



City of Denton

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

Meeting Agenda Planning and Zoning Commission

Wednesday, August 12, 2026

5:30 PM

Council Work Session Room
&
Council Chambers

WORK SESSION BEGINS AT 5:30 P.M. IN THE COUNCIL WORK SESSION ROOM

REGULAR MEETING BEGINS AT 6:30 P.M. IN THE COUNCIL CHAMBERS

REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING COMMISSION

Individuals may speak during a Planning and Zoning Commission meeting under one of the following categories:

Comments on Agenda Items:

Public comments can be given for any item considered by the Planning and Zoning Commission, EXCEPT work session reports or closed meetings. Individuals are only able to comment one time per agenda item and cannot use more than one method to comment on a single agenda item. Public comments are limited to three (3) minutes per citizen.

Public Hearing Items:

Individuals are limited to four (4) minutes per public hearing item.

Individuals may participate by using one of the following methods:

1. In Person for Regular or Consent Agenda Items:

To provide in-person comments for regular or consent agenda items (excluding public hearing items), Individuals must be present at the meeting and submit a speaker card (available at the meeting location) to the Secretary prior to the item being called.

2. In Person for Public Hearing Items:

For public hearing items, speaker cards are encouraged but not required.

3. eComment:

The agenda is posted online at <https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>. Once the agenda is posted, a link to make virtual comments using the eComment module will be made available next to the meeting listing on the Upcoming Events Calendar. Using eComment, Individuals may indicate support or opposition and submit a brief comment about a specific agenda item. eComments may be submitted up until the start of the meeting at which time the ability to make an eComment will be closed. eComments will be sent directly to members of the Planning and Zoning Commission immediately upon submission and recorded by the Secretary into the Minutes of the Meeting.

After determining that a quorum is present, the Planning and Zoning Commission of the City of Denton, Texas will convene in a Work Session on Wednesday, August 12, 2026, at 5:30 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

WORK SESSION

1. Clarification of agenda items listed on the agenda for this meeting

This is an opportunity for Commissioners to ask questions of staff on the Consent and Regular Agenda items, which may include a full briefing on an item in the order it appears on the regular session agenda. Any such briefing will be repeated in regular session.

2. Work Session Reports

- A. [PZ26-123](#) Receive a report and hold a discussion regarding a new process for Commissioners to submit questions in advance of a meeting.

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

In the event that the Planning and Zoning Commission does not finish their work session prior to 6:30 p.m., the Commission may return to the work session agenda after adjourning the regular meeting.

REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, August 12, 2026, at 6:30 p.m. in the City Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas at which time the following items will be considered:

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

“Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES FOR:

- A. [PZ26-121](#) Consider approval of the July 22, 2026 meeting minutes.

Attachments: [July 22, 2026](#)

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [FP26-0019](#) Consider a request by RLK Engineering, Inc., on behalf of the property owner, Denton Independent School District for approval of Denton I.S.D Technology Office & Warehouse Addition. The approximately 5.094-acre site is generally located at the southeast corner of the intersection of North Mayhill Road and Mills Road, in the City of Denton, Denton County, Texas. (FP26-0019, Denton I.S.D. Technology Office & Warehouse Addition, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Final Plat](#)
 [Exhibit 5 - Extension Request](#)

4. PUBLIC HEARINGS

This notice authorizes the Planning and Zoning Commission to recommend and City Council to approve a different zoning district which is equivalent to or more restrictive than that which is requested by the applicant, as the different district may not have a maximum structure height, floor area ratio, or density that is higher than the one requested or be nonresidential when the request is for a residential use or vice versa. The different zoning district must be deemed consistent with the Comprehensive Plan and the Future Land Use Plan.

- A. [DCA26-0004](#) Hold a public hearing and consider making a recommendation to City Council regarding a proposed comprehensive amendment to the Denton Development Code; amendments include, but are not limited to, Subsection 3.7-Measurements and Exceptions, Subchapter 5 - Use Regulations, Table 7.H - Fencing Standards on Individual Lots, Table 7.9-I Parking, Subsection 7.6.9 - Off-Street Parking Layout and Design, Subsection 7.10.3 - Single-Family Detached, Duplex, Townhome, Triplex and Fourplex Dwelling and Site Building Design, Subsection 9.2 - Definitions, Appendix A, Exhibit C-2B - Rayzor Ranch South Mixed-Use District-1 and Rayzor Ranch South Mixed Use District-2 Single-Family Residential Guidelines (DCA26-0004, Comprehensive Update, Angie Manglaris).

Attachments: [Exhibit 1- Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Definitions and Use Specific Standards Proposed Amendments](#)
 [Exhibit 4 - Mobile Food Proposed Amendments](#)
 [Exhibit 5 - Manufactured Housing Proposed Amendments](#)
 [Exhibit 6 - Media Production Facility Proposed Amendments](#)
 [Exhibit 7 - 2021 Residential Design Determination](#)
 [Exhibit 8 - Memo on Building Design Interpretation \(Landmark\)](#)
 [Exhibit 9 - Memo on Building Design Interpretation \(Stella Hills\)](#)
 [Exhibit 10 - Residential Building Design Proposed Amendments](#)
 [Exhibit 11 - Contractor Services Proposed Amendments](#)
 [Exhibit 12 - Event Venues Proposed Amendments](#)
 [Exhibit 13 - Drone Delivery Services Proposed Amendments](#)
 [Exhibit 14 - Rayzor Ranch Proposed Amendments](#)
 [Exhibit 15 - Draft Ordinance](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. **PZ26-122** Hold a discussion regarding the Planning and Zoning Project Matrix.

Attachments: Matrix 2026

6. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Planning & Zoning Commission 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.

NOTE: The Planning and Zoning Commission reserves the right to adjourn into a Closed Meeting on any item on its Work Session or Regular Session agenda consistent with Chapter 551 of the Texas Government Code, as amended, including without limitation, Sections 551.071-551.086 of the Texas Open Meetings Act.

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 August 5, 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.



City of Denton

City Hall
215 E. McKinney Street
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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: August 12, 2026

SUBJECT

Receive a report and hold a discussion regarding a new process for Commissioners to submit questions in advance of a meeting.

BACKGROUND

In follow up to the February 25, 2025 work session discussion regarding the roles of various departments in the development review process, Staff will present the proposed process by which Commissioners will be able to submit questions in advance of a Planning and Zoning Commission meeting if they find more information is needed from a specific department. Below is a summary of the proposed process, which is intended to mirror the process City Council utilizes for agenda questions:

- The P&Z agenda packet will be posted and emailed to Commissioners the Thursday prior to the meeting.
- Commissioners should email any substantive questions they may have about the agenda materials to the staff liaison by 8am on the Tuesday prior to the meeting. In particular, if a Commissioner feels additional information is needed that may require input from staff in another department, the question(s) should be submitted in advance.
- Staff will compile any questions received in advance in a spreadsheet along with responses to those questions.
- The spreadsheet will be shared with the Commission prior to the meeting and added as an exhibit in Legistar so that the questions and responses are part of the public meeting record.

This process would be implemented starting with the August 26th meeting agenda.

EXHIBITS

1. Agenda Information Sheet

Respectfully prepared and submitted by:
Hayley Zagurski, AICP
Planning Director

MINUTES
PLANNING AND ZONING COMMISSION
July 22, 2026

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Work Session on Wednesday, July 22, 2026, at 6:01 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, and Keith Ketchersid

ABSENT: Vice-Chair Clay Riggs, Commissioner Mary Ann McDuff

WORK SESSION

1. In Person for Regular or Consent Agenda Items:

None

2. Clarification of agenda items listed on the agenda for this meeting.

The following items were not presented, and no discussion was had:

3.A (FR26-0006a), 3.B(FR26-0005)

3. Work Session Reports

- A. PZ26-118 Receive a report and hold a discussion regarding a proposed Denton Development Code Amendment related to Mobile Food Businesses and the Rayzor Ranch Overlay.

Staff presented the report to the Commission and a discussion followed.

Following discussion, the Commission provided feedback and staff noted their comments.

The Work Session was adjourned at 6:18 p.m.

REGULAR MEETING

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Regular Meeting on Wednesday, July 22, 2026, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, and Keith Ketchersid

ABSENT: Vice-Chair Clay Riggs, Commissioner Mary Ann McDuff

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ26-115 Consider approval of the July 1, 2026, Planning and Zoning meeting minutes.

Commissioner Ketchersid moved to approve the July 1, 2026, Planning and Zoning meeting minutes. Motion seconded by Commissioner Dyer. Motion carried.

AYES (4): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, and Keith Ketchersid
NAYS (0): None

3. CONSENT AGENDA

- A. FR26-0006a Consider a request by Traverse Land Surveying, on behalf of Steve & Watson Custom Homes, for approval of a Final Replat of Lot 6R1, Block A, and Lot 4XR1, Block B, Red Bird Ridge Addition. The 4.015-acre property is generally located on the east and north side of Jess Wallace Road, and approximately 275 feet north of Oak Ridge Lane in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (FR26-0006a, Red Bird Ridge, Matt Bodine)
- B. FR26-0005 Consider a request by MMA, Inc., on behalf of the property owner, DAHC McAdams Holdings, LLC, for a Final Replat of the R.E. Ford Subdivision, Lot 1R, Block 2. The approximately 1.56-acre site is generally located on the north side of Lindsey Street, approximately 105 feet east of I-35E, in the City of Denton, Denton County, Texas (FR26-0005, McAdams Haven, Ashley Ekstedt).

Commissioner Garland moved to approve the Consent Agenda. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (4): Chair Eric Pruett, Commissioners: Lisa Dyer, Erica Garland, and Keith Ketchersid
NAYS (0): None

4. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ26-116: Staff provided updates regarding the matrix and City Council items. No items were added to the matrix.

5. CONCLUDING ITEMS

Hayley Zagurski, Director of Planning, thanked Commissioner McDade for her service on the Planning and Zoning Commission.

With no further business, the Regular Meeting was adjourned at 6:34 p.m.

X

Eric Pruett, Planning and Zoning Commission Chair

Date

X

Cathy Welborn, Administrative Assistant

Date

Minutes approved on: _____



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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: August 12, 2026

SUBJECT

Consider a request by RLK Engineering, Inc., on behalf of the property owner, Denton Independent School District for approval of Denton I.S.D Technology Office & Warehouse Addition. The approximately 5.094-acre site is generally located at the southeast corner of the intersection of North Mayhill Road and Mills Road, in the City of Denton, Denton County, Texas. (FP26-0019, Denton I.S.D. Technology Office & Warehouse Addition, Julie Wyatt)

BACKGROUND

The purpose of this Final Plat is to create one platted lot from an existing unplatted tract to facilitate the development of offices and supporting services for Denton I.S.D. The subject property is zoned Public Facilities (PF) District which permits the proposed use.

Date Application Filed:	July 13, 2026
Planning and Zoning Meeting:	August 12, 2026
Days in Review:	30 Days

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023, with the passage of House Bill 3699. The applicant has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and allow for additional review (see Exhibit 5). The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

This is the first extension request for this item.

OPTIONS

1. Approve requested extension
2. Approve as submitted
3. Deny with reasons

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension (Exhibit 5), which could be granted to a date certain of September 9, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
2002	City Council	City-wide rezoning	Rezoned from Agriculture to Employment Center-Industrial (EC-I) District
October 2019	City Council	Transition from EC-I District to PF District	Approved

PUBLIC OUTREACH

No public outreach is required for a final plat.

DEVELOPER ENGAGEMENT DISCLOSURES

No developer contact disclosures have been provided to staff from members of this body as of the issuance of this report.

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Final Plat
5. Extension Request

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Julie Wyatt
Principal Planner

Planning Staff Analysis

FP26-0019/ Denton I.S.D. Technology Office & Warehouse Addition

City Council District #2

Planning & Zoning Commission

REQUEST:

Final plat for an approximately 5.094-acre site.

APPLICANT:

RLK Engineering, Inc., on behalf of the property owner, Denton Independent School District

RECOMMENDATION:

Staff recommends denial of this plat as it does not meet the established criteria for approval.

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. Findings: Proposed plat does not comply with all general applicable review criteria, as detailed herein.	☐	☒	☐
b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. Findings: The Final Plat does not meet all applicable review criteria of DDC Section 2.6.4D as described herein.	☐	☒	☐
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. Findings: There is no conflict.	☐	☐	☒

2. Prior Approvals			
a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities. Findings: There are no prior approvals for this property.	☐	☐	☒
3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies. Findings: There are no competing plan goals, policies, or strategies for this site.	☐	☐	☒
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. Findings: Not applicable.	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
4. Compliance with this DDC				
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. Findings: The Final Plat does not comply with the applicable DDC requirements as described herein: ENG 1.1) If a street is labeled to have a variable R.O.W., then a measurement at the extents of the proposed property should have a centerline to R.O.W. measurement on the plat to ensure that there is enough R.O.W. dedicated. Also adjust labels for Mayhill Road and ROW dedications to accurately depict existing major roadway. ENG 1.2) Survey provided for reference is dated August 8, 2025. Update or provide survey used, as appropriate. ENG 1.3) Depict all overhead electric distribution and transmission line clearance zones intersecting or adjacent to the property. (FPC 2.19) ENG 1.4) Add the following (CoD Std. Plat Notes): 44.) All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted. PLN1. Add this line type to the Legend. FPC 2.12 PLN 2. Add easement line dimension. FPC 3.6 ADD 1.1 CORRECT TO "N MAYHILL RD" (Ord. 21- 2177)		☐	☒	☐
b. Compliance with these standards is applied at the level of detail required for the subject submittal. Findings: The proposed Final Plat provides sufficient detail required for the submittal.		☒	☐	☐
5. Compliance with Other Applicable Regulations				
a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. Findings: The proposed development complies with all applicable regulations, standards, and requirements.		☒	☐	☐
6. Consistent with Interlocal and Development Agreements				
a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC. Findings: There are no development agreements applicable to this Final Plat.		☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
7. Minimizes Adverse Environmental Impacts				
a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property				
a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒
9. Minimizes Adverse Fiscal Impacts				
a. The proposed development should not result in significant adverse fiscal impacts on the city. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards				
a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards. Findings: The proposed development complies with all regulatory standards.		☒	☐	☐
11. Provides Adequate Road Systems				
a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. Findings: Adequate road capacity exists to serve the subject property and provide adequate access for all emergency services.		☒	☐	☐

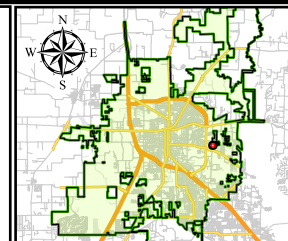
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
12. Provides Adequate Public Services and Facilities				
a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties. Findings: There is adequate capacity to serve the development.		☒	☐	☐
13. Rational Phasing Plan				
a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases. Findings: There is no phasing plan associated with the proposed Final Plat.		☐	☐	☒

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)		Applicability		
		Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. Findings: There is no approved preliminary plat associated with the proposed Final Plat.		☐	☐	☒
15. Whether the development will substantially comply with all requirements of this DDC. Findings: The Final Plat does not comply with the applicable requirements of the Denton Development Code as detailed in Criterion 4.		☐	☒	☐
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. Findings: The Final Plat has not established compliance with all applicable technical standards of City of Denton, as detailed in Criterion 4.		☐	☒	☐

FP26-0019 Aerial Site Location



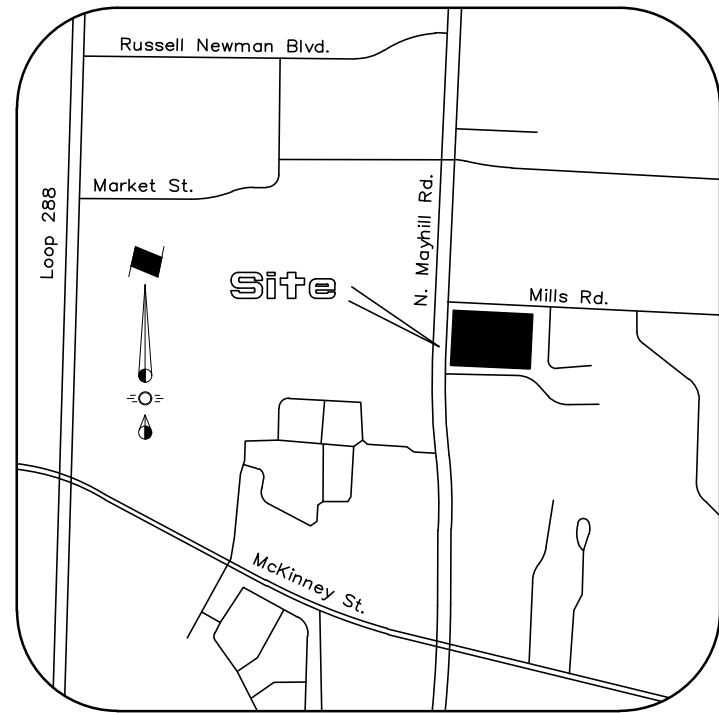
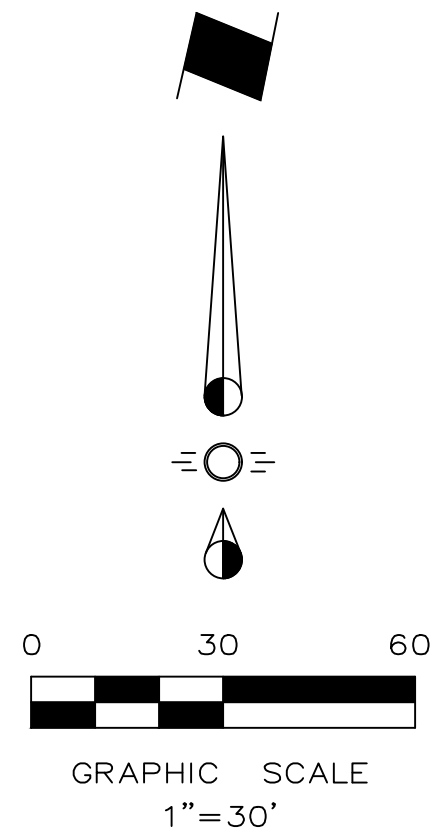
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- NAA 8/1/20
- NAA 8/1/40



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Feet



"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied. Utilization of this map indicates the understanding that there is no guarantee to the accuracy of this data."



