections of the Denton Development Code.

[a](#)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

- A. [DCRC26-019](#) Hold a discussion regarding the Development Code Review Committee Project Matrix.

Attachments: [Exhibit 1 - DCRC Matrix](#)

3. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Development Code Review Committee or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on March 17, 2026, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.

MINUTES
DEVELOPMENT CODE REVIEW COMMITTEE
March 9, 2026

After determining that a quorum is present, the Development Code Review Committee of the City of Denton, Texas will convene in a Regular Called Meeting on Monday, March 9, 2026, at 3:02 p.m. in Training Rooms 3, 4, and 5 at the Development Services Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

PRESENT: Chair Brian Beck, and Members: Vicki Byrd, Lisa Dyer, Eric Pruett, and Suzi Rumohr

ABSENT: Clay Riggs

REGULAR MEETING

1. ITEMS FOR CONSIDERATION

A. DCRC26-013: Consider approval of the minutes of the February 23, 2026 Development Code Review Committee Regular Meeting.

AYES (5): Chair Brian Beck, and Members: Vicki Byrd, Suzi Rumohr, Eric Pruett, and Lisa Dyer

NAYS (0): None

Member Rumohr moved to approve the minutes as presented. Motion seconded by Member Byrd. Motion carried.

B. DCRC26-011: Receive a report, hold a discussion, and give staff direction regarding a proposed new Contractor Services use.

Sean Jacobson, Senior Planner, presented the item.

The Committee provided consensus to move forward with creating a new Contractor Services use category.

The Committee provided consensus to move forward with staff's parking recommendations for the Contractor Services use.

The Committee generally provided consensus to move forward with the suggested allowable zoning districts for the Contractor Services use, and requested staff bring the item back and provide additional information and clarification on how the proposed use, associated storage and parking could be scaled for the Residential 7 district.

C. DCRC26-095L: Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Tree Preservation.

Bryce Van Arsdale, Assistant Planner, presented the item.

The Committee provided consensus on staff recommendations presented.

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

A. DCRC26-014: Hold a discussion regarding the Development Code Review Committee Project Matrix.

Angie Manglaris, Assistant Planning Director, presented the item.

Discussion followed.

3. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 4:34 p.m.

Brian Beck
DCRC Chair

Vanessa Esparza
Administrative Assistant

Minutes approved on: _____



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: March 23, 2026

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Media Production Facilities.

BACKGROUND

At the February 23, 2026, Development Code Review Committee (DCRC) meeting, Staff introduced the Table of Allowed Uses, Use Specific Standards, and Definitions Sections of the Denton Development Code (DDC) topic, and discussed areas of the Code proposed to be refined as part of this amendment. As part of this ongoing topic, Staff is bringing forward a discussion item to incorporate a new use into the DDC: Media Production Facilities.

The purpose of this request is to establish regulations for where Media Production Facilities are allowed to be located within the City of Denton, establish use-specific standards related to Media Production Facilities, and refine other aspects of the Denton Development Code related to this commercial use. As described below, the Denton Development Code (DDC) does not currently speak to this use, and updates are needed to allow this use within certain zoning districts and establish standards related to this use.

Media production development zones allow for a sales and use tax exemption for the construction, maintenance, expansion, improvement, or renovation of a media production facility at a qualified media production location over a two-year period. An area may be approved as a media production development zone for a maximum of five years after the date the last qualified media production location was designated within a zone's boundaries.

In 2023, the Texas Legislature passed House Bill 4051 updating the requirements to be approved as a media production development zone by revising the principal municipality minimum population requirement of 250,000 down to 100,000, making the City of Denton eligible for such zone. Additional requirements to be approved as a media production development zone include having an adequate workforce and infrastructure to support production of moving image projects, being recognized as a media production development zone by ordinance, and the area will contain a qualified media production location within its boundaries. A media production location must be located on land within a media production development zone and be used exclusively to build or construct one or more media production facilities, and if the real property is a building or other facility, it must be renovated solely for the purpose of being converted into one or more media production facilities.

The 2002 Denton Development Code contained a Broadcasting or Production Studio use defined as a structure designed for making and transmitting programs for radio or television or for the production/editing

of films, videos, commercials, etc. This use was removed with the adoption of the 2019 Denton Development Code.

