



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: July 1, 2026

SUBJECT

Receive a report and hold a discussion regarding a Comprehensive Denton Development Code Amendment. Amendments include, but are not limited to, revisions to the Table of Allowed Uses, Use-Specific Standards, Definitions, and Rayzor Ranch Overlay Sections of the Denton Development Code.

BACKGROUND

At this Work Session discussion, Planning Staff will be presenting several proposed DDC amendments as part of a Comprehensive Development Code Update. Staff have worked with the Development Code Review Committee (DCRC) in preparing the proposed amendments over the course of several months. The purpose of this Work Session is to review the proposed amendments with the Planning and Zoning Commission and answer any questions the Commission may have in advance of this item being brought forward for public hearing. 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 Development Code would be required due to the 2023 *Acuna v. City of Austin* 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 Denton Development Code (DDC), Staff is bringing forward a variety of proposed text amendments as a comprehensive update to the DDC.

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 by providing clarifying language and additions where necessary, incorporate changes required by State Law, codify existing practices, incorporate new uses into the DDC that are not clearly captured elsewhere.

Topics to be included in the proposed Comprehensive DDC Amendment include, but are not limited to, the following topics:

- Minor amendments to existing Use-Specific Standards and Definitions, including:
 - Automotive Fuel Sales

- Smoke Shop
- Manufacturing Uses
- Indoor/Outdoor Recreation Facilities
- Temporary Uses
- Medical Clinic/Medical Offices
- Administrative, Professional Government Offices
- Food Processing, more than 2,500 square feet
- General Retail Uses
- Food Trucks/Mobile Food Courts
- Incorporate changes due to State Law:
 - Amendments to Manufactured Housing requirements
- Incorporate Director Determinations as it relates to single-family residential site design standards
- Add the following uses to the DDC:
 - Drone Delivery Services
 - Contractor Services
 - Media Production Facilities
 - Event Venues

The presentation slides from this work session will be shared with the Commission as a resource for future reference after the meeting.

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Angie Manglaris, AICP
Assistant Planning Director