VICINITY MAP
NTS

LEGEND

- Fnd..... Found
R.O.W..... Right Of Way
Ref..... Reference
P.R.D.C.T..... Plat Records
Denton County
Texas
O.R.D.C.T. Official Records
Denton County
Texas
Boundary
R.O.W.
Easement

SHEET 1 OF 2
FINAL PLAT

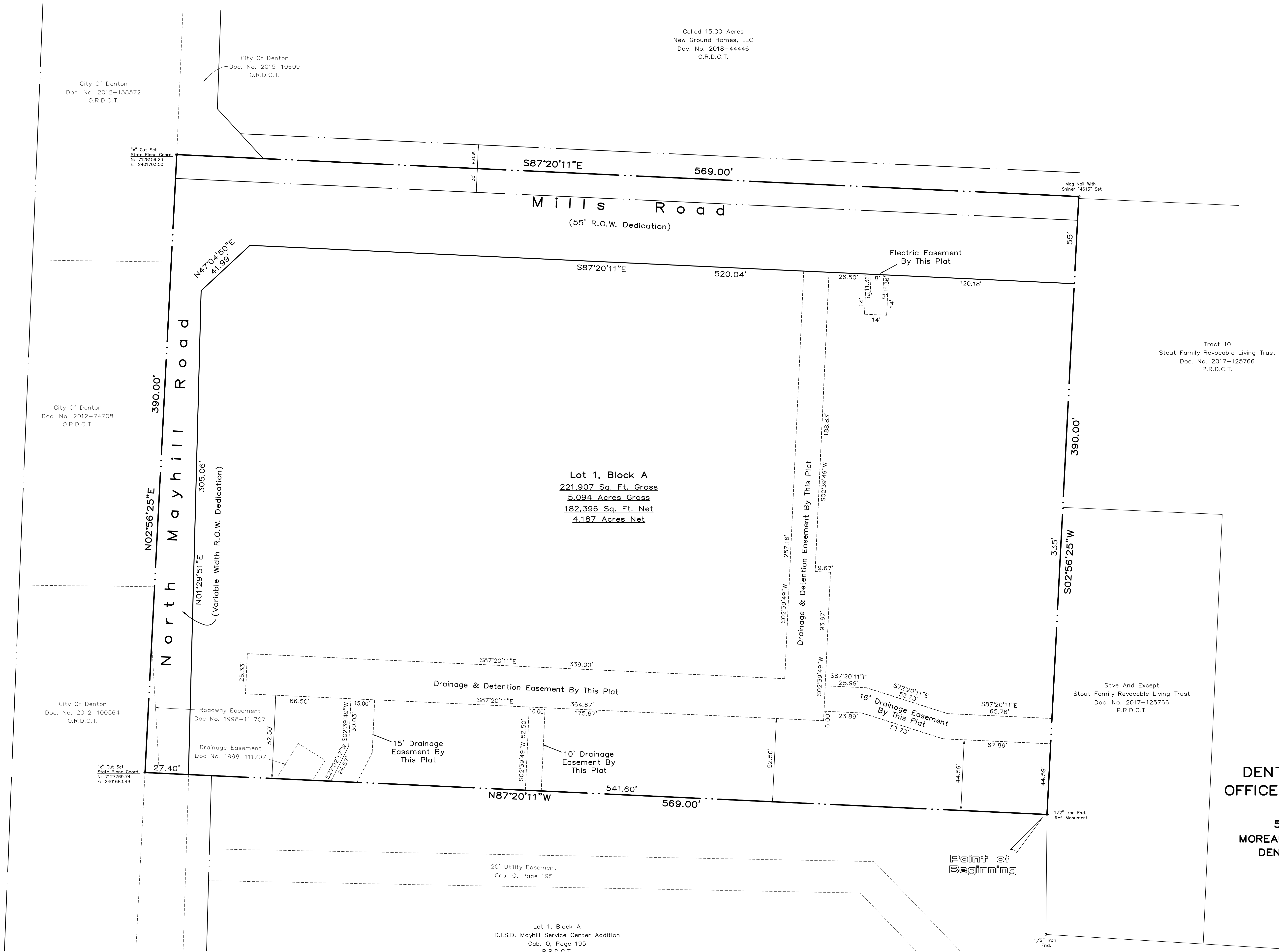
DENTON I.S.D. TECHNOLOGY
OFFICE & WAREHOUSE ADDITION
Lot 1, Block A
5.094 Acres Situated In The
MOREAU FORREST SURVEY ~ ABST. 417
DENTON, DENTON COUNTY, TEXAS

Owner
Denton Independent School District
1307 North Locust Street
Denton, TX 76201
Telephone 940 387-6151

Engineer
RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdakan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
Job No. 2025-66

City Project No. FP26-0000
Preparation Date: July 13, 2026



NOTES:
Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

OWNER’S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, the Denton Independent School District is the owner of a tract of land situated in the Moreau Forrest Survey, Abstract No. 417, City of Denton, Denton County, Texas, and being all of a called 5.094 acre tract conveyed to the Denton Independent School District as recorded in Document No. 2009–108520 as recorded in the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2” iron rod found for corner at the southeast corner of said called 5.094 acre tract, said iron rod being at the most northerly corner of Lot 1, Block A, D.I.S.D. Mayhill Service Center Addition, an Addition to the City of Denton, according to the plat thereof recorded in Cabinet O, Page 195, Plat Records of Denton County, Texas;

THENCE N87°20’11”W, following the north line of said Lot 1, a distance of 569.00 feet to an “x” cut set for corner in North Mayhill Road;

THENCE N02°56’25”E, along North Mayhill Road, a distance of 390.00 feet to an “x” cut set for corner North Mayhill Road;

THENCE S87°20’11”E, along Mills Road, a distance of 569.00 feet to a mag nail with shiner stamped “4613 set for corner;

THENCE S02°56’25”W, a distance of 390.00 feet to the POINT OF BEGINNING and CONTAINING 221,907 square feet or 5.094 acres of land.

NOTES:

- The purpose of this plat is to dedicate Right of Way, and to dedicate the easements necessary to develop the lot.
- Elevations used for delineating contour lines are based upon NAVD 1988 datum.
- The bearings and grid coordinates shown on this plat are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, NAD 83 (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEOID03).
- This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by Surdukan Surveying, Inc., effective date August 12, 2024. The surveyor has not abstracted the property.
- This plat lies wholly within the City Limits of Denton and Denton County.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.
- Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in Real Property Records of the County of Denton.
- There are no gas, petroleum or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
- All landscaping and structures, including fences, on or adjacent to easements and at intersections shall conform to the City of Denton and AASHTO site distance requirements for motorists.
- No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under, or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parking lot under the following conditions:
a) the driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and
b) There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
c) No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
- Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.
- Encroachment of private improvements into public easements shall not be permitted.
- A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site within the city limits. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4 must be met within the city limits prior to the release of any permits.
- Sidewalks shall be constructed as required by the Transportation Criteria Manual and Section 7.8.11 of the Design Standards of the City of Denton except in the case of streets where a payment in lieu of construction agreement per DDC 7.8.7D has been approved by the City of Denton. Prior to the acceptance of streets within the subdivision by the City of Denton, sidewalks shall be constructed by the developer along all streets where non–residential construction will not front or side. Commercial building developers shall construct sidewalks along streets on which non–residential construction front and along streets on which non–residential construction side before certificates of occupancy will be issued.
- Wastewater utility service will be provided by City of Denton.
- Master Note N/A
- Master Note N/A
- Water utility service will be provided by City of Denton.
- All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
- Flood Statement: I have reviewed the FEMA Flood Insurance Rate Map for the City of Denton Community Number 48121C0380G effective date 4–18–2011 and that map indicates as scaled, that this property is within Non–Shaded Zone “X” defined as areas determined to be outside the 0.2% annual chance flood (500–year) as shown on Panel 360 of said map.

- Master Note N/A
- The Minimum Finish Floor (Slab) Elevation shall be one foot above top of curb, 1.5 feet above natural ground, or, if applicable, as indicated on individual lot, whichever elevation is higher. Natural ground contours indicated are prior to development of the tract.
- Master Note N/A
- Denton I.S.D. Technology Office & Warehouse lies within unshaded Zone Map 480194, Map No. 48121C0380G, dated 4–18–2011, as per flood insurance rate.
- This plat is hereby adopted by the owner and approved by the City of Denton (called “City”) subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The Drainage Easements, and Drainage and Detention Easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage Easements and Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said easement, for any damage to private property or person that results from conditions in the easement or for the control of erosion. No obstruction to the natural flow of storm water runoff shall be permitted by construction of any type of building, fence or any other structure within the Drainage Easements and Drainage and Detention Easement, as herein above defined, unless approved by the City. The owners shall keep the Drainage and Detention Easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above described Drainage Easements and Drainage and Detention Easement to remove any obstruction to the flow of water after giving the owners written notice of such obstruction and the owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.
- This property is subject to zoning by City of Denton ordinance and all regulations set forth herein.
- As required by Section 8.2.5B of the Development Code, the City shall not issue permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City, or a certified check, performance bond, or letter of credit is provided to and accepted by the City.
- Master Note N/A
- Master Note N/A
- Master Note N/A
- Master Note N/A
- Master Note N/A
- Important Notice:
The City of Denton has adopted the National Electrical Safety Code (“The Code”). The Code generally prohibits structures within 17.5 feet on either side of the center line of overhead distribution lines and within 37.5 feet on either side of the center line of overhead transmission lines. In some instances, the Code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the Building Official with specific questions.
- Master Note N/A
- Master Note N/A
- Master Note N/A
- Master Note N/A
- Master Note N/A
- Master Note N/A

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, the Denton Independent School District, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Denton I.S.D. Technology Office & Warehouse Addition, Lot 1, Block A, an addition to the City of Denton, Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

WITNESS my hand this _____ day of _____, 2026.

Denton Independent School District

By: _____

Title: _____

STATE OF TEXAS
COUNTY OF DENTON

Before me, the undersigned authority, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of the Denton Independent School District.

GIVEN under my hand and seal of office this the _____ day of _____, 2026.

Notary Public in and for the State of Texas

My Commission Expires _____

SHEET 2 OF 2
FINAL PLAT

DENTON I.S.D. TECHNOLOGY
OFFICE & WAREHOUSE ADDITION
Lot 1, Block A
5.094 Acres Situated In The
MOREAU FORREST SURVEY ~ ABST. 417
DENTON, DENTON COUNTY, TEXAS

Owner
Denton Independent School District
1307 North Locust Street
Denton, TX 76201
Telephone 940 387–6151

Engineer
RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972 359–1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924–8200
Job No. 2025–66

City Project No. FP26–0000
Preparation Date: July 13, 2026

SURVEYOR’S STATEMENT

I, David J. Surdukan, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this subdivision is true and correct; was prepared from an actual and accurate survey of the land, according to the standards of practice of the Texas Board of Professional Land Surveyors; and that all previously existing property monuments are sufficiently described on this document as found, and all set monuments meet or exceed the requirements of Section 138.87, The State of Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure.

David J. Surdukan, R.P.L.S.
Texas Registration No. 4613

Date

PLANNING AND ZONING COMMISSION APPROVAL

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this plat and subdivision of Denton I.S.D. Technology Office & Warehouse, Lot 1, Block A, in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this _____ day of _____, 2026.

Chair, Planning And Zoning Commission

City Secretary



TX Firm #579

August 3, 2026

City of Denton
Development Services
401 N. Elm Street
Denton, TX 76201

RE: 30-Day Extension Request

Development Services:

As the representative of Denton I.S.D. Technology Offices & Warehouse Addition (FP26-0019), I hereby request a 30-Day Extension, as permitted under House Bill 3167, to allow for additional changes to be made to the plans prior to action being taken. The plans will be resubmitted to Development Services no later than August 10th, 2026 to provide adequate time for staff to review prior to the next P&Z meeting September 9th, 2026.

Sincerely,

RLK ENGINEERING, Inc.

By: 

Seth Kelly, P.E.



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: August 12, 2026

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a proposed comprehensive amendment to the Denton Development Code; amendments include, but are not limited to, Subsection 3.7-Measurements and Exceptions, Subchapter 5 – Use Regulations, Table 7.H – Fencing Standards on Individual Lots, Table 7.9-I Parking, Subsection 7.6.9 – Off-Street Parking Layout and Design, Subsection 7.10.3 – Single-Family Detached, Duplex, Townhome, Triplex and Fourplex Dwelling and Site Building Design, Subsection 9.2 – Definitions, Appendix A, Exhibit C-2B – Rayzor Ranch South Mixed-Use District-1 and Rayzor Ranch South Mixed Use District-2 Single-Family Residential Guidelines. (DCA26-0004, Comprehensive Update, Angie Manglaris).

BACKGROUND

This request is to consider several Denton Development Code (DDC) amendments as part of a Comprehensive Development Code Update. The proposed amendments focus on the Table of Allowed Uses, Use-Specific Standards, Definitions and Appendix A: Rayzor Ranch Overlay District and are intended to address the following issues: address specific concerns that have come to staff's attention by providing clarifying language and additions where necessary, incorporate changes required by State Law, codify existing practices, and incorporate new uses into the DDC that are not clearly captured elsewhere. Staff have worked with the Development Code Review Committee (DCRC) in preparing the proposed amendments over the course of several months. Due to changes in State Law that are further explained below, rather than bringing forward individual code amendments by topic Staff will be combining a package of various code amendments and bringing them forward as a comprehensive update two or three times per year.

As part of the 2025 Legislative Session, House Bill 24 relating to notifications and protest procedures for proposed zoning changes was approved. Prior to this legislation there was uncertainty as to when mailed written notice for text changes to the DDC would be required due to the 2023 City of Austin v. Acuña decision. This legislation clarified the public notification procedures for comprehensive zoning changes. Comprehensive zoning changes require notification to be published online and in an official newspaper at least 17 days before the public hearings at both the Planning and Zoning Commission and City Council. Therefore, in accordance with the provisions outlined in State Law and subsequently adopted into the DDC, staff is bringing forward a variety of proposed text amendments as a comprehensive update to the DDC.

Topics covered in the proposed Comprehensive DDC Amendment include the following:

- Minor amendments to existing Table of Allowed Uses, Use-Specific Standards and Definitions.

- Incorporate changes due to State Law.
- Incorporate Director Determinations as it relates to single-family residential site design standards.
- Add new land uses to the DDC.
- Minor amendments to Appendix A – Rayzor Ranch Overlay District.

In order to provide a complete understanding of the scope of changes, the following provides a summary of each focus area of the comprehensive code amendment, specific topics to be addressed within each category, and staff's reasoning for the structure of the amendment language.

Minor Amendments to Existing Table of Allowed Uses, Use-Specific Standards and Definitions

The intent of these DDC amendments is to address specific concerns that have come to staff's attention and which could be addressed by minor text amendments. These amendments are not intended to reevaluate existing Allowed Uses or Use-Specific Standards, but to provide for clarifying language and additions where necessary. These amendments will reduce ambiguity in the DDC and will result in a clear and consistent application of the DDC by providing additional specificity to topics which regularly require director determination or additional staff discussion. The full redline versions of these proposed amendments are found in Exhibit 3. A summary of key changes can be found below:

- Section 9.2 - Definitions:
 - Automotive Fuel Sales: Amendments proposed are to clarify which accessory uses are permitted within this land use.
 - General Retail Definitions: Amendments proposed are to align the definition with their intent for each sub-category of General Retail.
 - Low / Medium-Impact Manufacturing: Amendments proposed are related to clarifying distinctions between various manufacturing uses already permitted.
 - 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.
- Section 5.3 -Use Specific Standards:
 - Medical Clinic/Medical Office: Amendments proposed are intended to align the maximum allowable square footage within the zoning districts in which the uses are allowed in, including:
 - Removing the maximum allowable 10, 000 square feet for Medical Clinics in the Suburban Corridor District;
 - Limiting Medical Office to 10,000 square feet in Residential 7 (R7); and
 - Requiring a Specific Use Permit (SUP) for Medical Offices greater than 10,000 square feet in the Mixed-Use Neighborhood (MN) District.
 - Administrative, Professional and Government Office: Amendments proposed are to clarify how each use is measured in the R7 district.
 - Food Processing, More than 2,500 Square Feet: Amendments proposed are intended to specify that an SUP shall be required if the proposed use is within 200 of a residential zoning district, aligning the requirement with the standards for the land use Food Processing, Less than 2,500 Square Feet.
- Section 5.4 – General Standards for Accessory Uses and Structures
 - Accessory Structures: Amendments proposed are to clarify non-residential detached carport, gas station car wash facilities and gas station canopies may be located in the front yard.
 - Mobile Food Courts are added as an accessory to both the Use-Specific Standards and to the Table of Allowed Uses. Mobile Food Courts are currently allowed as a Principal Use with approval of an SUP in the Mixed-Use Neighborhood (MN), Mixed-Use Downtown Core (MD), Mixed-Use Regional (MR), Suburban Corridor (SC), Highway Corridor (HC), General Office (GO), Light Industrial (LI), and Heavy Industrial (HI) Districts. The proposed amendments would allow Mobile Food Courts as accessory uses in the MN, MD, MR, SC, HC, GO, LI, HI, and Public Facilities (PF) Districts and codify Use-Specific Standards for their operations. See Exhibit 4.
- Table 5.2-A – Table of Allowed Uses

- Personal Services: Amendments proposed would allow Personal Services to be located in R7 by right.

Incorporate Changes Due to State Law

The intent of these DDC amendments is to address recent changes in State Law as it relates to manufactured homes and media production development zones. A summary of the relevant legislation and proposed amendments as it pertains to each topic may be found below. The full redline version of the proposed amendments are attached as Exhibits 5 and 6, respectively.

Manufactured Homes

In 2025, the Texas Legislature passed Senate Bill 785 requiring that municipalities allow the placement of a HUD-code manufactured home in at least one residential zoning district. This bill goes into effect on September 1, 2026. The DDC currently requires an SUP for the placement of a Manufactured Home in all the residential zoning districts and does not allow this use by right; therefore, updates to the DDC are needed to allow this use within a residential zoning district and establish standards related to this use. The proposed amendments include:

- Allow Manufactured Home (HUD Code) by right in the Rural Residential (RR) District and allow with the approval of an SUP in all other residential districts.
- Establish Use-Specific Standards related to Manufactured Homes (HUD Code). Standards are intended to clarify which site design standards Manufactured Homes shall comply with as well as incorporate siting and size requirements for the structure.
- Establish minimum parking requirements of 2 spaces per dwelling unit for Manufactured Homes (HUD Code).
- A variety of minor text amendments to clarify which existing requirements will be applicable to Manufactured Homes.

Media Production Facilities

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. The DDC does not currently have a land use comparable to media production facilities. If the City is interested in the ability to authorize a media production development zone in the future, the DDC must first be amended to permit media production development facilities. Proposed amendments related to media production development zones include:

- Revise the existing Land Use and Definition of Musician Studio by amending the category name to reflect Media Production Facility. The revised Land Use will retain the activities previously permitted with Musician Studio and incorporate additional allowances for moving image projects.
- Incorporate Use-Specific Standards clarifying where outdoor storage may be allowed and when screening shall be required.
- Provide parking ratios specific to Media Production Facilities.
- Allow Media Production Facilities in the RR District with approval of an SUP.

Incorporate Director Determinations as it Relates to Single-Family Residential Site Design Standards.

The intent of these DDC amendments is to codify previous Director determinations and interpretations as it relates to single-family residential site design standards. DDC Subchapter 7.10: Site and Building Design provides architectural and site design regulations for a variety of uses for the purpose of providing variety and visual interest in exterior building design, promoting high-quality development, and enhancing streetscapes within the City of Denton. Specifically, Subsection 7.10.3 addresses building and site design for single-family detached, townhome, duplex, triplex, and fourplex buildings and requires specific architectural features be provided to ensure architectural variety within a subdivision. DDC Subsection 7.10.2.D also allows the Director to approve alternative building design standards provided the alternative designs achieve the intent of the standards set forth in the DDC, advance goals and policies of the City, benefit the community, and do not impose greater impacts on adjacent properties.