The DDC does not currently speak to this use. Per DDC 5.2.4, if an application is submitted for a use type that is not specifically listed in the Table of Allowed Uses, the Director will determine the appropriate use category and type. A musician studio is the most similar use permitted by the code, however media production facilities would not meet the definition of a musician studio. Staff suggests combining Musician Studios and Media Production Facilities into one use. Media Production Facilities would include the production of moving image and audio media projects. If the City is interested in the ability to authorize a media production development zone in the future, the code must permit media production development facilities. As previously stated, containing a media production location within the boundaries is required for the creation of a media production development zone.

Additional requirements to be approved as a media production development zone by the state include an application be made to the City, the City Council recognizing the area as a media production development zone, the State certifying that its creation will have a positive impact on state revenue, the State Media Production Advisory Committee recommending the use of the exemption for the project, and the Texas Film Commission designating the location and certifying the project to grant the exemption.

At the March 23, 2026, Development Code Review Committee (DCRC) meeting, Staff will present proposed amendments to DDC Subchapter 5: Use Regulations, DDC Subchapter 7 – Table 7.9: Minimum Required Off-Street Parking, and DDC Subchapter 9: Definitions to incorporate Media Production Facilities as an allowed use. Following discussion, staff will seek consensus or additional direction from the DCRC.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – House Bill 4051

Exhibit 3 – Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Ashley Ekstedt, AICP
Associate Planner

By: Goldman

H.B. No. 4051

A BILL TO BE ENTITLED

AN ACT

relating to population criteria for media production development zone recognition.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 485A.101, Government Code, is amended to read as follows:

Sec. 485A.101. CRITERIA FOR MEDIA PRODUCTION DEVELOPMENT ZONE RECOGNITION. To be approved as a media production development zone, an area:

(1) must be in a metropolitan statistical area, the principal municipality of which:

(A) has a population of more than 100,000 [~~250,000~~]; and

(B) has the adequate workforce, infrastructure, facilities, or resources to support the production and completion of moving image projects;

(2) must be recognized as a media production development zone by ordinance or order, as appropriate, of a municipality or the commissioners court of a county; and

(3) will contain a qualified media production location within its geographical boundaries that meets the criteria under Section 485A.102.

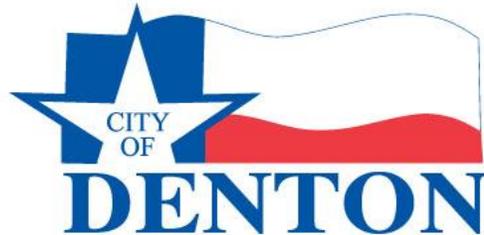
SECTION 2. The change in law made by this Act applies only to an application for designation submitted under Section 485A.106,

1 Government Code, on or after the effective date of this Act. An
2 application submitted before the effective date of this Act is
3 governed by the law in effect on the date the application was
4 submitted, and the former law is continued in effect for that
5 purpose.

6 SECTION 3. This Act takes effect September 1, 2023.

Media Production Facilities

Ashley Ekstedt, AICP
Associate Planner
3/23/2026



Summary

Proposal: Update Table 5.2-A: Table of Allowed Uses, Section 5.3.5: Musician Studio Use-Specific Standards, Table 7.9-I: Minimum Required Off-Street Parking, and Section 9.2: Definitions related to Media Production Facilities

Rationale:

- HB 4051 revised the principal municipality minimum population requirement from **250,000 to 100,000** to establish a media production development zone
 - “Media Production Development Zone” allows for **sales and use tax exemptions** for the construction, maintenance, expansion, improvement, or renovation of a media production facility at a qualified media production location over a two-year period.

Recommendation: Approval - Complies with DDC 2.7.4D Criteria for Code Text Amendments

Proposed Amendments: HB 4051

- Revise Musician Studio definition to include Media Production Facilities

Media Production Facility: A structure, building, or portion thereof used for the specific purpose of creating a moving image project, including but not limited to a soundstage, production office, editing, animation, video game production, storage and construction space, and motion capture studio or a facility where the principal use is the production, editing, and/or storage of audio media occurs, or formal private instruction in playing a musical instrument or singing.

