



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 27, 2026

SUBJECT

Receive a report and hold a discussion regarding nonconforming rights. The discussion will include but is not limited to the state statutes and local regulations, types of nonconformities, and processes related to discontinuance.

BACKGROUND

Staff will present information related to nonconforming rights. The discussion will include, but is not limited to, how state statutes and City regulations impact property owners' and tenants' ability to continue to use a lot or parcel in a manner which is no longer permitted.

Links to state and local regulations that will be referenced in the presentation are provided below:

- Texas Local Government Code Chapter 211 *Municipal Zoning Authority* (refer to Sec. 211.019): [LOCAL GOVERNMENT CODE CHAPTER 211. MUNICIPAL ZONING AUTHORITY](#)
- Texas Government Code Chapter 43 *Municipal Annexation* (refer to Sec. 43.002); *Ethics*: [LOCAL GOVERNMENT CODE CHAPTER 43. MUNICIPAL ANNEXATION](#)
- Denton Development Code Section 1.5 - Nonconformities: [DENTON DEVELOPMENT CODE SECTION 1.5 - NONCONFORMITIES](#)

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
Julie Wyatt, AICP
Principal Planner