In 2021, the Director memorialized appropriate alternative design features in a memo (see Exhibit 7) for the purposes of assisting in assessing architectural variety as required by DDC Subsection 7.10.3.D. This memo added ten (10) additional design elements as required by DDC 7.10.3E that were determined to be appropriate alternative design standards which met the overall intent of the DDC. Over time, this memo has been updated to reflect additional features and clarifications requested by developers and builders within the City as different architectural styles gain and decline in popularity for new homes. The most recent iterations of the memo are from the Summer of 2025 (see Exhibits 8 & 9). These memos are circulated among Planning and Building Safety staff and are used to guide reviews of new single-family homes. Given the manner in which the memos and determinations have evolved over time, and to ensure the same standards are applied across all developments consistently, the appropriate mechanism to codify these interpretations is to incorporate them into the Denton Development Code Subsection 7.10.3: Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex Site and Building Design. A summary of the proposed amendments may be found below, and the full redline version of the proposed amendments is attached as Exhibit 10.

- Revise language relating to the architectural variety to provide more specificity regarding when elevations may be repeated and provide clarifying language regarding which elements may be used to differentiate similar elevations.
- Incorporate an additional 10 design features which may be used to provide visual relief along the front façade of new residences and specify that new buildings shall include four of these elements.
- Update requirements for front-entry garages from a minimum offset of three feet behind the building to a maximum offset of five feet in front of the building or front porch.

Add new land uses to the DDC

The intent of these DDC amendments is to include new land uses in the DDC for topics which do not clearly fit within an existing land use classification, resulting in uncertainty in both the use classification process and application of appropriate use-specific standards relevant to the proposed use. Specifically, staff has experienced challenges in appropriately classifying land uses such as Contractor Services, Drone Delivery Services and Event Venues. The proposed amendments are intended to provide clearer guidance surrounding the classification of these land uses, the zoning districts in which they may be permitted in, and to establish relevant use-specific standards. By doing so, these amendments will ensure equal application of the DDC as it relates to these land uses and provide a clear path forward for those seeking to operate within the City. A summary of each proposed land use and proposed amendments may be found below. The full redline versions of the proposed amendments are attached as Exhibits 11, 12 and 13, respectively.

Contractor Services

The proposed Contractor Services use would encompass several services, not clearly classified elsewhere in the DDC, which primarily consist of 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 provider. Common examples of this use would include plumbing and electrical contractors, pool and landscape maintenance services, and equipment repair businesses.

Absent the proposed Contractor Services use, businesses of similar nature have historically been classified in a variety of 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 provide adequate mitigation for potential impacts of the use. Adding the proposed Contractor Services use would allow staff to guide where these uses are permitted and assign appropriate use-specific standards. Proposed amendments related to incorporating Contractor Services as a new land use include:

- Create a new land use specific to Contractor Services, including providing for a definition which specifies the use includes, but is not limited to, plumbing, electrical, office cleaning, heating and air conditioning, construction, office equipment repair, pool maintenance, and landscape maintenance services.
- Establish allowable zoning districts for Contractor Services by proposing the use be allowed by right in the RR, R7, MN, MD, MR, SC, HC, GO, LI, HI, and PF Districts.
- Establish Use-Specific Standards, including:
 - Specifying when outdoor storage may be permitted as accessory to the Contractor Services use.
 - Clarifying screening requirements when storage is allowed, including as it relates to the storage of commercial vehicles.
 - Clarifying that bulk storage of hazardous materials shall not be permitted.
 - Include minimum parking requirements for Contractor Services.

Event Venues

Staff regularly receives applications for developments that classify and advertise themselves as “event venues.” These types of uses typically provide for a variety of activities onsite, including gathering space for concerts, weddings, office retreats, and other types of public assemblies. The DDC lacks a use specific to event venues and applications are generally classified into one of two existing uses: Indoor Recreational Facility or Outdoor Recreational Facility. While these existing uses provide some guidance to staff and potential applicants, there are several unique factors that often come with event venues which create complications when administering the Code. This includes the sale of alcohol associated with events where the zoning would otherwise prohibit or require an SUP for alcohol sales, the broad range of zoning districts in which Outdoor Recreation may be allowed in, and lacking specific standards which adequately address the potential impacts associated with an event venue. The proposed amendments seek to add Event Venue as a new land use and assign appropriate use specific standards to provide a clearer path forward for these types of venues. Proposed amendments include the following:

- Create a new land use specific to Event Venues, including providing for a definition which specifies the use consists of privately-owned facility leased out for the primary use of hosting private events such as conferences, banquets, weddings, and similar functions.
- Revise the existing definition for Indoor Recreation to further delineate the use from an Event Venue.
- Establish allowable zoning districts for Event Venues by proposing the use be allowed by right in the RR, MN, MD, MR, SC, HC, GO, LI Districts.
- Establish Use-Specific Standards relating to maximum square footage allowances within the LI District, and to specify parameters for the sale of alcoholic beverages and the ability to provide lodging facilities.
- Include minimum parking requirements for Event Venues.

Drone Delivery Services

The proposed use would encompass several types of unmanned aerial vehicles, more commonly referred to as drones, not clearly classified elsewhere in the DDC. Commercial drone delivery has become increasingly popular over the last several years, leading to a rise in the number of inquiries the City receives regarding the installation of drone-related equipment and infrastructure on-site at various retailers for delivery service purposes. Currently, there are two drone delivery services in the City of Denton:

- In 2024, in partnership with Wing, drone delivery service began at Walmart located on Loop 288.
- In 2026, in partnership with Zipline, drone delivery service began at Walmart located on University Drive.

In addition to the above locations, staff has received inquiries regarding the installation of drone delivery services as a stand-alone use intended to deliver goods from a multitude of retailers and/or restaurants.

In the absence of the proposed use(s), the DDC does not provide for a clear or comparable use to assist in the classification and regulation of drone delivery services. In the case of the two existing drone delivery services, because the drones were associated with the primary Retail use on the site, the use is being treated as Accessory Outdoor Storage and mechanical equipment. Staff reviewed the requests at the building permit stage and required screening typical for mechanical equipment. The classification of drone delivery services as Accessory Outdoor Storage has limitations, though, and does not provide a clear path for drone delivery hubs seeking to locate independently from a retailer or seeking to offer deliveries from multiple retail and food establishments not located on the same premise.

The proposed amendments seek to add new land uses related to Drone Delivery Services and assign appropriate use specific standards to provide a clearer path forward for these types of uses. It is important to note that the use of drones, their flight patterns and required safety measures are regulated at the Federal and State Levels. Municipalities may regulate drones as it relates to land use, such as allowable zoning for launch and landing facilities, but do not have authority to regulate drones once they are in the air. Proposed amendments include the following:

- Establish new land use categories for Drone Delivery Service and Drone Delivery Service, Accessory, including providing for definitions outlining the distinctions between Drone Delivery Service as a primary use and Drone Delivery Service as an accessory use.
- Specifying Drone Delivery Service as a primary use may be allowed in the MR, SC, and HC Districts with an approved SUP and may be permitted by right in the GO, LI, and HI Districts.
- Specifying Drone Delivery Service and an accessory use may be allowed in the MN and MD Districts with an approved SUP and may be allowed by right in the MR, SC, HC, GO, and LI Districts.
- Establish Use-Specific Standards, including:
 - Specify the maximum land area which the staging area Accessory Drone Delivery Service may account for.
 - Specify staging areas shall not encroach on required setbacks, fire lanes, easements, required landscape areas or required parking areas.
 - Require staging areas be opaquely screened from the public right-of-way and any adjacent residential use.
 - Require drone staging areas be setback at least 300 feet from any residential zoning district/use, pre-kindergarten, kindergarten, elementary, middle or high school.

Amendments to Appendix A – Rayzor Ranch Overlay.

In Appendix A of the DDC, the Rayzor Ranch Overlay South Mixed-Use District-1 and Rayzor Ranch South Mixed-Use District-2 Single-Family Residential contains language which restricts Single-family

homes on Lot 1 (Block B) and Lot 5 (Block A) of the Rayzor Ranch East Addition to one (1) bedroom per dwelling unit. The proposed amendments would remove the requirement these homes be restricted to one (1) bedroom only in order to provide flexibility in the final design of the product. Market conditions have made the marketability of single-bedroom homes difficult since the standards were introduced to the overlay in 2019. The proposed amendments are not intended to be a redesign of this portion of Rayzor Ranch, but to provide additional design options for the final home product. The full redline versions of the proposed amendments are attached as Exhibit 14.

See Exhibit 2 for Staff Analysis.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
April 23, 2019	City Council	2019 Denton Development Code	Approved with an effective date of October 1, 2019
April 1, 2025	City Council	Work session discussion regarding mobile food establishments	Discussion held and direction received.
December 8, 2025	Development Code Review Committee	Review draft amendments for single-family residential design standards	Discussion held.
January 12, 2026	Development Code Review Committee	Review draft of amendments for single-family residential design standards	Discussion held.
February 9, 2026	Development Code Review Committee	Review draft of amendments for single-family residential design standards	Consensus reached.
February 23, 2026	Development Code Review Committee	Introduce Table of Allowed Uses, Use Specific Standards, and Definitions Amendment Topic	Discussion held.
March 9, 2026	Development Code Review Committee	Review proposed amendments relating to Contractor Services Use	Discussion held.
March 23, 2026	Development Code Review Committee	Review proposed amendments relating to Contractor Services Use	Consensus reached.
March 23, 2026	Development Code Review Committee	Review proposed amendments to Table	Direction given and consensus reached.

		of Allowed Uses, Use Specific Standards, and Definitions	
March 23, 2026	Development Code Review Committee	Review proposed amendments relating to Media Production Facilities	Direction given and consensus reached.
April 27, 2026	Development Code Review Committee	Review proposed amendments related to Manufactured Housing	Discussion held and consensus reached.
April 27, 2026	Development Code Review Committee	Introduce new land use category related to unmanned aerial vehicles (“drones”)	Discussion held.
May 11, 2026	Development Code Review Committee	Review proposed amendments related to unmanned aerial vehicles (“drones”)	Discussion held.
May 11, 2026	Development Code Review Committee	Introduce new land use category related to event venues	Discussion held.
June 8, 2026	Development Code Review Committee	Review proposed amendments related to unmanned aerial vehicles (“drones”)	Consensus reached.
June 8, 2026	Development Code Review Committee	Review proposed amendments related to event venues.	Discussion held.
June 8, 2026	Development Code Review Committee	Review proposed amendments related to event venues.	Consensus reached.
July 1, 2026	Planning and Zoning Commission	Work session discussion regarding comprehensive amendment to the Denton Development Code	Discussion held.
July 22, 2026	Planning and Zoning Commission	Work session discussion regarding Mobile Food Vendors and the Rayzor Ranch Overlay	Discussion held.

OPTIONS

1. Recommend approval of Denton Development Code text amendments
2. Recommend approval of Denton Development Code text amendments with conditions
3. Recommend denial
4. Postpone item.

RECOMMENDATION

Staff recommends **approval** of the comprehensive amendment to the Denton Development Code as the proposed amendments meet the established criteria for approval for Code Text Amendments as outlined in Section 2.7.4D of the DDC.

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Definitions and Use Specific Standards Proposed Amendments
4. Mobile Food Proposed Amendments
5. Manufactured Housing Proposed Amendments
6. Media Production Facility Proposed Amendments
7. 2021 Residential Design Determination
8. Memo on Building Design Interpretation (Landmark)
9. Memo on Building Design Interpretation (Stella Hills)
10. Residential Building Design Proposed Amendments
11. Contractor Services Proposed Amendments
12. Event Venues Proposed Amendments
13. Drone Delivery Services Proposed Amendments
14. Rayzor Ranch Proposed Amendments
15. Draft Ordinance

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Angie Manglaris, AICP
Assistant Planning Director

Staff Analysis

DCA26-0004/ Comprehensive Update

REQUEST:

This is a city-initiated comprehensive amendment to the Denton Development Code; amendments include, but are not limited to, Subsection 3.7-Measurements and Exceptions, Subchapter 5 – Use Regulations, Table 7.H – Fencing Standards on Individual Lots, Table 7.9-I Parking, Subsection 7.6.9 – Off-Street Parking Layout and Design, Subsection 7.10.3 – Single-Family Detached, Duplex, Townhome, Triplex and Fourplex Dwelling and Site Building Design, Subsection 9.2 – Definitions, Appendix A, Exhibit C-2B – Rayzor Ranch South Mixed-Use District-1 and Rayzor Ranch South Mixed Use District-2 Single-Family Residential Guidelines.

CONSIDERATIONS:

Section 2.7.4D of the DDC states that an application for a DDC text amendment may be approved upon consideration of the following criteria as to whether and to what extent the proposed amendment:

1. *Is consistent with the Comprehensive Plan, other adopted plans, and other city policies;*

Overall, the proposed Code amendments are consistent with the Denton 2040 Comprehensive Plan's Community Vision, goals and actions, including:

- The City of Denton has integrated, reconciled, and streamlined its plans, processes, policies, and regulations for consistency, clarity, and effectiveness.
- We support and encourage our entrepreneurs and small businesses with a business-friendly attitude and efficient regulations and permitting.
- Market, promote, and support the Arts, Music, and Recreation industries in alignment with the designated arts and cultural district.

Ensuring the land uses and development standards within the DDC remain up-to-date with current trends and state laws and ensuring the DDC's regulations are clear and consistent make the code more user-friendly and effective. This in turn contributes to a more efficient review process for development projects and permits.

2. *Does not conflict with other provisions of this DDC or other provisions in the Municipal Code of Ordinances;*

The proposed amendments are intended to provide additional clarity to existing regulations within the DDC, codify previous Director determinations and to incorporate recent changes to State Law relating to SB 785 as adopted in the 89th Legislative Session and HB 4051 as adopted in the 88th Legislative Session.

The updated DDC language outlined in Exhibits 3-6, and 10-14 does not conflict with other provisions of the DDC and aims to provide clarifying language, codify existing procedures, and incorporate new land uses where necessary to reduce the potential for inconsistent application of the DDC. The proposed amendments do not conflict with other provisions of the DDC nor the Municipal Code of Ordinances.

3. *Is necessary to address a demonstrated community need;*

This proposed city-initiated Code amendment to the Denton Development Code is needed to ensure consistency with state law as discussed in Exhibit 1 and as follows:

- As part of the State of Texas 89th Legislative Session, Senate Bill 785 was adopted and becomes effective September 1, 2026, requiring municipalities allow the placement of a HUD-code manufactured home by right in a minimum of one residential zoning district. The proposed change allows Manufactured Homes by right in the Rural Residential Zoning District and establishes Use-Specific Standards related to the use. Current regulations require a Specific Use Permit (SUP) in all residential zoning districts for establishment of a manufactured home. This change will comply with State Law.
- As part of the State of Texas 88th Legislative Session, House Bill 4051 was adopted and became effective September 1, 2023, amending Chapter 485A, Government Code by amending Section 458A.101 Criteria for Media Production Development by revising the principal municipality minimum population requirement of 250,000 down to 100,000, making the City of Denton eligible for such zone. The proposed change revises the existing land use Musician Studio in order to reflect Media Production Facility. This change will allow the City of Denton to permit a media production development facility and become eligible as a Media Production Development Zone in the future if desired.

Other provisions of this amendment are intended to address land uses that are currently not clearly defined within the DDC or for which existing regulations are unclear, including event venues, drone delivery service, mobile food courts, and contractor services. The frequency with which Staff receives development inquiries for these uses indicates that there is community demand for these types of uses, so providing clear and consistent regulations for their establishment addresses a community need.

4. *Is necessary to respond to a substantial change in conditions and/or policy; and*

The City desires to amend the DDC for the following reasons:

- Ensure consistency with existing city policies and statutory requirements associated with state and federal law.
- In order to respond to changes in conditions, and new land uses becoming increasingly popular, the City desires to amend the DDC to ensure new and emerging uses are placed into appropriate land use categories and Use-Specific Standards are designed to mitigate potential adverse impacts. Specifically, the City seeks to add the land uses Drone Delivery Service, Contractor Service and Event Venues to the DDC to ensure equal application of the Code for new users seeking to locate within the City.
- In order to respond to changes in the housing market, including changes in design preferences of new home buyers as it relates to the exterior design of residential structures and to the marketability of single-bedroom homes.

5. *Is consistent with the general purpose and intent of this DDC.*

The DDC is intended to implement the City's comprehensive plan by regulating growth and promoting investment within the City while encouraging appropriate use of land, buildings, and structures. By seeking to ensure compliance with state law and improve the clarity and consistency of the DDC's regulations, the proposed Code amendments are consistent with the general purpose and intent of the DDC.



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Proposed Amendments – Definitions and Use-Specific Standards

Section 9.2 Definitions.

Automotive Fuel Sales: An establishment where fuel, motor oil, automobile lubricants, travel aids and other supplies are sold to the motoring public. Accessory uses may include retail sales, food sales, and auto wash.

General Retail Unless Otherwise Specified, Between 5,000 Square Feet and 15,000 Square Feet: Retail sales containing between ~~1,500~~ 5,000 square feet and ~~10,000~~ 15,000 square feet ~~of gross floor area.~~

General Retail Unless Otherwise Specified, Less than 5,000 Square Feet: Retail sales containing not more than ~~1,500~~ 5,000 square feet ~~of gross floor area.~~

General Retail Unless Otherwise Specified, More than 15,000 Square Feet: Retail sales containing more than ~~10,000~~ 15,000 square feet of gross floor area.

Manufacturing, Low-Impact: Industrial operations relying on the assembly, distributing, ~~fabricating,~~ manufacturing, packaging, processing, recycling, repairing, servicing, storing, or wholesaling of goods or products, using parts previously developed from raw material. Fabrication may be used in limited form to shape or define the final product but shall not comprise the primary activity of such operations. Low-impact manufacturing uses include only those uses that will not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building where such assembly, fabrication, or processing takes place.

Manufacturing, Medium-Impact: Industrial operations relying on the assembly, distributing, fabricating, manufacturing, packaging, processing, recycling, repairing, servicing, storing, or wholesaling of goods using raw materials and mechanical power and machinery. Medium-impact manufacturing uses may potentially create noise, smoke, fumes, odors, or glare; but shall not use hazardous inputs or create hazardous by-products in the course of production.

Outdoor Recreation Facility: ~~Outdoor Recreation Facility:~~ Uses in this category provide Privately owned recreation and entertainment activities mostly outdoors or partially within a building, including golf courses, outdoor swimming pools, tennis courts, basketball courts, amphitheater, outdoor arena, and outdoor theater. Accessory uses may include limited retail, concessions, parking, and maintenance facilities. This use does not include recreational outdoor shooting ranges. This category does not include City-owned Parks nor pools, parks or open space within a homeowner's association (see Park, Playground, Open Space).