Proposed Amendments: HB 4051

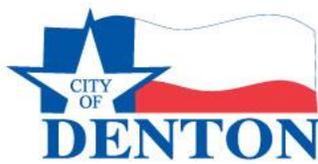
- Allow media production facilities by right in all non-residential zoning districts other than PF with use-specific standards
- Allow media production facilities with a Specific Use Permit in Rural Residential zoning

Table 5.2-A: Table of Allowed Uses
 P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Commercial Uses																	
OFFICE, BUSINESS, AND PROFESSIONAL SERVICES																	
Media Production Facility	S+							P+	P+	P+	P+	P+	P+	P+	P+		5.3.5M

Amend Section 5.3.5M Media Production Facility of the Denton Development Code to read as follows:

1. Media Production Facilities shall conform to established noise standards in the City of Denton.
2. Within the RR, SC, HC, GO, LI, and HI Zoning Districts, film set trailers, tractor trailers, production sets, and any associated outdoor storage shall be opaquely screened from view of the public right-of-way and any adjacent residential use or zoning district utilizing any combination of the allowed fence materials for commercial uses identified in Subsection 7.7.8.
3. Within the MN, MD, and MR Zoning Districts, outdoor storage shall not be allowed. All trailers, sets, and materials shall be stored entirely within an enclosed structure.
4. Within the MN and MD Zoning Districts, uses greater than 10,000 square feet per lot require a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP).

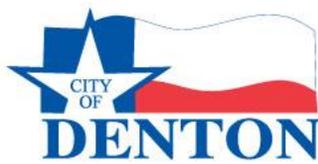


Proposed Amendments: HB 4051

- Add Media Production Facility minimum parking requirement

Table 7.9-I: Minimum Required Off-Street Parking
 DU = dwelling unit sq ft = square feet GFA = gross floor area

Use Type	Minimum Parking Requirement
Commercial Uses	
OFFICE, BUSINESS, AND PROFESSIONAL SERVICES	
Musician Studio Media Production Facility	1 space per 450 square feet GFA



Next Steps

Prepare for presentation to Planning & Zoning Commission



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: March 23, 2026

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding a proposed new contractor services use.

BACKGROUND

At the February 23, 2026, Development Code Review Committee (DCRC) meeting, Staff introduced the Table of Allowed Uses, Use Specific Standards, and Definitions Sections of the Denton Development Code (DDC) topic, and discussed areas of the Code proposed to be refined as part of this amendment. As part of this ongoing topic, Staff is bringing forward a discussion item to incorporate a new use into the DDC: Contractor Services.

The proposed Contractor Services use would encompass a number of types of services, not clearly classified elsewhere in the DDC, which are primarily offsite manual labor services, and which often need an indoor storage area for supplies and equipment. This land use may include accessory uses such as sales or service offices, outdoor storage, and display or showroom areas for services provided or products installed by the service provider. Common examples of this use would include plumbing and electrical contractors, pool and landscape maintenance services, and equipment repair businesses.

This use is being brought forward because, in the absence of the proposed use, contractor services have historically been classified in a variety of complicated and potentially inconsistent ways, such as “professional office with accessory indoor storage” or “office with accessory sales use” that do not fully capture the use or that may not capture key aspects and impacts of the use. Additionally, classifying contractor services businesses as a type of Office has the potential to permit these businesses by right in areas – where a typical professional Office use makes sense, but certain types of contractor service business – such as those with extensive company vehicle parking or non-traditional hours of operation -- do not make sense due to their potential impacts. This is particularly true in areas zoned Residential 7 (R7), which includes single-family residential neighborhoods, in which Office uses are generally appropriate, but in which many types of contractor services businesses would not be appropriate, due to their impacts. Adding the proposed Contractor Services use allows Staff to properly guide where these uses are permitted, assign appropriate use-specific standards, and reduces uncertainty in the use classification process.

At the March 9, 2026, DCRC meeting, Staff presented proposed amendments to DDC Subchapter 5: Use Regulations, DDC Subchapter 7 – Table 7.9: Minimum Required Off-Street Parking, and DDC Subchapter 9: Definitions to incorporate Contractor Services as an allowed use. Following discussion, DCRC discussed

and expressed overall support for the new Contractor Services use, but also gave Staff direction related to potentially expanding permitted zoning districts and further researching use-specific standards.

At the March 23, 2026, DCRC meeting, Staff will revisit the Contractor Services use, but with modified use-specific standards and additional zoning districts in which the use is allowed. Staff will seek consensus or additional direction from the Development Code Review Committee.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Proposed Redline Markups

Exhibit 3 – Draft Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Sean Jacobson
Senior Planner

DRAFT Changes to DDC to Create Contractor Services Use:

Add the following to DDC 9.2 Definition:

Contractor Services

A business that specializes in providing services not classified elsewhere, which involve primarily offsite manual labor, including, but not limited to, plumbing, electrical, office cleaning, heating and air conditioning, construction, office equipment repair, pool maintenance, and landscape maintenance services. May primarily function as an indoor storage area for supplies and equipment used by the business in providing the service.

Accessory uses may include sales or service offices, outdoor storage, and display or showroom areas for services provided or products installed by the service provider.

Excludes vehicle leasing, sales, or repair; distribution warehouse; wholesale facility; and all manufacturing uses.

Add the following to DDC 7.9.4 - Table 7.9-I Minimum parking:

Table 7.9-I: Minimum Required Off-Street Parking	
DU = dwelling unit sq ft = square feet GFA = gross floor area	
OFFICE, BUSINESS, AND PROFESSIONAL SERVICES	
Administrative, Professional, and Government Office	1 space per 450 sq ft GFA
Bank or Financial Institution	
Musician Studio	
Credit Access Business	
Printing, Copying, and Publishing Establishment	
<u>Contractor Services</u>	<u>1 space per 250sf for showrooms, display areas, and other customer service areas, plus 1 space per every 1 employee working primarily onsite on largest shift and 1 space per commercial vehicle stored on site (shall include any motor vehicle owned by, or bearing the logo of, or used in the operation of the business, that is parked on the property for at least 8 hours every day and/or overnight).</u>
PERSONAL SERVICES	

Add the following to DDC 5.3.5 - Use-Specific Standards:

Accessory Uses																		
Accessory Dwelling Unit	p+										Error! Reference source not found.							
Donation Box																		Error! Reference source not found.
Home Occupation	p+							Error! Reference source not found.										
Outdoor Storage, Accessory	P+												p+	p+	p+	p+	p+	0
Sale of Produce and Plants Raised on Premises	p+	Error! Reference source not found.																
Solar Collector, (Ground- or Building-Mounted)	p+	Error! Reference source not found.																
Wind Energy Conversion System (WECS), Small (Ground-Mounted)	p+	S+	p+	p+	p+	Error! Reference source not found.												
Wind Energy Conversion System (WECS), Small (Building-Mounted)	p+	S+	p+	p+	p+	5.4.4H												

Add the following to 5.4.4D Outdoor Storage, Accessory

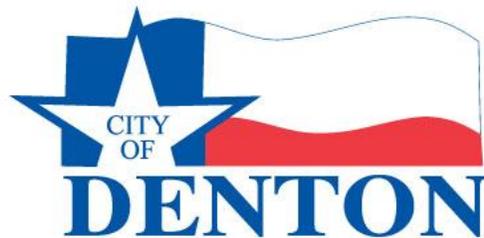
D. Outdoor Storage, Accessory

In addition to complying with all EPA regulations, the International Fire Code, and all other applicable ordinances, statutes, rules and regulations, outdoor storage:

1. Shall be limited to materials sold or used on the premises as part of the principal use of the property.
2. Shall not be located between the front building façade and the adjacent street frontage.
3. Materials shall not be stored in areas intended for vehicular or pedestrian circulation.
4. Materials stored outdoors shall be setback at least five feet from all property lines.
5. Within the HC and GO Zoning Districts outdoor storage shall be maintained entirely within an enclosed structure or shall be opaquely screened from all rights-of-way, residential zoning districts, and residential uses with a minimum eight (8) foot tall wall or fence of masonry, elevated and sealed wood or a combination of such materials.
6. Within the RR, LI, HI, and PF Zoning Districts outdoor storage shall be opaquely screened from all rights-of-way, ~~and adjacent residential zoning districts,~~ and ~~residential~~ uses, and shall comply with standards in Subsection 7.7.8: Walls, Fences, and Screening.