Park, Playground, Open Space: Any parcel or area of land or water set aside, dedicated, designated, or reserved for public use or enjoyment of for the private use and enjoyment of owners and occupants of neighboring or adjoining land that are designed or used for recreational purposes and are available to the general public. Uses include neighborhood park, an urban park or plaza, a historic site, a community-wide park, a natural area, public swimming pools, golf courses, tennis courts, recreational centers, pools, parks and open space within a homeowner's association and city-owned athletic complexes.

Smoke Shop: An establishment primarily engaged in the sales of tobacco products, smoking equipment, or smoking accessories. Establishments engaged in sales of tobacco products and/or smoking equipment as an incidental or accessory use, accounting for less than 50% of the sales area, shall not be classified as a smoke shop.

Temporary Uses: Temporary uses are defined as those activities permitted and described in Table 5.2-A.
~~Section 5.5.~~

Section 5.3 Use Specific Standards

5.3.4G. Medical Clinic. In the MN, and MD, ~~and SC zoning districts~~, uses are limited to no more than 10,000 square feet of gross floor area per lot.

In the MN, MD, MR, and SC zoning districts, main entrances and ambulance loading zones shall not face residential zoning categories.

5.3.4H. Medical Office.

1. **R7 Zoning District.** Uses are limited to no more than 10,000 square feet.
~~Uses greater than 10,000 square feet requires a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP).~~
2. **MN Zoning District.** Uses greater than 10,000 square feet requires a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP).
~~Uses are limited to no more than 10,000 square feet of gross floor area per lot.~~
3. **MD and SC Zoning Districts.** Medical Office uses with more than 25,000 square feet per lot shall require a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP).

5.3.5K Administrative, Professional, and Government Office.

1. **R3, R4, and R6 Zoning Districts.** Administrative, professional, and government office uses shall not exceed 10,000 square feet per lot.
2. **R7 Zoning District.** Uses greater than 10,000 square feet per lot require a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP).
3. **MN and MD Zoning Districts.** Administrative, professional, and government office uses with more than 25,000 square feet per lot shall require a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP).

5.3.6C. Food Processing, More than 2,500 Square Feet.

1. **MN, MD, MR, and SC Zoning Districts.** Only on-premises sales shall be allowed. Distribution, warehousing, or wholesaling activities are prohibited.
2. **All Zoning Districts.** If the proposed use is within 200 feet of a residential zoning district, ~~and greater than 5,000 square feet per lot, then~~ approval of a specific use permit shall be required pursuant to Subsection 2.5.2: Specific Use Permit (SUP)

5.4.3 General Standards for Accessory Uses and Structures.

- A. The combined square footage of the principal structure and accessory structure(s) shall not exceed the zoning district maximum building coverage specified in Subchapter 3: Zoning Districts.
- B. Accessory structures, are only permitted in the rear yard with the following exceptions:
 - i. Non-residential detached carports, gas station canopies, gas station car wash facilities, and security/entry booths, ~~are prohibited in front and side yards.~~
 - ii. Accessory structures for public or private schools may be located in side yards, but shall not be located in front yards.
 - iii. Accessory Dwelling Units may be located in side yards but shall not be located in front yards.



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Proposed Amendments – Mobile Food Establishments

Amend 5.2-A Table of Allowed Uses as follows:

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	
Accessory Uses																	
<u>Mobile Food Court, Accessory</u>								<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>5.4.4D</u>

Amend Section 5.4.X: to add standards and requirements for accessory Mobile Food Courts, as follows:

"

D. Mobile Food Court. Accessory Mobile Food Courts shall comply with the following:

1. Operation

- No person or entity shall operate a mobile food business or advertise, offer to lease, sublease, license, or sublicense any portion of their property for the purpose of mobile food sales for which a Certificate of Land Use application has not been properly made and filed with the Development Services Department.
- It shall be the responsibility of the land property owner to obtain and hold a valid Certificate of Land Use.
- Participating mobile food businesses or other authorized vendors shall obtain a business license and any other permits or approvals as required by the State of Texas and the Municipal Code of Ordinances prior to operating within the City of Denton.
- All activities associated with a mobile food business must comply with all health department and fire department requirements.
- All proposed activities shall be conducted on private property owned or otherwise controlled by the applicant.
- Live music shall conform to established noise standards in the City of Denton.

2. Location and Design.

- A minimum lot or parcel area of 2,000 square feet is required to operate a mobile food business.
- All proposed activities shall be conducted on private property owned or otherwise controlled by the applicant.
- The proposed mobile food court shall not impede pedestrian or vehicular traffic in the public way.
- The proposed mobile food court shall not be located within any fire lane or emergency access easement.
- No portion of the mobile food court shall occupy required parking stalls of any principal use of the site.

- f. No mobile food vehicle or trailer shall be permitted to operate within the required front-, side-, and rear-yard setback of the applicable zoning district.
- g. Seating areas, shade structures, and other furniture intended for use by the customers may be permitted within required setbacks, provided the area(s) designated for these items maintain a minimum three feet from a rear or side property line.
- h. No mobile food business may operate while located within 10 feet of an existing structure, fence, or another mobile food vehicle or trailer.
- i. The total operating area shall not exceed 50% of the gross floor area of the principal use. The total operating area for mobile food businesses shall include the following:
 - i. A minimum 10 feet wide, 20 feet long parking space for each mobile food business vehicle and/or trailer.
 - ii. Any seating areas intended for the customers of the mobile food business, and
 - iii. Any shade structures, activity areas, and other furniture intended for use by the customers of the mobile food business.

3. Signs

- a. Notwithstanding Section 33-13 of the Code of Ordinances, each Mobile Food Court shall be allowed to have portable signs that advertise the mobile food business operating on-site, during the operating hours of those businesses.
- b. Sign(s) shall follow the permitting procedures established in Section 33 of the Code of Ordinance, as amended.

Amend Section 9.2: Definitions, to update the definition as follows:

Mobile Food Business: A business that serves food or beverages from a self-contained unit either motorized or in a trailer on wheels, and is readily movable, without disassembling, for transport to another location. Such use shall be accessory to a primary business on the same lot or be permitted within an approved Mobile Food Court.

Mobile Food Court: The lot or parcel where ~~a one or more~~ Mobile Food Business(es) may operate ~~mobile food truck(s) or trailer(s) can be located for the business of selling food on a permanent basis.~~ A Mobile Food Court may include site improvements such as lighting, seating, fixed utility connections for Mobile Food Businesses, and parking.

Mobile Food Court, Accessory: The portion of a lot, area, or parcel where a Mobile Food Business may operate on a permanent basis and as accessory to a primary use on the same lot, area, or parcel ~~mobile food truck(s) or trailer(s) can be located for the business of selling.~~ A Mobile Food Court, Accessory may include site improvements such as lighting, seating, and fixed utility connections for Mobile Food Businesses. This term does not apply to singular Mobile Food Businesses which may operate on a portion of a lot, area, or parcel on a temporary basis and with no site improvements.



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Proposed Amendments – Manufactured Housing

3.7.2 Lot and Site Requirements

B. Number of Principal Buildings or Uses on a Lot

1. No lot may contain more dwellings than are permitted by the applicable zoning district.
2. Only one principal building shall be located on a single lot for the following land uses: single-family detached dwelling; duplex; townhome; triplex; ~~and~~ fourplex; ~~and~~ Manufactured Home (HUD Code).

5.2.3 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	
Residential Uses																	
Household Living																	
Single-Family Detached Dwelling	P+	P+	P+	P+	P+	P+	P+	P+									5.3.3A
Townhome					S+	P+	P+	P+	P+	P+							5.3.3B
Duplex					S+	P+	P+	P+	P+	P+							5.3.3C
Triplex						P+	P+	P+	P+	P+							5.3.3C
Fourplex						P+	P+	P+	P+	P+							5.3.3C
Multifamily Dwelling							S+	P+	P+	P+	S+	S+	S+				5.3.3D
Tiny Home Development	Subject to approval of a planned development (PD); see 5.3.3E																
Work/Live Dwelling	P+						P+	P+	P+	P+	P+	S+	S+				5.3.3F
Manufactured Home Development (HUD Code)						S+	S+										5.3.3G
Manufactured Home (HUD)	P+	S+	S+	S+	S+	S+	S+	S+									5.3.3K

5.3.3 Residential Uses

A. Single Family Detached Dwelling

1. Single-family detached structures shall comply with the design standards established in Section 7.10.3: Single-Family Detached, Duplex, Townhome, Triplex, ~~and~~ Fourplex, ~~and~~ Manufactured Home Dwelling Site and Building Design.
2. ~~A specific use permit is required prior to the placement of a manufactured home HUD-code on any lot.~~

K. Manufactured Home (HUD Code)

1. Manufactured Homes (HUD Code) shall comply with the design standards established in Section 7.10.3: Single-Family Detached, Duplex, Townhome, Triplex, Fourplex, and Manufactured Home Dwelling Site and Building Design.
2. The area beneath the manufactured home structure shall be concrete to provide adequate support for placement of the structure.
3. Each individual dwelling shall have a minimum of 400 square feet of living space floor area.

Table 7.H

Table 7.H: Fencing Standards on Individual Lots
Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex, and Manufactured Home (HUD Code)

Table 7.9-I

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
Residential Uses	
Household Living	
<u>Manufactured Home (HUD Code)</u>	<u>2 Spaces per DU</u>

7.9.6 Off-Street Parking Layout and Design

D. Location of Parking Areas

1. Off-street parking for single-family detached, duplex, ~~and~~ townhome, ~~and~~ manufactured home (HUD Code) dwelling uses shall only be allowed in a garage or on an approved surface. All other off-street parking within a required front setback area shall be prohibited.

9.2 Definitions

Dwelling, Single-Family Detached: A building containing one dwelling unit not physically attached to any other principal structure. This definition includes "Modular Homes". ~~and "Dwelling, Manufactured Home HUD Code."~~ This definition does not include "Manufactured Home Development."



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Proposed Amendments – Media Production Facility

5.2.3 Table of Allowed Uses.

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																	
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	P			5.3.5L
Musician Studio-Media Production Facility	S+							P+	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	P		

5.3.5 Commercial Uses

M. **Media Production Facility.** ~~Musician Studio.~~ Musician studios shall conform to established noise standards in the City of Denton.

- Media Production Facilities shall conform to established noise standards in the City of Denton.
- 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 7.7.8.
- 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.

Table 7.9-I

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

9.2 Definitions

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.

~~Musician Studio: 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.~~



Planning Director Determination

DATE: April 27, 2021

SUBJECT: Architectural Variety and Building Mass and Form Interpretation

For the purposes of determining architectural variety as required in DDC Section 7.10.3.D, the addition or removal of design features (not a change in building materials alone) shall be used to distinguish building elevations. DDC Section 7.10.3E states "Buildings shall incorporate at least three of the following design features to provide visual relief along the front of the residence."

As permitted under Section 7.10.2D, the Director can approve alternative standards that meet or exceed the DDC standards in Section 7.10. The list below in *black text* is the list included in Section 7.10.3E. The *red text* below are additional design elements that can be used to meet the requirements of Section 7.10.3D-E.

1. Dormers;
2. Gables;
3. Recessed entries, a minimum of three feet deep;
4. Covered front porches;
5. Cupolas;
6. Architectural pillars or posts; ~~and/or~~
7. **Projection** (Bay, **bump-out, or bow**) window with a minimum 24 inches projection;
8. **Balconies;**
9. **Stoops;**
10. **Shed roofs or awnings over garage doors;**
11. **Split garage doors where a column or post divides single-car garage doors;**
12. **Side-entry or J-swing garage;**
13. **Changes in wall plane where an entire section of the garage or home at least 8-feet in width extends at least 24 inches out from the primary wall plane;**
14. **Minimum 10% increase in the percentage of windows and doors (excluding garage doors) compared to a similar elevation;**
15. **More than one of the following decorative masonry details incorporated in the gables or across the front of the home: rowlock or soldier course rows around windows and garage doors, basket weave, herringbone, or other distinctive brick patterns in gables; cedar or cement shake or stucco board accents in gables; and/or**
16. **Other distinguishing structural features as approved by the Director.**

The following pages provide supporting reference materials to help define these terms.

OUR CORE VALUES

Integrity • Fiscal Responsibility • Transparency • Outstanding Customer Service

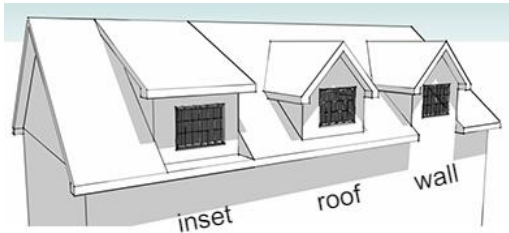
Per planning, window not required for dormer

Dormers

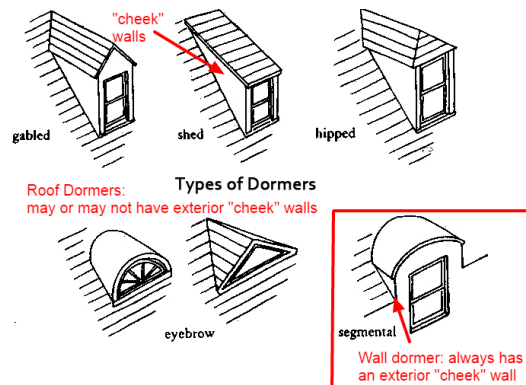
Definition: Dormer means a projecting structure with a ~~window~~ which is set vertically on a sloping building roof, having its own roof, which may be flat, arched, gabled or hip in shape.

Dormer Categories

Dormers can be placed into three structural categories: roof dormer, wall dormer, and inset dormer.

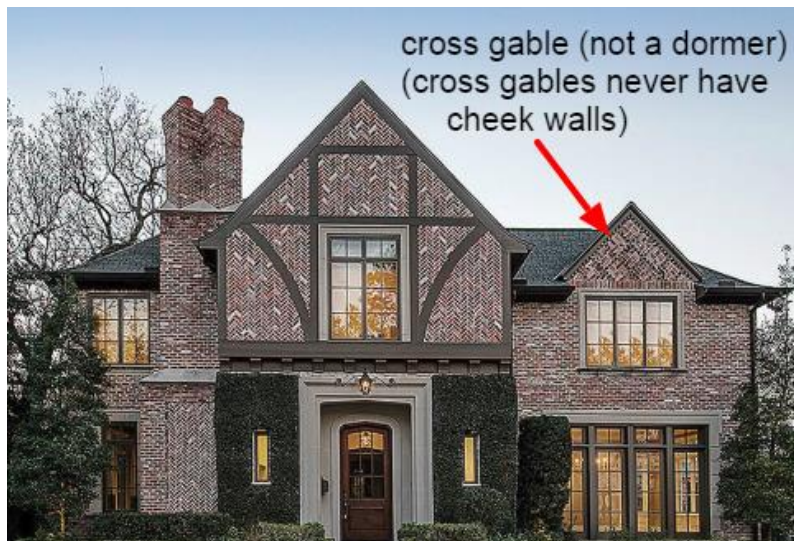


Cheek Wall - The vertical sides of the dormer.



Wall dormers always has a "cheek" wall. This is distinguishes it from a cross gable, which never

what has a



"cheek" wall.

Covered Front Porches vs Recessed Entries

A porch is a covered shelter projecting in front of the entrance of a house or building. The structure is external to the walls of the building but may be enclosed by walls, columns, rails, or screens extending from the main structure.

A recessed entry is a created when the front door is inset behind the front wall of the house by at least three feet, typically covered by the primary roof line and fully enclosed by walls on both sides. A recessed entry can be paired with a front porch if the width of the recessed space is enlarged by 24 inches or more on a single side or 12 inches or more on both sides of the front door.

Note, this distinction between porches and recessed entries should be applied to new subdivisions that begin the platting process after Section 7.10.3 is updated to include the broader list of design elements proposed above.



(1) Covered front porch



(2) Recessed entry



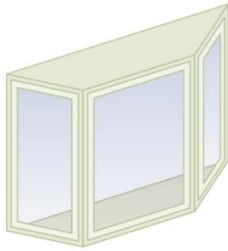
(3) Wider recessed entry/covered porch

Stoops

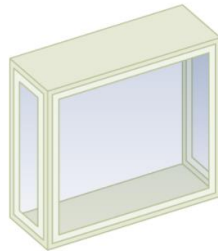
Definition: A stoop is a small staircase ending with a platform (covered or uncovered) that leads to the entrance of the residence. Depending on the style and number of steps, the stoop may include railing on one or both sides.



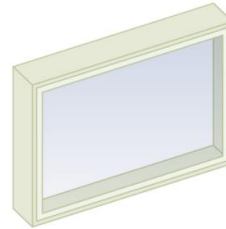
Projection Windows – Styles



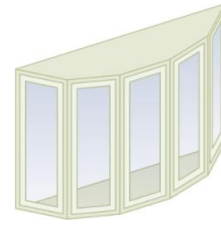
BAY WINDOW



BOX BAY WINDOW



BUMP-OUT BAY WINDOW



BOW WINDOW

Decorative Masonry Patterns



Basket Weave



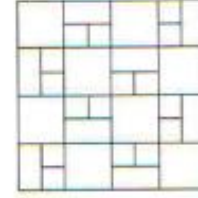
45° Herringbone with Border



45° Stretcher Bond



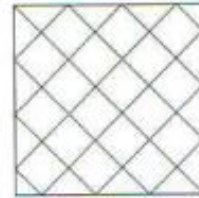
Stretcher Bond



Mixture of Sizes



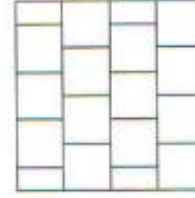
Stack Bond



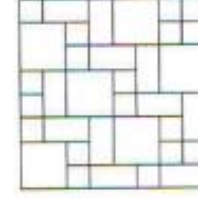
45° Stack Bond



Herringbone

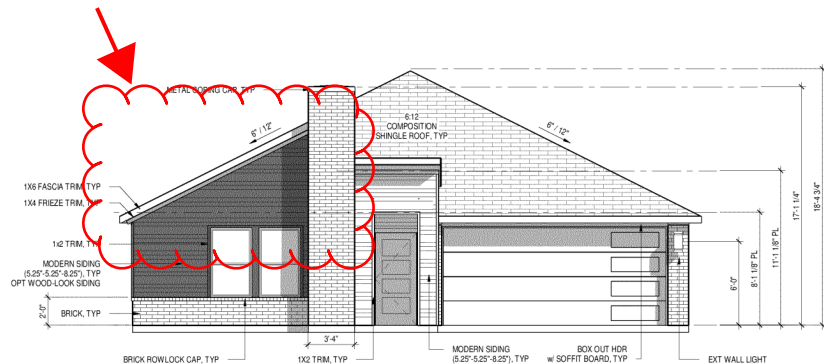


Stretcher Bond



Mixture of Sizes

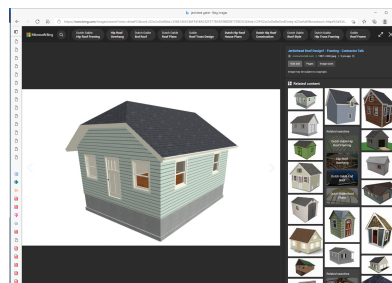
Per Planning below is an example of a split or lean-to gable style. This would be acceptable as a gable feature.