Contractor Services

Sean Jacobson
Senior Planner
3/23/2026



Background

- Since the adoption of the 2019 DDC, frequently businesses apply which do not clearly fit into a standard use category
- General characteristics:
 - Offsite manual labor
 - Need indoor storage location
 - May need small office or sales area - but minimal part of overall use, may have no public-facing element
 - Often need to park Company-branded vehicles
- Result: Generally classified as a type of office
- Concern:
 - Inconsistent or strained classification of similar uses
 - Potential for incompatible uses
 - Hinders provision of necessary use-specific standards
- Proposed: Contractor Services use to fully and clearly capture this class of businesses and provide appropriate use-specific standards

Background

- DCRC Discussion – March 9, 2026
 - Overall support for new use
 - Recommend adding RR and R7 as permitted districts with proper use-specific standards
 - Recommend reviewing use-specific standards related to Accessory Outdoor Storage to avoid over-regulation

Proposed Solution

- Create a new “Contractor Services” use that clearly describes and encompasses this missing use
- Benefits:
 - Consistent use classification
 - Clear expectations for businesses, residents, and planning staff
 - Appropriate parking standards
 - Enables the creation of use-specific standards to address unique issues with this use:
 - Standards for indoor and outdoor storage
 - Standards for parking of company vehicles

Definition: Contractor Services

“A business that specializes in providing services not classified elsewhere, which involve primarily offsite manual labor, including, but not limited to, plumbing, electrical, office cleaning, heating and air conditioning, construction, office equipment repair, pool maintenance, and landscape maintenance services. May primarily function as an indoor storage area for supplies and equipment used by the business in providing the service.

Accessory uses may include sales or service offices, outdoor storage, and display or showroom areas for services provided or products installed by the service provider.

Excludes vehicle leasing, sales, or repair; distribution warehouse; wholesale facility; and all manufacturing uses.”

Permitted Zoning Districts – New Use (Proposed)

RR, R7, MN, MD, MR, SC, HC, GO, LI, HI, PF

OFFICE, BUSINESS, AND PROFESSIONAL SERVICES

Table 5.2-A: Table of Allowed Uses
P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Administrative, Professional, and Government Office				S+	S+	S+	P+	P+	P+	P	P	P	P	P	P	P	5.3.5K
Bank or Financial Institution							S+	P+	P+	P	P	P	P				5.3.5L
Musician Studio								P+	P+	P+	P+	P+	P+	P+			5.3.5M
Credit Access Business								S+	P+	P	P	P	P	P			5.3.5N
Printing, Copying, and Publishing Establishment								S	P	P	P	P	P	P			
<u>Contractor Services</u>	<u>P+</u>						<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>5.3.5AA</u>						



Permitted Zoning Districts – Accessory Outdoor Storage (Proposed)

Adding RR

Accessory Uses																	
Accessory Dwelling Unit	P+									5.4.4A							
Donation Box																	5.4.4B
Home Occupation	P+							5.4.4C									
Outdoor Storage, Accessory	P+											P+	P+	P+	P+	P+	5.4.4D
Sale of Produce and Plants Raised on Premises	P+	5.4.4E															
Solar Collector, (Ground- or Building-Mounted)	P+	5.4.4F															
Wind Energy Conversion System (WECS), Small (Ground-Mounted)	P+	S+	P+	P+	P+	5.4.4G											
Wind Energy Conversion System (WECS), Small (Building-Mounted)	P+	S+	P+	P+	P+	5.4.4H											



Required Parking (Proposed)

Table 7.9-I: Minimum Required Off-Street Parking

DU = dwelling unit sq ft = square feet GFA = gross floor area

OFFICE, BUSINESS, AND PROFESSIONAL SERVICES

Administrative, Professional, and Government Office	1 space per 450 sq ft GFA
Bank or Financial Institution	
Musician Studio	
Credit Access Business	
Printing, Copying, and Publishing Establishment	
<u>Contractor Services</u>	<u>1 space per 250sf for showrooms, display areas, and other customer service areas, plus 1 space per every 1 employee working primarily onsite on largest shift and 1 space per commercial vehicle stored on site (shall include any motor vehicle owned by, or bearing the logo of, or used in the operation of the business, that is parked on the property for at least 8 hours every day and/or overnight).</u>

Use-Specific Standards:

AA. Contractor Services

1. **RR, HC, GO, LI, HI, and PF Districts:**

Accessory outdoor storage of materials and equipment associated with the principle use of the property is permitted as an accessory use in the RR, HC, GO, LI, HI, and PF districts, in compliance with standards in 5.4.4D Outdoor Storage, Accessory.

2. **R7, SC, MN, MD, or MR Districts:**

Accessory outdoor storage of materials and equipment associated with the principle use of the property is not permitted in the R7, SC, MN, MD, or MR District.