1 ELEVATION M - FRONT

1/8" = 1'-0"

example of jerkinhead gable





Development Services Department

401 N. Elm Street, Denton, TX 76201 • (940) 349-8600

Date: July 3, 2025

To: Karin Sumrall, Senior Planning + Design Architect, Hillwood Communities
Andrew Piper, Vice President, Hillwood Communities

From: Tina M. Firgens, AICP, Deputy Director of Development Services/Planning Director

RE: Planning Director Determination for Hunter Ranch (Landmark) Architectural Variety and Building Mass and Form Interpretation – Updated to include Design Feature #18

As permitted under the Hunter Ranch MPC Section 7.10.2D, the Director may approve alternative standards that meet or exceed the MPC standards in MPC Section 7.10. (Site and Building Design); in other words, the alternatives being granted shall be the same or better degree achieved than that of the current standard. In addition, the Director took into consideration and applied the following provisions listed below from MPC Section 7.10.1 (Purpose) in a manner appropriate for residential development, as well as other prior Director Determinations issued for single-family housing design in the City of Denton:

- A. Promote high-quality development and construction;
- D. Provide variety and visual interest in the exterior design of buildings; and
- E. Enhance the streetscape and diminish the prominence of garages and parking areas.

Architectural Variety

For the purposes of determining architectural variety as required in MPC Section 7.10.3D (Architectural Variety), the addition or removal of design features (not a change in building materials alone) shall be used to distinguish building elevations. MPC Section 7.10.3E (Building Mass and Form) states: “Buildings shall incorporate at least three of the following design features to provide visual relief along the front of the residence.”

For the list below, the text shown in “black text” is the list included in MPC Section 7.10.3E. The “***bold italicized text***” are additional design elements that can be used to meet the requirements of MPC Section 7.10.3D and 7.10.3E. It should be noted that per the property owner/developer’s request, the design features in 7.10.3E. has been increased to four design features (instead of three) which the Director has no objection.

MPC Section 7.10.3E. Building Mass and Form

Buildings shall incorporate at least ***four*** of the following design features to provide visual relief along the front of the residence:

1. Dormers (***while a window is preferred, it is not required***);

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2. Gables;
3. Recessed entries, a minimum of three feet deep;
4. Covered front porches;
5. Cupolas;
6. Architectural pillars or posts;
7. Bay window with a minimum 24 inches projection;
- 8. *Variable roof pitch and nested roofs;***
- 3. *Shed Roof;***
- 10. *Balconies;***
- 11. *Stoops;***
- 12. *Awnings over garage doors;***
- 13. *Split garage doors where a column or post divides single-car garage doors;***
- 14. *Side-entry, J-swing, or alley garages;***
- 15. *Changes in wall plane where an entire section of the garage or home at least 8-feet in width extends at least 24-inches out from the primary wall plane;***
- 1C. *Minimum 10% increase in the percentage of windows and doors (excluding garage doors) above the minimum required (15%) for a total 25%; and/or***
- 17. *More than one of the following decorative masonry details incorporated:***
 - ***Masonry in the gables or across the front of the home: rowlock or soldier course rows around windows and garage doors, basket weave herringbone, or other distinctive brick patterns in gables; cedar shake or stucco board accents in gables.***
 - ***Horizontal stucco banding extending across the majority of the home's width for the uppermost 30-50% of the façade for homes that otherwise are clad in a single material.***
- 18. *Integrated roof extension window awning with supportive brackets***

Refer to Attachment A for supporting reference materials to help define these terms, and that are applied to residences constructed elsewhere in Denton.

Front-Entry Garages

For the purposes of providing alternate design considerations for front-entry garages, the Director is approving design relief in two areas: 1) reduction of the garage off-set from the building to accommodate a variety of plan types where architectural relief is achieved; and 2) for smaller lot widths (45 feet or less) allowing the garage entry to exceed the 40% of the ground floor building-frontage to accommodate a typical two-car garage entrance.

The 24-inches off-set is preferred to be achieved measuring the off-set from a primary building wall associated with enclosed, occupiable, climate controlled living area to the garage face as this still provides an appropriate off-set and achieves the original intent for variable building plane off-sets and diminishing the prominence of the garage entrances, coupled with the property owner/developer's

commitment to providing four architectural design elements in 7.10.3E above.

Alternatively, staff recognizes that covered porches (whether climate controlled or not) can be designed in a manner that also achieves the desired architectural relief, provided that the covered porch is of a minimum size, even if the aforementioned 24-inch offset referenced above is not provided. As such, alternate design relief is being provided to accommodate porches for structures that do not achieve the 24-inch off-set between the garage face and primary building wall.

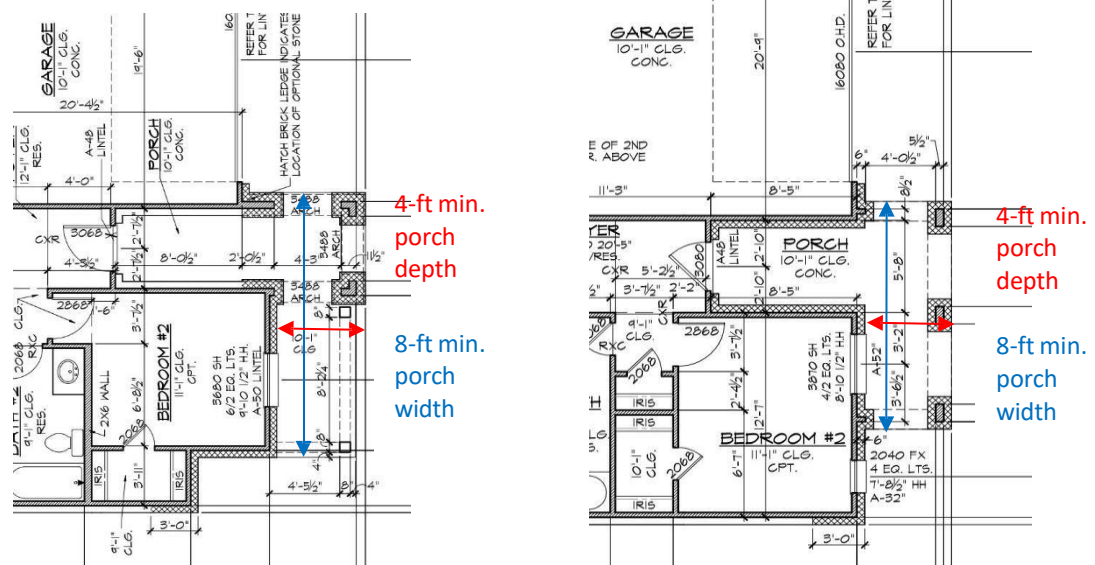
Allowing the front-entry garage to exceed the 40% limitation is because mathematically for smaller lots, a two-car garage entrance would otherwise not be able to comply thereby prohibiting smaller front-entry housing options. Garage prominence shall be diminished with the 24-inches required off-set, coupled with additional design features provided in accordance with 7.10.3F.2.b.i. below.

For the list below, the text shown in “black text” is the list included in MPC Section 7.10.3F (Garage Design). The “***bold italicized text***” are additional design elements that shall be used to meet the requirements of MPC Section 7.10.3F.

MPC Section 7.10.3F Garage Design

1. Where alleys are present, garages shall be accessed from the alley to the maximum extent practicable.
2. For front-entry garages:
 - a. The garage shall be offset a minimum of ***24-inches*** from the building;

Exception: the 24-inches off-set referenced above may be reduced to 0-inches provided that a covered porch, minimum 4-feet in depth (measured from the exterior building wall face to the edge of the column exterior) and minimum 8-feet in width, with supporting columns is provided (does not have to be climate controlled) (see image below)



Arrows above denote where measurements are taken from for covered porch minimum width and depth. Note that a recessed entry area may count towards the minimum 8-foot width dimension, but not the minimum 4-foot porch depth dimension.

and

- b. The total width of the garage door(s) shall not occupy more than 40 percent of the ground-floor building frontage, ***except as provided in b.i. below.***
 - i. ***For lot widths 45 feet or less, the garage door(s) may exceed 40% the width of the ground-floor building frontage, provided that the structure shall have a minimum of four design elements from the list provided in 7.10.3E. Building Mass and Form above, and of which one of the design elements shall be from the list below:***
 - a) ***Covered front porch;***
 - b) ***Split garage doors where a column or post divides single-car garage doors;***
 - c) ***Stoops;***
 - d) ***Balcony;***
 - e) ***Variable roof pitch and nested roofs; or***
 - f) ***Dormers.***

Building Materials

For the purposes of determining building materials as required in MPC Section 7.10.3H (Building Materials), the Director approves these material allowances due to state law limitations (adopted in 2019) associated with cities regulating exterior building materials.

For the list below, the text shown in “black text” is the list included in MPC Section 7.10.3H (Building Materials). The “***bold italicized text***” are additional materials that can be used to meet the requirements of MPC Section 7.10.3H.

MPC Section 7.10.3H. Building Materials

1. Exterior finishes shall be of wood, masonry, or cementitious siding.
2. Masonry ***and cementitious siding*** shall comprise a minimum of 50 percent of the exterior finishes of the total building elevation.
3. Other building materials may be approved by the Director provided they meet the intent of this section.

Sincerely,



Tina M. Firgens, AICP
Deputy Director of Development Services/Planning Director

Enclosures:
Attachment A – Architectural Design Elements Defined

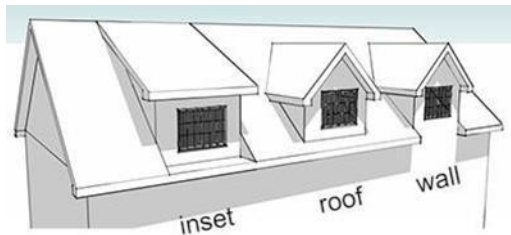
Attachment A – Architectural Design Elements Define

Dormers:

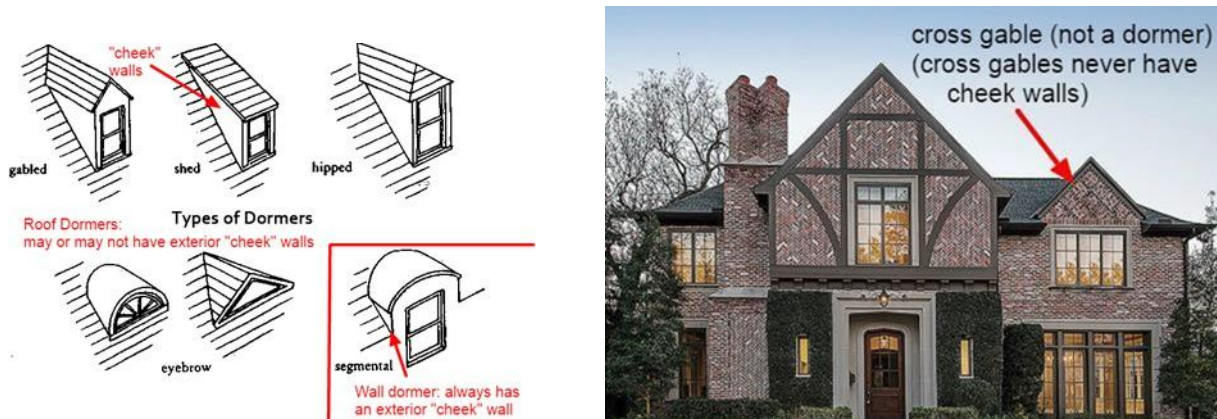
Definition: Dormer means projecting structure which is set vertically on a sloping building roof, having its own roof, which may be flat, arched, gabled or hip in shape. While a window within the dormer is preferred, it is not required.

Dormer Categories

Dormers can be placed into three structural categories: roof dormer, wall dormer, and inset dormer.



Cheek Wall - The vertical sides of the dormer.



Wall dormers always have a “cheek” wall. This is what distinguishes it from a cross gable, which never has a cheek wall.

Covered Front Porches vs Recessed Entries

A porch is a covered shelter projecting in front of the entrance of a house or building. The structure is external to the walls of the building but may be enclosed by walls, columns, rails, or screens extending from the main structure.

A recessed entry is created when the front door is inset behind the front wall of the house by at least three feet, typically covered by the primary roof line and fully enclosed by walls on both sides. A recessed entry can be paired with a front porch if the width of the recessed space is enlarged by 24 inches or more on a single side or 12 inches or more on both sides of the front door.



Covered front porch



Recessed entry



Wider recessed entry/covered porch

Stoops

Definition: A stoop is a small staircase ending with a platform (covered or uncovered) that leads to the entrance of the residence. Depending on the style and number of steps, the stoop may include railing on one or both sides.



Projection Windows - Styles



BAY WINDOW



BOX BAY WINDOW

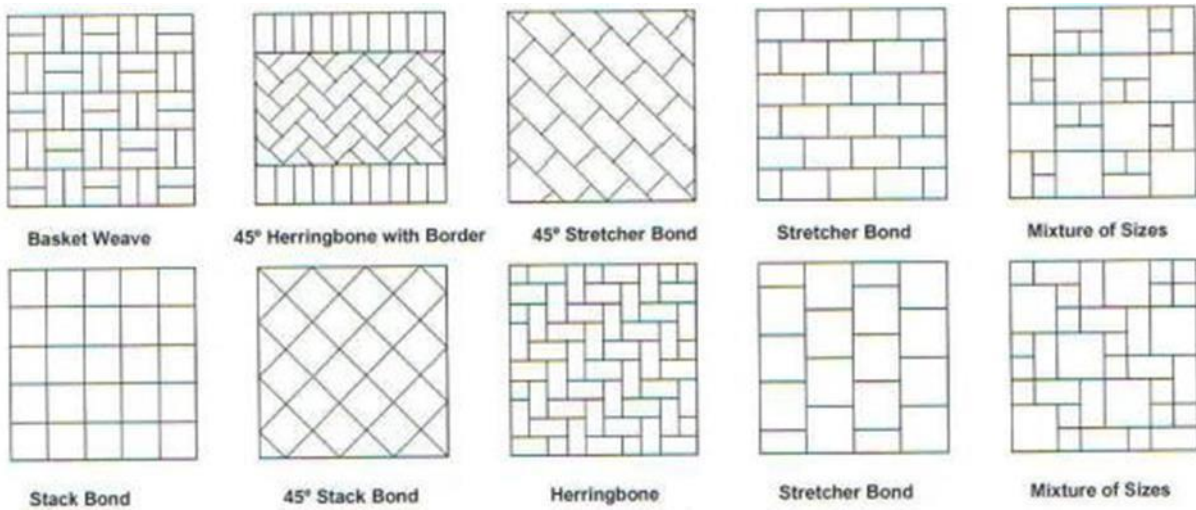


BUMP-OUT BAY WINDOW



BOW WINDOW

Decorative Masonry Patterns



Roof Designs

Below is an example of a split or lean-to gable style. This would be acceptable as a gable feature.



Example of a jerkinhead gable.



Integrated Roof Extension Window Awning with Supportive Brackets

Below are examples that illustrate the integrated roof extension window awning with supportive brackets architectural design feature. Three key elements of this design feature include: 1) the roof extension projects (or extends) lower than the primary roof eave; 2) the roof extension is proportional to the width of the window; and 3) supportive brackets connect underneath the roof extension and attach to the exterior building wall.





Development Services Department

401 N. Elm Street, Denton, TX 76201 • (940) 349-8600

Date: June 26, 2025

To: Mr. Frank Su, Vice President, Land Acquisition – Meritage Homes

From: Tina M. Firgens, AICP, Deputy Director of Development Services/Planning Director

RE: Planning Director Determination for Stella Hills Single-Family Residential Development, Architectural Variety and Building Mass and Form Interpretation

As permitted under the Denton Development Code (DDC) Section 7.10.2D, the Director may approve alternative standards that meet or exceed the DDC standards in DDC Section 7.10. (Site and Building Design); in other words, the alternatives being granted shall be the same or better degree achieved than that of the current standard. In addition, the Director took into consideration and applied the following provisions listed below from DDC Section 7.10.1 (Purpose) in a manner appropriate for residential development, as well as other prior Director Determinations issued for single-family housing design in the City of Denton:

- A. Promote high-quality development and construction;
- D. Provide variety and visual interest in the exterior design of buildings; and
- E. Enhance the streetscape and diminish the prominence of garages and parking areas.

Architectural Variety

For the purposes of determining architectural variety as required in DDC Section 7.10.3D (Architectural Variety), the addition or removal of design features (not a change in building materials alone) shall be used to distinguish building elevations. DDC Section 7.10.3E (Building Mass and Form) states: “Buildings shall incorporate at least three of the following design features to provide visual relief along the front of the residence.”

For the list below, the text shown in “black text” is the list included in DDC Section 7.10.3E. The “***bold italicized text***” are additional design elements that can be used to meet the requirements of DDC Section 7.10.3D and 7.10.3E

DDC Section 7.10.3E. Building Mass and Form

Buildings shall incorporate at least three of the following design features to provide visual relief along the front of the residence: (***Note: the design features shall be increased to four if reducing the required 3-ft garage off-set from the building; see Front Entry Garages section of letter below***)

1. Dormers (***while a window is preferred, it is not required***);
2. Gables;

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3. Recessed entries, a minimum of three feet deep;
4. Covered front porches;
5. Cupolas;
6. Architectural pillars or posts;
7. Bay window with a minimum 24 inches projection;
- 8. *Variable roof pitch and nested roofs;***
- 9. *Shed Roof;***
- 10. *Balconies;***
- 11. *Stoops;***
- 12. *Awnings over garage doors;***
- 13. *Split garage doors where a column or post divides single-car garage doors;***
- 14. *Side-entry or J-swing garage;***
- 15. *Changes in wall plane where an entire section of the garage or home at least 8-feet in width extends at least 24-inches out from the primary wall plane;***
- 16. *Minimum 10% increase in the percentage of windows and doors (excluding garage doors) above the minimum required (15%) for a total 25%; and/or***
- 17. *More than one of the following decorative masonry details incorporated in the gables or across the front of the home: rowlock or soldier course rows around windows and garage doors, basket weave herringbone, or other distinctive brick patterns in gables; cedar shake or stucco board accents in gables.***

Refer to Attachment A for supporting reference materials to help define these terms, and that are applied to residences constructed elsewhere in Denton.

Front-Entry Garages

For the purposes of providing alternate design considerations for front-entry garages, the Director is approving design relief related to the reduction of the garage off-set from the building to accommodate a variety of plan types where architectural relief is achieved.

The 24-inches off-set is preferred to be achieved measuring the off-set from a primary building wall associated with enclosed, occupiable, climate controlled living area to the garage face as this still provides an appropriate off-set and achieves the original intent for variable building plane off-sets and diminishing the prominence of the garage entrances, coupled with the builder's commitment to providing four architectural design elements in 7.10.3E above.

Alternatively, staff recognizes that covered porches (whether climate controlled or not) can be designed in a manner that also achieves the desired architectural relief, provided that the covered porch is of a minimum size, even if the aforementioned 24-inch offset referenced above is not provided. As such, alternate design relief is being provided to accommodate porches for

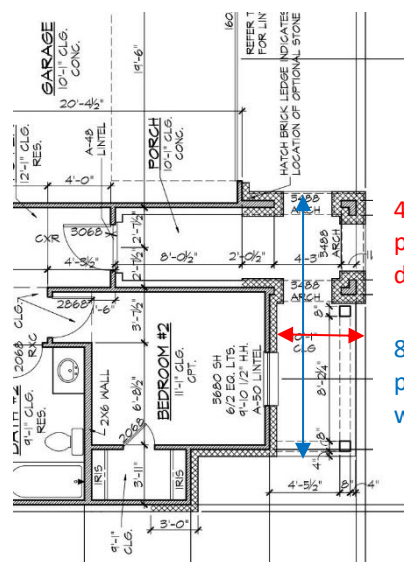
structures that do not achieve the 24-inch off-set between the garage face and primary building wall.

For the list below, the text shown in “black text” is the list included in DDC Section 7.10.3F (Garage Design). The “***bold italicized text***” are additional design elements that shall be used to meet the requirements of DDC Section 7.10.3F.

DDC Section 7.10.3F Garage Design

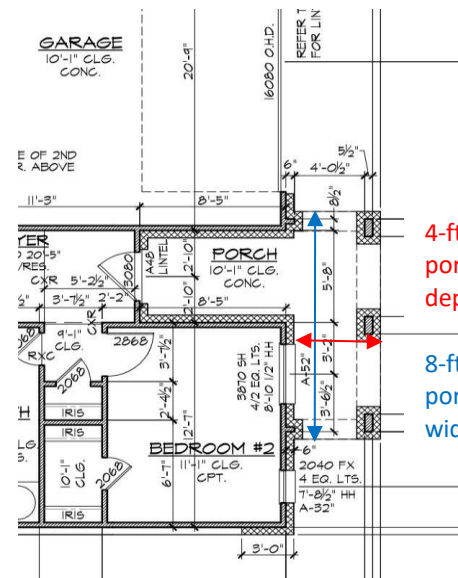
1. Where alleys are present, garages shall be accessed from the alley to the maximum extent practicable.
2. For front-entry garages:
 - a. The garage shall be offset a minimum of ***24-inches*** from the building;

Exception: the 24-inches off-set referenced above may be reduced to 0-inches provided that a covered porch, minimum 4-feet in depth (measured from the exterior building wall face to the edge of the column exterior) and minimum 8-feet in width, with supporting columns is provided (does not have to be climate controlled) (see image below)



4-ft min.
porch
depth

8-ft min.
porch
width



4-ft min.
porch
depth

8-ft min.
porch
width

Arrows above denote where measurements are taken from for covered porch minimum width and depth. Note that a recessed entry area may count towards the minimum 8-foot width dimension, but not the minimum 4-foot porch depth dimension.

and

- b. The total width of the garage door(s) shall not occupy more than 40 percent of the ground-floor building frontage.

3. Side- and rear-entry garages are encouraged and may encroach into setbacks pursuant to Table 3.7-A: Authorized Exceptions to Setbacks.

Additionally, please note that this design relief shall apply to all builders within the Stella Hills single-family residential development, including but not limited to Meritage Homes.

Sincerely,

A handwritten signature in blue ink, reading "Tina M. Firgens", with a stylized flourish at the end.

Tina M. Firgens, AICP
Deputy Director of Development Services/Planning Director

Enclosures:
Attachment A – Architectural Design Elements Defined

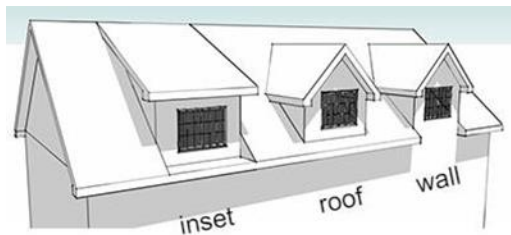
Attachment A – Architectural Design Elements Define

Dormers:

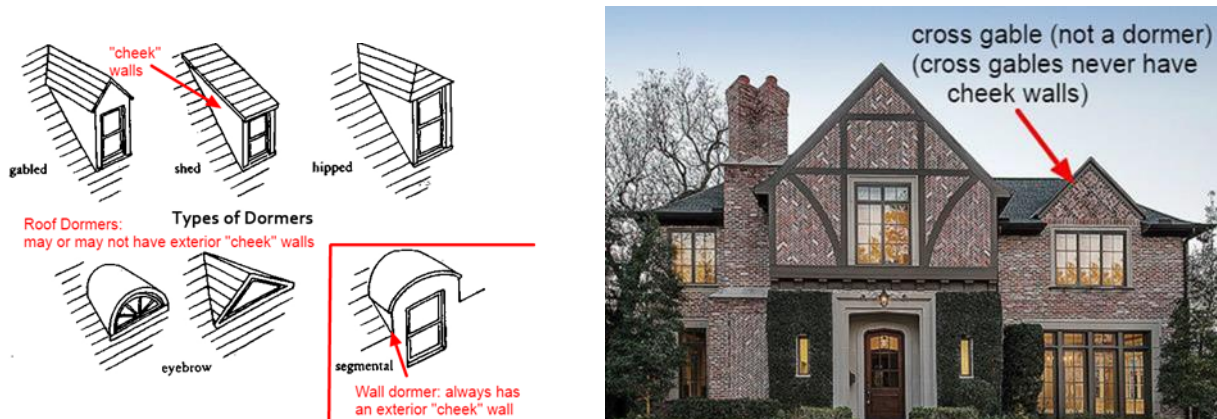
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Dormer Categories

Dormers can be placed into three structural categories: roof dormer, wall dormer, and inset dormer.



Cheek Wall - The vertical sides of the dormer.



Wall dormers always have a “cheek” wall. This is what distinguishes it from a cross gable, which never has a cheek wall.

Covered Front Porches vs Recessed Entries

A porch is a covered shelter projecting in front of the entrance of a house or building. The structure is external to the walls of the building but may be enclosed by walls, columns, rails, or screens extending from the main structure.

A recessed entry is created when the front door is inset behind the front wall of the house by at least three feet, typically covered by the primary roof line and fully enclosed by walls on both sides. A recessed entry can be paired with a front porch if the width of the recessed space is enlarged by 24 inches or more on a single side or 12 inches or more on both sides of the front door.



Covered front porch



Recessed entry



Wider recessed entry/covered porch

Stoops

Definition: A stoop is a small staircase ending with a platform (covered or uncovered) that leads to the entrance of the residence. Depending on the style and number of steps, the stoop may include railing on one or both sides.



Projection Windows - Styles



BAY WINDOW



BOX BAY WINDOW

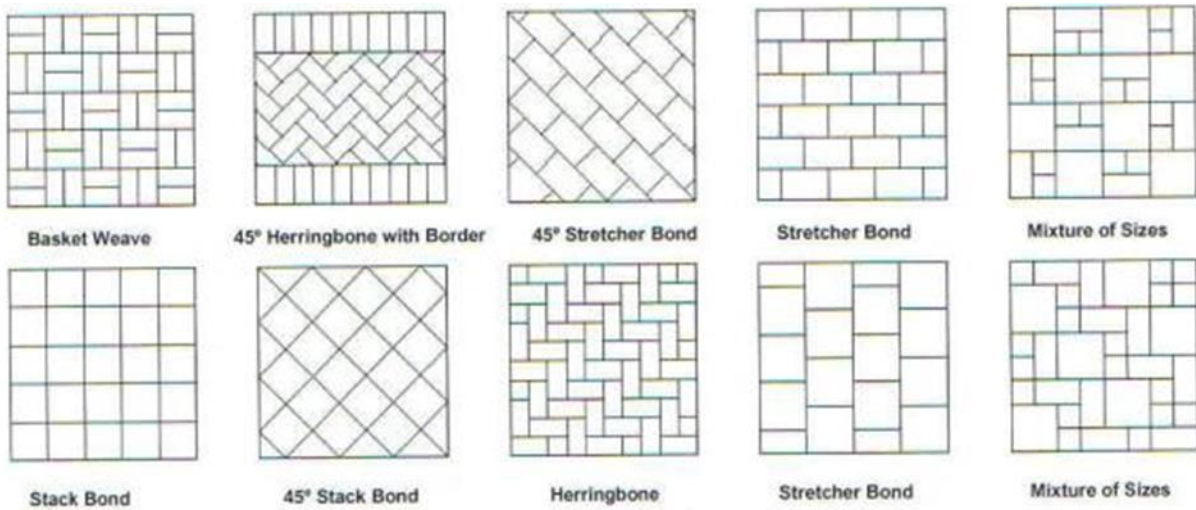


BUMP-OUT BAY WINDOW



BOW WINDOW

Decorative Masonry Patterns



Roof Designs

Below is an example of a split or lean-to gable style. This would be acceptable as a gable feature.



Example of a jerkinhead gable.





Proposed Amendments – Single Family Residential Building Design Standards

3.7.3D Exceptions to Setbacks

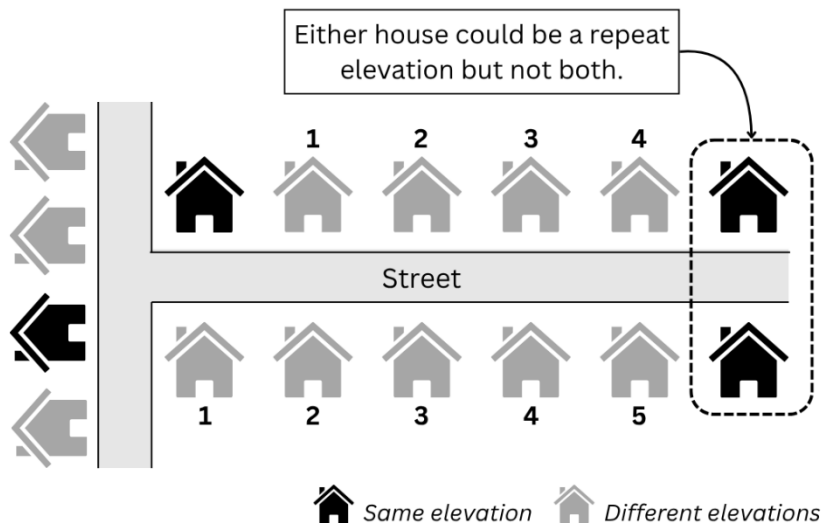
Table 3.7-A: Authorized Exceptions to Setbacks	
Permitted Projections	Maximum Encroachment
<u>Garages, side or rear entry</u> <u>Garages; side-entry, rear-entry, or J-swing</u>	Side-entry <u>and J-swing</u> garages may extend into the front yard setback, provided the garage is at least 10 feet from the front property line. Rear-entry garages may extend into the rear yard setback, provided the garage is at least 5 feet from the rear property line.

7.10.3D Architectural Variety

~~The same elevation shall not be used within any 10-lot grouping as defined by the two adjacent lots on either side of the subject property and the five lots immediately across the street from those same lots. This requirement shall not apply across a right-of-way dividing two adjacent blocks. The same elevation shall not be repeated along any blockface without at least four, intervening lots with different elevations on the same side of the street and at least five, intervening lots with different elevations on the opposite side of the street. Elevations on the opposite side of the street are not considered if they do not face each other.~~

- Elevations are considered different if at least one of the following is true:
 - Difference in number of stories;
 - Difference in garage orientation;
 - Difference in incorporated design features from Subsection 7.10.3E.1; or
 - Major difference in the use of the following design feature—multiple design details in the façade.

Figure 7.10-A: Architectural Variety



7.10.3E Building Mass and Form.

1. Buildings shall incorporate at least ~~three-four~~ of the following design features to provide visual relief along the front of the residence:
 - a. Dormers (window preferred but not required);
 - b. Gables;
 - c. Recessed entries, a minimum of three feet deep;
 - d. Covered front porches;
 - e. Cupolas;
 - f. Architectural pillars or posts;
 - g. ~~Bay window~~ Projected window (such as a bay, bump-out, or bow) with a minimum 24 inches projection;
 - h. Variable roof pitch and nested roofs;
 - i. Shed roof;
 - j. Side-entry, alley-entry, or J-swing garage;
 - k. Split garage doors where a column or post divides garage doors;
 - l. Stoop;
 - m. Balcony;
 - n. Integrated awning with supportive brackets over a window and/or a garage door;
 - o. Windows and doors, excluding garage doors, comprise 25 percent of the front façade;
 - p. Changes in wall plane where an entire section of the home at least eight feet in width, excluding garages, extends at least two feet out from the primary wall plane; and/or
 - q. Multiple design details in the façade such as rowlock or soldier course rows around windows and garage doors, distinctive brick patterns such as basket weave or herringbone, rowlock or soldier course rows around windows and garage doors, distinctive brick patterns such as basket weave or herringbone, exterior wainscot that is a different material from the rest of façade, or use of multiple materials and/or colors in the façade.
2. A recessed entry can be combined with a covered front porch provided the recessed space is at least five feet wide and three feet deep

7.10.3F Garage Design.

1. For front-entry garages (does not include J-swing garages):
 - ~~a. The garage shall be offset a minimum of three feet from the building; and~~
 - a. The garage shall not be offset more than five feet in front of the building or covered front porch;
 - b. The total width of the garage door(s) shall not occupy more than 40 percent of the ground-floor building frontage.
2. Side-entry, and rear-entry, and J-swing garages are encouraged and may encroach into setbacks pursuant to Table 3.7-A: Authorized Exceptions to Setbacks.

7.10.3H Building Materials.

- ~~1. Exterior finishes shall be of wood, masonry, or cementitious siding.~~
- ~~2. Masonry shall comprise a minimum of 25 percent of the exterior finishes of the total building elevation.~~
- ~~3. Other building materials may be approved by the Director provided they meet the intent of this section.~~

7.10.3I 7.10.3H Minimum Pervious Area in the Front Yard.



City of Denton

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

Proposed Amendments – Contractor Services Use

9.2 Definitions.

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.

5.2.3 Table of Allowed Uses.

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	
Office, Business, and Professional Services																	
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	P			5.3.5L
Contractor Services	P+						P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.5AA
Credit Access Business								S+	P+	P	P	P	P	P			5.3.5N

Accessory Uses																	
Accessory Dwelling Unit	P+	P+	P+	P+	P+	P+	P+	P+									5.4.4A
Donation Box	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4B
Outdoor Storage, Accessory	P+											P+	P+	P+	P+	P+	5.4.4D
Sale of Produce and Plants Raised on Premises	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4E

5.3.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:

- Indoor storage area shall not be visible through front façade windows or doors
- Outdoor storage of inoperable equipment and broken or discarded parts and materials shall not be permitted as part of this use.
- 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.
- 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.

5.4.4D 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:

- Shall be limited to materials sold or used on the premises as part of the principal use of the property.
- Shall not be located between the front building façade and the adjacent street frontage.
- Materials shall not be stored in areas intended for vehicular or pedestrian circulation.
- 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.

5.2.3 Table of Allowed Uses

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
Office, Business, and Professional Services	
<u>Contractor Services</u>	<u>1 space per 250 sq. ft. 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>



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Proposed Amendments – Event Venue

Amend Table 5.2-A Table of Allowed Uses as follows:

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																	
Recreation and Entertainment																	
<u>Event Venue</u>	<u>P+</u>							<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>			<u>5.3.5AB</u>

Amend Section 5.3.5: to add standards and requirements for Event Venues, as follows:

AB. Event Venue

- In the LI zoning district, event venue uses with more than a combined 25,000 sq ft of gross floor area and outdoor recreational areas shall require a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP).
- Onsite lodging facilities that are available for rent by individuals not associated with an onsite event shall constitute one of the Lodging Facilities uses.
- May sell beverages associated with the private event; however, shall not sell beverages in a manner that would constitute it as an independent Bar, Tavern, or Lounge.

Amend Table 7.9-I Minimum Required Off-Street Parking as follows:

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	
Recreation and Entertainment	
<u>Event Venue</u>	<u>1 space per 250 sq. ft. GFA or 1 space per 4 design occupancy-load of indoor assembly area</u>

Amend Section 9.2: Definitions to revise and add the following:

Event Venue: A privately-owned facility leased out for the primary use of hosting private events such as conferences, banquets, weddings, and similar functions. Event Venues shall be used for organized group assemblies only and shall not be used for single admission type events involving a cover charge entrance fee for individuals not associated with the organized group assembly. Hosting areas may be inside a building and/or

outdoors. Accessory uses may include kitchen facilities and lodging exclusively for an event held at the venue. Such a facility may not host any activity that could be considered a Sexually Oriented Business. This definition does not include Religious Assemblies.

Indoor Recreation Facility: A commercial recreational use conducted ~~entirely~~ within a building, including arcade, arena, art gallery and studio, art center, ~~assembly hall~~, athletic and health clubs, auditorium, bowling alley, community center, ~~conference center, exhibit hall~~, dance hall, gymnasium, library, movie theater, museum, performance theater, pool or billiard hall, skating rink, swimming pool, and tennis court. Accessory uses may include limited retail, concessions, ~~outdoor patios~~, parking, and maintenance facilities. ~~This use does not include indoor recreational shooting ranges or facilities utilized for games of chance.~~



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Proposed Amendments – Drone Delivery Service

9.2 Definitions.

Drone Delivery Service: A primary use of the property with the purpose of operating one or more drone staging areas for use by unmanned aircraft to deliver commercial goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities

Drone Delivery Service, Accessory: A permitted food store, restaurant, retail store, healthcare facility or warehouse/distribution facility with one or more designated drone staging areas that are incidental to the primary use of the property for use by small, unmanned aircraft systems under 55 pounds take-off weight to distribute goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities.

Drone Staging Area: A designated area over which an unmanned aircraft completes the final phase of the approach, to a hover or landing, and from which an unmanned aircraft initiates take-off. The drone staging area includes both the launch pads and any required safety areas and may include areas for the outdoor storage of goods, materials, containers, or equipment related to unmanned aircraft systems.

Helistop: An accessory use where helicopters can land and take off but excluding refueling, maintenance, and repairs.

Unmanned Aircraft: means an aircraft operated without the possibility of direct human intervention from within or on the aircraft.

5.2.3 Table of Allowed Uses.

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																	
Vehicles and Equipment																	
<u>Drone Delivery Service</u>										S+	S+	S+	P+	P+	P+		

Accessory Uses																
<u>Accessory Drone Delivery Service</u>								<u>S+</u>	<u>S+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>		
<u>Helistop</u>										<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	

5.3.X Use Specific Standards

Drone Delivery Service

These regulations apply to both Drone Delivery Service and Accessory Drone Delivery Service.