3. **Storage:**

- a. Indoor storage area shall not be visible through front façade windows or doors
- b. Outdoor storage of inoperable equipment and broken or discarded parts and materials shall not be permitted as part of this use.
- c. Commercial vehicles used in the operation of the business may be stored in any approved parking area on the lot. On-street parking shall not be used for commercial vehicle storage, including overnight.
- d. In the R7 zoning district, no more than 1 operational commercial vehicle used in the operation of the Contractor Services business shall be stored on site overnight.

4. **Hazardous Material or Waste:**

This use shall not include the bulk storage of materials that are flammable or explosive or that meet the DDC definition of Hazardous Material or Waste.

Use-Specific Standards:

D. Outdoor Storage, Accessory

In addition to complying with all EPA regulations, the International Fire Code, and all other applicable ordinances, statutes, rules and regulations, outdoor storage:

1. Shall be limited to materials sold or used on the premises as part of the principal use of the property.
2. Shall not be located between the front building façade and the adjacent street frontage.
3. Materials shall not be stored in areas intended for vehicular or pedestrian circulation.
4. Materials stored outdoors shall be setback at least five feet from all property lines.
5. Within the HC and GO Zoning Districts outdoor storage shall be maintained entirely within an enclosed structure or shall be opaquely screened from all rights-of-way, residential zoning districts, and residential uses with a minimum eight (8) foot tall wall or fence of masonry, elevated and sealed wood or a combination of such materials.
6. Within the RR, LI, HI, and PF Zoning Districts outdoor storage shall be opaquely screened from all rights-of-way, and adjacent residential zoning districts, and ~~residential~~-uses, and shall comply with standards in Subsection 7.7.8: Walls, Fences, and Screening.

Next Steps

Prepare for Planning & Zoning Commission



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: March 23, 2026

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to the Table of Allowed Uses, Use Specific Standards, and Definitions Sections of the Denton Development Code.

BACKGROUND

At the February 23, 2026, Development Code Review Committee (DCRC) meeting, staff introduced the Table of Allowed Uses, Use Specific Standards, and Definitions Sections of the Denton Development Code (DDC) topic, and discussed areas of the Code proposed to be refined as part of this amendment.

As part of the March 23, 2026 DCRC meeting, staff will review a variety of minor updates related to the Table of Allowed Uses, Use-Specific Standards, and Definitions Sections within the DDC including, but not limited to, the following topics:

- Manufacturing Uses: Amendments proposed are related to clarifying distinctions between various manufacturing uses already permitted, including Low-Impact, Medium-Impact- High-Impact, and Artisan Manufacturing.
- Smoke Shop: Amendments proposed are designed to provide clarification of the percentage of a retail store dedicated to Smoke Shop-related merchandise to be classified as this use.
- Medical Office and Medical Clinic: Amendments proposed are related to square footage allowance within the Use Specific Standards for various medical related uses.
- Automotive Fuel Sales: Amendments proposed are related to clarifying which items are typically accessory to Automotive Fuel Sales.
- Shooting Range: Amendments proposed are related to adding clarifying language to the Outdoor Recreation Definition that Shooting Ranges are not considered as part of this use.
- Food Processing: Amendments proposed are related to clarifying requirements for Food Processing facilities within 200' of a residential zoning district.
- General Retail: Amendments proposed are related to matching the definitions with the intent for each sub-category of General Retail.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Angie Manglaris, AICP
Assistant Planning Director

DCRC Matrix

**The below is an estimated timeline to discuss the DCRC's top priorities.
Dates subject to change based upon the amount of time it takes to discuss
each topic.*

Meeting Date	Topic
23-Mar-26	Definitions/Table of Allowed Uses
13-Apr-26	Tree and Landscape Code - Recap and Public Engagement Plan Definitions/Table of Allowed Uses
27-Apr-26	Definitions/Table of Allowed Uses - Wrap up

Running Topic List

**The following includes a list of running topics the DCRC has identified as items for discussion as well as a list of topics staff is monitoring and may require DCRC review.*

Running DCRC Priorities	Topics Being Monitored
Access and Circulation	Food Trucks
Affordable and Missing Middle Housing	
Definitions	
Detention Basins	
Land Disturbance and ESAs	
Land-use and Land-preservation	
Low-intensity Neighborhood Commercial (ACUs)	
Site and Building Design	
Subdivision Design Improvements	
Table of Allowed Uses and Use-Specific Standards	