1. Drone Delivery Service as a primary use is allowed by right in the GO and LI zoning districts and shall require an SUP in the MR, SC, and HC zoning districts.
2. Accessory Drone Delivery Service is allowed by right in the MR, SC, HC, GO and LI zoning districts and shall require an SUP in the MN zoning district.
3. Drone Staging Areas:
 - a. Drone Staging Areas shall be designated on an approved zoning compliance plan.
 - b. Drone Staging Areas as part of an Accessory Drone Delivery Service use shall be limited to 1000 square feet or 10% of the lot area, whichever is greater. A Drone Staging Area located within or on the roof of the building containing the primary use is not subject to this limitation.
 - c. The Drone Staging Area Shall not be located:
 - i. Within any required building setbacks;
 - ii. Within any required landscape area;
 - iii. Within fire lanes, easements, vehicular maneuvering aisles, customer pick-up lanes, or
 - iv. required loading zones and parking spaces.
 - d. Drone Staging Areas shall be opaquely screened from view of the public right-of-way and any adjacent residential use or zoning district up to a height of six feet utilizing any combination of the allowed fence and wall materials for industrial uses identified in Subsection 7.7.8. If non-opaque fence or wall materials are proposed, evergreen plant materials must be provided at appropriate intervals and using plants of appropriate heights to make the screening opaque at the time of planting.
 - e. Drone staging areas shall be setback at least 300 feet from any residential zoning district or residential use, pre-kindergarten, kindergarten or elementary, middle or high school. The measurement shall be from the edge of the drone staging area to the closest property line of the residential or educational facility use.



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Proposed Amendments – Rayzor Ranch

Amend Exhibit C-2B – Rayzor Ranch South Mixed-Use District-1 and Rayzor Ranch South Mixed Use District-2 Single-Family Residential Guidelines as follows:

A. Site Design & Orientation.

~~10. Single family homes on Lot 1 (Block B) and Lot 5 (Block A) of the Rayzor Ranch East Addition Plat shall be restricted to one(1) bedroom per dwelling unit.~~

B. Parking & Circulation.

1. The number of parking spaces must be provided as follows:
 - b. In Detached Single-family, ~~4~~ 2-spaces per dwelling unit

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS APPROVING AND ADOPTING A COMPREHENSIVE AMENDMENT TO THE DENTON DEVELOPMENT CODE; AMENDMENTS INCLUDE BUT ARE NOT LIMITED TO, SUBSECTION 3.7-MEASUREMENTS AND EXCEPTIONS, SUBCHAPTER 5 – USE REGULATIONS, TABLE 7.H-FENCING STANDARDS ON INDIVIDUAL LOTS, TABLE 7.9-I PARKING, SUBSECTION 7.6.9 – OFF-STREET PARKING LAYOUT AND DESIGN, SUBSECTION 7.10.3-SINGLE-FAMILY DETACHED, DUPLEX, TOWNHOME, TRIPLEX AND FOURPLECT DWELLING AND SITE BUILDING DESIGN, SUBSECTION 9.2-DEFINITIONS, APPENDIX A, EXHIBIT C-2B-RAYZOR RANCH SOUTH MIXED-USE DISTRICT-1 AND RAYZOR RANCH SOUTH MIXED USE DISTRICT-2 SINGLE-FAMILY RESIDENTIAL GUIDELINES (DCA26-0004).

WHEREAS, pursuant to Ordinance No. DCA18-0009q, the City Council of the City of Denton adopted the 2019 Denton Development Code, the (“DDC”); and

WHEREAS, the City desires to bring forward a comprehensive amendment the DDC to address the following topics: providing clarification and modification to existing regulations where necessary, incorporate changes required by State Law, codify existing practices and director determinations, and incorporate new uses into the DDC that are not clearly captured elsewhere; and

WHEREAS, the City desires to amend existing land use definitions and use-specific standards, providing clarifying language where necessary to remove conflicting language and ambiguity; and

WHEREAS, standards related to the development and use of land by contractor services, mobile food establishments, drone delivery services, media production facilities, and event venues are not clearly established in the DDC; and

WHEREAS, in response to the recent increase in development inquiries related to contractor services, mobile food establishments, drone delivery services, media production facilities, and event venues, the City desires to establish standards and guidelines regarding the these uses as primary and accessory land uses; and

WHEREAS, as part of the State of Texas 89th Legislative Session, House Bill 2844 was adopted and became effective September 1, 2025, amending Section 1, Chapter 437, Health and Safety Code by adding Section 437.0063 relating to the regulation of food service establishments, including retail food stores and mobile food vendors; requiring an occupational license; imposing fees; authorizing an administrative penalty; and

WHEREAS, as part of the State of Texas 88th Legislative Session, House Bill 4051 was adopted and became effective September 1, 2023, amending Chapter 485A, Government Code by amending Section 458A.101 Criteria for Media Production Development by revising the principal municipality minimum population requirement of 250,000 down to 100,000, making the City of Denton eligible for the establishment of a media production development zone; and

WHEREAS, as part of the State of Texas 89th Legislative Session, Senate Bill 785 was adopted and became effective September 1, 2026, requiring municipalities to allow the placement of a HUD-code manufactured home by right in a minimum of one residential zoning district; and

WHEREAS, the DDC allows the Director to approve alternative building design standards for single-family detached, townhome, duplex, triplex and fourplex buildings, provided the alternative designs achieve and advance to goals and policies of the DDC; and

WHEREAS, the City seeks to codify previous Director determinations relating to alternative building design standards for single-family detached, townhome, duplex, triplex and fourplex buildings in order to apply approved alternatives equally across all developments within the City; and

WHEREAS, the Rayzor Ranch Overlay was first adopted in 2007 via Ordinance 2007-068 to protect and enhance the District with specific development and design standards, and was amended several times, and on July 16, 2024 the City Council approved Ordinance No. DCA24-0004a to amend the DDC to adopt a consolidated version of these regulations into the DDC as Appendix A; and

WHEREAS, in response to the recent market and development trends, the City desires to amend the standards and guidelines to promote the feasible development of detached single-family homes which meet the intent of the original land use plan for the Rayzor Ranch Overlay; and

WHEREAS, amendments proposed include the following:

1. Subsection 3.7.2 Lot and Site Requirements – to specify requirements regarding the maximum number of principal buildings extends to manufactured homes.
2. Table 3.7-A: Authorized exceptions to Setbacks – to clarify the parameters in which a garage may extend into the front yard.
3. Table 5.2-A Table of Allowed Uses – to include the following land uses: Event Venue, Contractor Services, Media Production Facility, Drone Delivery Service, Drone Delivery Service (Accessory), Helistop, Mobile Food Court (Accessory).
4. Table 5.2-A Table of Allowed Uses – to amend the following land uses: Manufactured Home (HUD), Outdoor Recreation Facility, Personal Service General, Outdoor Storage (Accessory).
5. Subsection 5.3.3 Residential Uses – to incorporate amendments related to the inclusion of Manufactured Homes.
6. Amend Subsection 5.3.4 Public, Institutional, Religious and Civic Uses – to amend maximum allowable square footage for Medical Clinics and Medical Offices.
7. Amend Subsection 5.3.5 Commercial Uses – to include clarifying language regarding the measurement of Administrative, Profession and Government Office square footage, and to include use-specific standards relating to the following: Media Production Facility, Contractor Services, Event Venue, Drone Delivery Service.
8. Amend Subsection 5.3.6 Industrial Uses – to clarify when a Specific Use Permit shall be required for Food Processing, More than 2,500 Square Feet.

9. Amend Subsection 5.4.3 General Standards for Accessory Uses – to clarify which non-residential site features may be located in the front yard.
10. Amend Subsection 5.4.4 Additional Standards for Accessory Structures - to include requirements for Outdoor Storage (Accessory) in the Rural Residential District, and to incorporate standards for Mobile Food Court (Accessory) uses.
11. Amend Table 7.H: Fencing Standards on Individual Lots – to reflect the inclusion of Manufacture Homes (HUD Code).
12. Amend Table 7.9-I: Minimum Off-Street Parking – to include the following land uses to the table: Manufactured Home (HUD Code), Event Venue, Media Production Facility, and Contractor Services.
13. Amend Subsection 7.9.6 Off-Street Parking Layout and Design – to clarify which standards apply to Manufactured Home (HUD Code).
14. Amend Subsection 7.10.3 Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex Dwelling Site and Building Design – to incorporate previous Director determination findings related to appropriate site features and architectural elements.
15. Amend Section 9.2 Definitions – to revise the following definitions: Automotive Fuel Sales, Dwelling Single-Family Detached, General Retail Unless Otherwise Specified, Between 5,000 Square Feet and 15,000 Square Feet, General Retail Unless Otherwise Specified, Less than 5,000 Square Feet, General Retail Unless Otherwise Specified, More than 15,000 Square Feet, Manufacturing, Low-Impact, Manufacturing, Medium-Impact, Mobile Food Business, Mobile Food Court, Outdoor Recreation Facility, Indoor Recreation Facility, Smoke Shop, Temporary Uses.
16. Amend Section 9.2 Definitions – to include the following definitions: Drone Delivery Service, Drone Delivery Service (Accessory), Drone Staging Area, Event Venue, Helistop, Mobile Food Court (Accessory), Unmanned Aircraft.
17. Amend Appendix A Exhibit C-2B – Rayzor Ranch South Mixed-Use District-1 and Rayzor Ranch South Mixed-Use District-2 Single-Family Residential Guidelines – to remove requirements related to the establishment of one bedroom single-family homes within Lot 1 (Block B) and Lot 5 (Block A).

WHEREAS, on August 12, 2026 the Planning and Zoning Commission, in compliance with the laws of the State of Texas, gave the requisite notices by publication, held due hearings, and recommended ____ (X-X) of the amendment to the Denton Development Code; and

WHEREAS, on September XX, 2026 the City Council conducted a public hearing in accordance with local and state law and the City Council hereby finds that the Code amendments are consistent with the City's comprehensive plan, and federal, state, and local law are in best interests of the City of Denton; NOW, THEREFORE, THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference and found to be true.

SECTION 2. Subsection 3.7-Measurements and Exceptions, Subchapter 5 – Use Regulations, Table 7.H – Fencing Standards on Individual Lots, Table 7.9-I Parking, Subsection 7.6.9 – Off-Street Parking Layout and Design, Subsection 7.10.3 – Single-Family Detached,

Duplex, Townhome, Triplex and Fourplex Dwelling and Site Building Design, Subsection 9.2 – Definitions, Appendix A, Exhibit C-2B – Rayzor Ranch South Mixed-Use District-1 and Rayzor Ranch South Mixed Use District-2 Single-Family Residential Guidelines of the DDC are amended as set forth in **“Exhibit A”** which is attached and fully incorporated herein by reference.

SECTION 3. Any person, firm, partnership or corporation violating any provision of this ordinance shall, upon conviction, be deemed guilty of a misdemeanor and shall be punished by fine in sum not exceeding \$2,000.00 for each offense. Each day that a provision of this ordinance is violated, shall constitute a separate and distinct offense.

SECTION 4. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall not affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

SECTION 5. That an offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Denton Development Code, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose. The nonconformities listed in **“Exhibit B”** and **“Exhibit C”** are acknowledged as of this date of this ordinance and can continue in their current configuration. Site elements existing at the time of adoption of this Ordinance Amendment shall be allowed to remain; however, any future expansion of operations, including site features shall be evaluated in accordance with Subsection 1.5.6 for nonconforming site features

SECTION 6. In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

The motion to approve this ordinance was made by _____ and seconded by _____, the ordinance was passed and approved by the following vote [___ - ___]:

	Aye	Nay	Abstain	Absent
Mayor Chris Watts:	_____	_____	_____	_____
Jordan Villarreal, District 1:	_____	_____	_____	_____
Nick Stevens, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
George Ferrie, At Large Place 5:	_____	_____	_____	_____

Jill Jester, At Large Place 6: _____

PASSED AND APPROVED this the _____ day of _____, 2026.

CHRIS WATTS, MAYOR

ATTEST:
KRISTI FOGLE, INTERIM CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

Exhibit A

Amend Subsection 3.7.2 Lot and Site Requirements as follows:

B. Number of Principal Buildings or Uses per Lot

1. No lot may contain more dwellings than are permitted by the applicable zoning district.
2. Only one principal building shall be located on a single lot for the following land uses: single-family detached dwelling; duplex; townhome; triplex; fourplex; and manufactured home (HUD code).

Amend the following in Table 3.7-A: Authorized Exceptions to Setbacks:

Table 3.7-A: Authorized Exceptions to Setbacks	
Permitted Projections	Maximum Encroachment
Garages; side-entry, rear-entry, or J-swing	Side-entry and J-swing garages may extend into the front yard setback, provided the garage is at least 10 feet from the front property line. Rear-entry garages may extend into the rear yard setback, provided the garage is at least 5 feet from the rear property line.

Amend Table 5.2-A Table of Allowed Uses to revise and include the following:

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	
Residential Uses																	
Household Living																	
Manufactured Home (HUD)	P+	S+	S+	S+	S+	S+	S+	S+									5.3.3K
Commercial Uses																	
Recreation and Entertainment																	
Event Venue	P+							P+	P+	P+	P+	P+	P+	P+			5.3.5AB
Outdoor Recreation Facility	S	S	S	S	S	S	S	S	S	S	P	P	P	P			
Office, Business, and Professional Services																	
Contractor Services	P+						P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.5AA
Media Production Facility	S+							P+	P+	P+	P+	P+	P+	P+	P+		5.3.5M
Personal Service, General							P	P	P	P	P	P	P	P			
Vehicles and Equipment																	
Drone Delivery Service										S+	S+	S+	P+	P+	P+		5.3.5AC
Manufacturing, Artisan								P+	P+	P	P	P	P	P	P		5.3.6D
Accessory Uses																	

Accessory Drone Delivery Service								S+	S+	P+	P+	P+	P+	P+			5.3.5AC
Helistop										P	P	P	P			P	
Mobile Food Court, Accessory								P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4I
Outdoor Storage, Accessory	P+											P+	P+	P+	P+	P+	5.4.4D

Amend Subsection 5.3.3 Residential Uses to revise and include the following:

A. Single-Family Detached Dwelling

1. Single-family detached structures shall comply with the design standards established in Section **Error! Reference source not found..**

K. Manufactured Home (HUD Code)

1. Manufactured Homes (HUD Code) shall comply with the design standards established in Section **Error! Reference source not found..**
2. The area beneath the manufactured home structure shall be concrete to provide adequate support for the placement of the structure.
3. Each individual dwelling shall have a minimum of 400 square feet of living space floor area.

Amend Subsection 5.3.4 Public, Institutional, Religious and Civic Uses to revise and include the following:

G. Medical Clinic. In the MN, and MD zoning districts, uses are limited to no more than 10,000 square feet of gross floor area per lot.

In the MN, MD, MR, and SC zoning districts, main entrances and ambulance loading zones shall not face residential zoning categories.

H. Medical Office.

1. **R7 Zoning District.** Uses are limited to no more than 10,000 square feet.
2. **MN Zoning District.** Uses greater than 10,000 square feet requires a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP).

Amend Subsection 5.3.5 Commercial Uses to revise and include the following:

K. Administrative, Professional, and Government Office.

2. Uses greater than 10,000 square feet per lot require specific use permits pursuant to Subsection 2.5.2: Specific Use Permit (SUP)

M. Media Production Facility

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.

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.

AB. Event Venue

1. In the LI zoning district, event venue uses with more than a combined 25,000 sq ft of gross floor area and outdoor recreational areas shall require a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP).
2. Onsite lodging facilities that are available for rent by individuals not associated with an onsite event shall constitute one of the Lodging Facilities uses.
3. May sell beverages associated with the private event; however, shall not sell beverages in a manner that would constitute it as an independent Bar, Tavern, or Lounge.

AC. Drone Delivery Service

These regulations apply to both Drone Delivery Service and Accessory Drone Delivery Service.

1. Drone Delivery Service as a primary use is allowed by right in the GO and LI zoning districts and shall require an SUP in the MR, SC, and HC zoning districts.
2. Accessory Drone Delivery Service is allowed by right in the MR, SC, HC, GO and LI zoning districts and shall require an SUP in the MN zoning district.
3. Drone Staging Areas:
 - a. Drone Staging Areas shall be designated on an approved zoning compliance plan.
 - b. Drone Staging Areas as part of an Accessory Drone Delivery Service use shall be limited to 1000 square feet or 10% of the lot area, whichever is greater. A Drone Staging Area

located within or on the roof of the building containing the primary use is not subject to this limitation.

- c. The Drone Staging Area Shall not be located:
 - i. Within any required building setbacks;
 - ii. Within any required landscape area;
 - iii. Within fire lanes, easements, vehicular maneuvering aisles, customer pick-up lanes, or
 - iv. required loading zones and parking spaces.
- d. Drone Staging Areas shall be opaquely screened from view of the public right-of-way and any adjacent residential use or zoning district up to a height of six feet utilizing any combination of the allowed fence and wall materials for industrial uses identified in Subsection 7.7.8. If non-opaque fence or wall materials are proposed, evergreen plant materials must be provided at appropriate intervals and using plants of appropriate heights to make the screening opaque at the time of planting.
- e. Drone staging areas shall be setback at least 300 feet from any residential zoning district or residential use, pre-kindergarten, kindergarten or elementary, middle or high school. The measurement shall be from the edge of the drone staging area to the closest property line of the residential or educational facility use.

Amend Subsection 5.3.6 Industrial Uses to revise the following:

C. Food Processing, More than 2,500 Square Feet.

- 1. All zoning districts. If the proposed use is within 200 feet of a residential zoning district, approval of a specific use permit shall be required pursuant to Subsection 2.5.2: Specific Use Permit (SUP).

Amend Subsection 5.4.3 General Standards for Accessory Uses and Structures as follows:

- B. Accessory structures, are only permitted in the rear yard with the following exceptions:
 - i. Non-residential detached carports, gas station canopies, gas station car wash facilities, and security/entry booths.

Amend Section 5.4.4 Additional Standards for Accessory Structures to revise and include the following:

D. Outdoor Storage, Accessory

- 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 uses, and shall comply with standards in Subsection 7.7.8: Walls, Fences, and Screening.

I. Mobile Food Court

Accessory Mobile Food Courts shall comply with the following:

1. Operation

- a. No person or entity shall operate a mobile food business or advertise, offer to lease, sublease, license, or sublicense any portion of their property for the purpose of mobile food sales for which a Certificate of Land Use application has not been properly made and filed with the Development Services Department.
- b. It shall be the responsibility of the land property owner to obtain and hold a valid Certificate of Land Use.
- c. Participating mobile food businesses or other authorized vendors shall obtain a business license and any other permits or approvals as required by the State of Texas and the Municipal Code of Ordinances prior to operating within the City of Denton.
- d. All activities associated with a mobile food business must comply with all health department and fire department requirements.
- e. All proposed activities shall be conducted on private property owned or otherwise controlled by the applicant.
- f. Live music shall conform to established noise standards in the City of Denton.

2. Location and Design.

- a. A minimum lot or parcel area of 2,000 square feet is required to operate a mobile food business.
- b. All proposed activities shall be conducted on private property owned or otherwise controlled by the applicant.
- c. The proposed mobile food court shall not impede pedestrian or vehicular traffic in the public way.
- d. The proposed mobile food court shall not be located within any fire lane or emergency access easement.
- e. No portion of the mobile food court shall occupy required parking stalls of any principal use of the site.
- f. No mobile food vehicle or trailer shall be permitted to operate within the required front-, side-, and rear-yard setback of the applicable zoning district.
- g. Seating areas, shade structures, and other furniture intended for use by the customers may be permitted within required setbacks, provided the area(s) designated for these items maintain a minimum three feet from a rear or side property line.
- h. No mobile food business may operate while located within 10 feet of an existing structure, fence, or another mobile food vehicle or trailer.
- i. The total operating area shall not exceed 50% of the gross floor area of the principal use.
The total operating area for mobile food businesses shall include the following:
 - i. A minimum 10 feet wide, 20 feet long parking space for each mobile food business vehicle and/or trailer,
 - ii. Any seating areas intended for the customers of the mobile food business, and
 - iii. Any shade structures, activity areas, and other furniture intended for use by the customers of the mobile food business.

3. Signs

- a. Notwithstanding Section 33-13 of the Code of Ordinances, each Mobile Food Court shall be allowed to have portable signs that advertise the mobile food business operating on-site, during the operating hours of those businesses.
- b. Sign(s) shall follow the permitting procedures established in Section 33 of the Code of Ordinance, as amended.

Amend Table 7.H Fencing Standards on Individual Lots to revise and include the following:

Table 7.H: Fencing Standards on Individual Lots
Single-Family Detached, Duplex, Townhome, Triplex, Fourplex, and Manufactured Home (HUD Code)

Amend Table 7.9-I Minimum Required Off-Street Parking to revise and include the following:

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
Residential Uses	
Household Living	
Manufactured Home (HUD Code)	2 Spaces per DU
Commercial Uses	
Recreation and Entertainment	
Event Venue	1 space per 250 sq. ft. or 1 space per 4 design occupancy-load of indoor assembly area
Office, Business, and Professional Services	
Media Production Facility	1 space per 450 sq. ft. GFA
Contractor Services	1 space per 250 sq. ft. 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).

Amend Subsection 7.9.6 Off-Street Parking Layout and Design as follows:

D. Location of Parking Areas

1. Single-Family Detached, Duplex and Townhome Dwellings

Off-street parking for single-family detached, duplex, townhome, and manufactured home dwelling uses shall only be allowed on a garage or on an approved surface. All other off-street parking within a required front setback shall be prohibited.

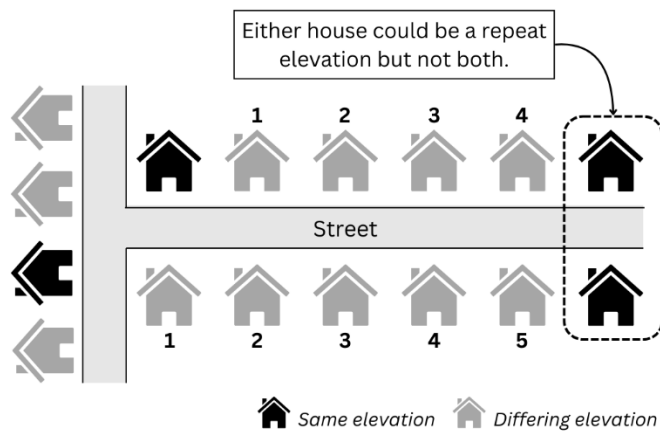
Amend Subsection 7.10.3 Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex Dwelling Site and Building Design as follows:

- D. Architectural Variety.** The same elevation shall not be repeated along any blockface without at least four, intervening lots with different elevations on the same side of the street and at least five, intervening lots with different elevations on the opposite side of the street. Elevations on the opposite side of the street are not considered if they do not face each other.

1. Elevations are considered different if at least one of the following is true:

- a. Difference in number of stories;
- b. Difference in garage orientation;
- c. Difference in incorporated design features from Subsection 7.10.3E.1; or
- d. Major difference in the use of the following design feature—multiple design details in the façade.

Figure 7.10-A: Architectural Variety

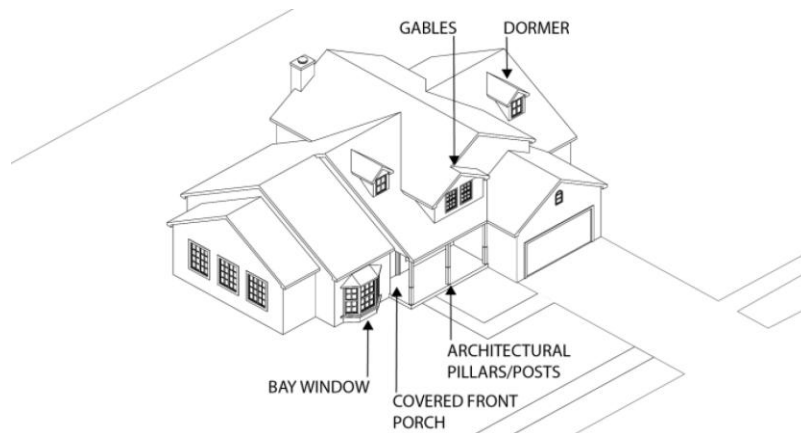


E. Building Mass and Form.

1. Buildings shall incorporate at least four of the following design features to provide visual relief along the front of the residence:
 - a. Dormers (window preferred but not required);
 - b. Gables;
 - c. Recessed entries, a minimum of three feet deep;
 - d. Covered front porches;
 - e. Cupolas;
 - f. Architectural pillars or posts;
 - g. Projected window (such as a bay, bump-out, or bow) with a minimum 24 inches projection;
 - h. Variable roof pitch and nested roofs;
 - i. Shed roof;
 - j. Side-entry, alley-entry, or J-swing garage;
 - k. Split garage doors where a column or post divides garage doors;
 - l. Stoop;
 - m. Balcony;
 - n. Integrated awning with supportive brackets over a window and/or a garage door;

- o. Windows and doors, excluding garage doors, comprise 25 percent of the front façade;
 - p. Changes in wall plane where an entire section of the home at least eight feet in width, excluding garages, extends at least two feet out from the primary wall plane; and/or
 - q. Multiple design details in the façade such as rowlock or soldier course rows around windows and garage doors, distinctive brick patterns such as basket weave or herringbone, rowlock or soldier course rows around windows and garage doors, distinctive brick patterns such as basket weave or herringbone, exterior wainscot that is a different material from the rest of façade, or use of multiple materials and/or colors in the façade.
2. Buildings that incorporate at least one of the following design features only need to incorporate at least three design features from the list in Subsection 7.10.3E.1.
 - a. Covered front porch;
 - b. Stoop;
 - c. Balcony; or
 - d. Side-entry, alley-entry, or J-swing garage;
 3. A recessed entry can be combined with a covered front porch provided the recessed space is at least five feet wide and three feet deep

Figure 7.10-B: Building Mass and Form



F. Garage Design.

1. For front-entry garages (does not include J-swing garages):
 - a. The garage shall not be offset more than five feet in front of the building or covered front porch;
 - b. Buildings with garages that are offset two feet or less from the front of the building shall incorporate an additional design feature from Subsection 7.10.3E.1 into their design; and
 - c. The total width of the garage door(s) shall not occupy more than 40 percent of the ground-floor building frontage.

2. Side-entry, rear-entry, and J-swing garages are encouraged and may encroach into setbacks pursuant to Table 3.7-A: Authorized Exceptions to Setbacks.
- H. **Minimum Pervious Area in the Front Yard.** Each lot shall maintain a minimum 30 percent pervious area between the principal structure and the front property line, and shall be landscaped pursuant to Section 7.7: Landscaping, Screening, Buffering, and Fences. Pavers shall not count toward required pervious area. The minimum pervious area may be reduced by 10 percent for side-entry garages.

Amend Section 9.2 Definitions to revise and include the following:

Automotive Fuel Sales: An establishment where fuel, motor oil, automobile lubricants, travel aids and other supplies are sold to the motoring public. Accessory uses may include retail sales, food sales, and auto wash.

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.

Event Venue: A privately-owned facility leased out for the primary use of hosting private events such as conferences, banquets, weddings, and similar functions. Event Venues shall be used for organized group assemblies only and shall not be used for single admission type events involving a cover charge entrance fee for individuals not associated with the organized group assembly. Hosting areas may be inside a building and/or outdoors. Accessory uses may include kitchen facilities and lodging exclusively for an event held at the venue. Such a facility may not host any activity that could be considered a Sexually Oriented Business. This definition does not include Religious Assemblies.

Drone Delivery Service: A primary use of the property with the purpose of operating one or more drone staging areas for use by unmanned aircraft to deliver commercial goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities

Drone Delivery Service, Accessory: A permitted food store, restaurant, retail store, healthcare facility or warehouse/distribution facility with one or more designated drone staging areas that are incidental to the primary use of the property for use by small, unmanned aircraft systems under 55 pounds take-off weight to distribute goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities.

Drone Staging Area: A designated area over which an unmanned aircraft completes the final phase of the approach, to a hover or landing, and from which an unmanned aircraft initiates take-off. The drone staging area includes both the launch pads and any required safety areas and may include areas for the outdoor storage of goods, materials, containers, or equipment related to unmanned aircraft systems.

Dwelling, Single-Family Detached: A building containing one dwelling unit not physically attached to any other principal structure. This definition includes “Modular Homes” This definition does not include “Manufactured Home Development.”

General Retail Unless Otherwise Specified, Between 5,000 Square Feet and 15,000 Square Feet: Retail sales containing between 5,000 square feet and 15,000 square feet.

General Retail Unless Otherwise Specified, Less than 5,000 Square Feet: Retail sales containing not more than 5,000 square feet.

General Retail Unless Otherwise Specified, More than 15,000 Square Feet: Retail sales containing more than 15,000 square feet of gross floor area.

Helistop: An accessory use where helicopters can land and take off but excluding refueling, maintenance, and repairs.

Indoor Recreation Facility: A commercial recreational use conducted within a building, including arcade, arena, art gallery and studio, art center, athletic and health clubs, auditorium, bowling alley, community center, dance hall, gymnasium, library, movie theater, museum, performance theater, pool or billiard hall, skating rink, swimming pool, and tennis court. Accessory uses may include limited retail, concessions, outdoor patios, parking, and maintenance facilities. This use does not include indoor recreational shooting ranges or facilities utilized for games of chance.

Manufacturing, Low-Impact: Industrial operations relying on the assembly, distributing, manufacturing, packaging, processing, recycling, repairing, servicing, storing, or wholesaling of goods or products, using parts previously developed from raw material. Fabrication may be used in limited form to shape or define the final product but shall not comprise the primary activity of such operations. Low-impact manufacturing uses include only those uses that will not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building where such assembly, fabrication, or processing takes place.

Manufacturing, Medium-Impact: Industrial operations relying on the assembly, distributing, fabricating, manufacturing, packaging, processing, recycling, repairing, servicing, storing, or wholesaling of goods using raw materials and mechanical power and machinery. Medium-impact manufacturing uses may potentially create noise, smoke, fumes, odors, or glare; but shall not use hazardous inputs or create hazardous by-products in the course of production.

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.

Mobile Food Business: A business that serves food or beverages from a self-contained unit either motorized or in a trailer on wheels, and is readily movable, without disassembling, for transport to another location. Such use shall be accessory to a primary business on the same lot or be permitted within an approved Mobile Food Court.

Mobile Food Court: The lot or parcel where one or more Mobile Food Business(es) may operate on a permanent basis. A Mobile Food Court may include site improvements such as lighting, seating, fixed utility connections for Mobile Food Businesses, and parking.

Mobile Food Court, Accessory: The portion of a lot, area, or parcel where a Mobile Food Business may operate on a permanent basis and as accessory to a primary use on the same lot, area, or parcel--A Mobile Food Court, Accessory may include site improvements such as lighting, seating, and fixed utility connections for Mobile Food Businesses This term does not apply to singular Mobile Food Businesses which may operate on a portion of a lot, area, or parcel on a temporary basis and with no site improvements.

Outdoor Recreation Facility: **Outdoor Recreation Facility:** Privately owned recreation and entertainment activities mostly outdoors or partially within a building, including golf courses, outdoor swimming pools, tennis courts, basketball courts, amphitheater, outdoor arena, and outdoor theater. Accessory uses may include limited retail, concessions, parking, and maintenance facilities. This use does not include recreational outdoor shooting ranges. This category does not include City-owned Parks nor pools, parks or open space within a homeowner's association (see Park, Playground, Open Space).

Park, Playground, Open Space: Any parcel or area of land or water set aside, dedicated, designated, or reserved for public use or enjoyment of for the private use and enjoyment of owners and occupants of neighboring or adjoining land that are designed or used for recreational purposes and are available to the general public. Uses include neighborhood park, an urban park or plaza, a historic site, a community-wide park, a natural area, public swimming pools, golf courses, tennis courts, recreational centers, pools, parks and open space within a homeowner's association and city-owned athletic complexes.

Smoke Shop: An establishment primarily engaged in the sales of tobacco products, smoking equipment, or smoking accessories. Establishments engaged in sales of tobacco products and/or smoking equipment as an incidental or accessory use, accounting for less than 50% of the sales area, shall not be classified as a smoke shop.

Temporary Uses: Temporary uses are defined as those activities permitted and described in Table 5.2-A.

Unmanned Aircraft: means an aircraft operated without the possibility of direct human intervention from within or on the aircraft.

Remove the following from Appendix A Exhibit C-2B – Rayzor Ranch South Mixed-Use District-1 and Rayzor Ranch South Mixed-Use District-2 Single-Family Residential Guidelines:

A. Site Design & Orientation.

10. Single-family homes on Lot 1 (Block B) and Lot 5 (Block A) of the Rayzor Ranch East Addition Plat shall be restricted to one (1) bedroom per dwelling unit.

Amend Appendix A Exhibit C-2B – Rayzor Ranch South Mixed-Use District-1 and Rayzor Ranch South Mixed-Use District-2 Single-Family Residential Guidelines as follows:

B. Parking & Circulation.

3. The number of parking spaces must be provided as follows:
 - b. In Detached Single-family, 4 spaces per dwelling unit

EXHIBIT B

Existing Manufactured Homes Outside of Manufactured Home Developments

The nonconformities listed below are acknowledged to exist as of the date of this ordinance and can continue in their current configuration as legally permitted uses. Manufactured homes on each lot shall be allowed to be upgraded or replaced with newer, more code-compliant models. Up to two manufactured homes per lot may be replaced or upgraded if two or more manufactured homes are currently existing on the lot as of the adoption of this ordinance. No new homes can be placed on lots located within these subdivisions but without existing homes as of the date of the adoption of the ordinance without complying with the DDC standards adopted herein. Staff's intent is to capture all of the existing manufactured homes within each of these subdivisions. Any manufactured homes within this subdivision that are not included within this list but which later may be discovered to have been inadvertently missed would be processed as a nunc pro tunc to this ordinance in the future.

- Green Tree Estates Subdivision

4003 Hilltop Ln
4010 Hilltop Ln
4011 Hilltop Ln
4015 Hilltop Ln
6502 Willow Ln
6509 Willow Ln
6510 Willow Ln
6514 Willow Ln
4002 Meadow Ln
4003 Meadow Ln
4007 Meadow Ln
4002 Hickory Ln
4008 Hickory Ln
4016 Hickory Ln
4055 Ash Ln
4119 Ridge Ln

- Denton Estates Subdivision

1135 Willow Ln
1165 Willow Ln
1185 Willow Ln
1203 Willow Ln
1180 Willow Ln
1160 Willow Ln
1165 Cottonwood Ln
1175 Cottonwood Ln
1185 Cottonwood Ln
1200 Cottonwood Ln
1180 Cottonwood Ln
1160 Cottonwood Ln

1130 Cottonwood Ln

- Little Brook Estates Subdivision

4280 Little Brook Rd
4239 Little Brook Rd
4303 Little Brook Rd
4141 Little Brook Rd
4322 Little Brook Rd
4117 Little Brook Rd
Little Brook Rd – Property ID 78103
Lovers Ln – Property ID 334643
3153 Lovers Ln
2982 Lovers Ln
2900 Lovers Ln
2902 Lovers Ln
2519 Lovers Ln
2499 Lovers Ln
2141 Lovers Ln
Lovers Ln – Property ID 114319
4152 Fruth Rd

The nonconformities listed below are acknowledged to exist as of the date of this ordinance and can continue in their current configuration as legally permitted uses. Manufactured homes on each parcel shall be allowed to be upgraded or replaced with newer, more code-compliant models. Up to two manufactured homes per parcel may be replaced or upgraded if two or more manufactured homes are currently existing on the parcel as of the adoption of this ordinance. Staff's intent is to capture all of the existing manufactured homes situated within the City. Any manufactured homes that are not included within this list but which later may be discovered to have been inadvertently missed would be processed as a nunc pro tunc to this ordinance in the future.

- 6514 Shiloh Ln
- 6519 Shiloh Ln
- 6513 Shiloh Ln
- 6518 Shiloh Ln
- 206 N Mayhill Rd
- 5597 Edwards Rd
- 5218 Edwards Rd
- 1055 S Trinity Rd
- 1197 S Trinity Rd
- 1175 S Trinity Rd
- 3660 Swisher Rd
- 4515 E McKinney St

The property below is acknowledged to be legally nonconforming as of the date of this ordinance and can continue in accordance with the nonconforming provisions in DDC Section 1.5. If action is taken that

removes their nonconforming rights, up to 2 manufactured homes on each lot shall be allowed to be upgraded or replaced with newer, more code-compliant models.

- 5793 Mills Rd

EXHIBIT C

Existing Drone Delivery Services

The nonconformities listed below are acknowledged as of this date of this ordinance and may continue in their current configuration as legally permitted uses.

- Drone Delivery Services at Walmart Super Center located at 2750 W. University Drive, Denton, TX 76201
- Drone Delivery Services at Walmart Super Center located at 1515 TX-288, Denton, TX 76205

2026
Planning and Zoning Commission Requests for Information
Meeting Dates
Updated 8.5.2026

	Request		Request Date	Status
1	Discussion related to removing minimum parking requirements from the DDC.	Villarreal	9/14/2022	This item is on hold given the pending city-wide parking study; City Council to provide subsequent direction at a future date.
2	Further discussion regarding potential code changes to support Communal Living and Small Home Communities. (Follow up to 10/8/2025 work session.)	McDuff	10/8/2025	To be scheduled for future work session.
3	Requested a west 380 study.	Riggs	12/17/2025	To be scheduled for future work session
4	Requested a continued discussion regarding Senate Bills 840 and 15 from the 2025 Legislative session and what the status is, how these bracketed bills operate and what is coming. Note: This will include discussion of how the DDC 2.12 affordability incentives relate to SB 840.	Pruett	1/14/2026	To be scheduled for future work session
5	Requested a discussion of what compatible development is for neighborhood character.	Ketchersid	2/11/2026	To be scheduled for future work session
6	Requested a discussion of Council's priorities and how those may overlaps with the role of P&Z.	McDuff	7/1/2026	To be scheduled for future work session

	Annual Updates		Request Date	Status
1	Provide annual updates related to progress on implementing the Denton 2040 Comprehensive Plan Action Items	Smith	3/9/2022	2025 update provided on February 11, 2026 2024 update provided on August 28, 2024. 2023 update provided on June 14, 2023.