



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda

### Development Code Review Committee

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Monday, June 8, 2026

3:00 PM

Development Services Center

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After determining that a quorum is present, the Development Code Review Committee of the City of Denton, Texas will convene in a Regular Meeting on Monday, June 8, 2026, at 3:00 pm. in Training Rooms 3, 4, and 5, at the Development Service Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

#### 1. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

Citizens may complete one Request to Speak "Public Comment" card per night for the "Presentations from Members of the Public" portion of the meeting and submit it to City Staff. Presentations from Members of the Public time is reserved for citizen comments regarding item not listed on the agenda. No official action can be taken on these items. Presentation from Members of the Public is limited to five speakers per meeting with each speaker allowed a maximum of three (3) minutes.

#### 2. ITEMS FOR CONSIDERATION

- A. [DCRC26-038](#) Consider approval of the minutes of the May 11, 2026 Development Code Review Committee Regular Meeting

Attachments: [Exhibit 1 - May 11, 2026 DCRC Minutes](#)

- B. [DCRC26-040](#) Receive a report, hold a discussion, and give staff direction regarding a new land use category related to unmanned aerial vehicles ("drones").

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

[Exhibit 2 - Proposed Amendments](#)

[Exhibit 3 - Presentation](#)

- C. [DCRC26-041](#) Receive a report, hold a discussion, and give staff direction regarding revisions to existing, recreational-focused land uses and proposing a new land use category related to event venues.

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

[Exhibit 2 - Proposed Amendments](#)

[Exhibit 3 - Draft Presentation](#)

#### 3. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

- A. [DCRC26-039](#) Hold a discussion regarding the Development Code Review Committee Project Matrix.

Attachments: [DCRC Matrix](#)

#### 4. CONCLUDING ITEMS

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

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on June 2, 2026, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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OFFICE OF THE CITY SECRETARY

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

MINUTES  
DEVELOPMENT CODE REVIEW COMMITTEE  
May 11, 2026

After determining that a quorum is present, the Development Code Review Committee of the City of Denton, Texas will convene in a Regular Called Meeting on Monday, May 11, 2026, at 3:05pm. in Training Rooms 3, 4, and 5 at the Development Services Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

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

ABSENT: None

**REGULAR MEETING**

**1. PRESENTATIONS FROM MEMBERS OF THE PUBLIC**

Citizens may complete one Request to Speak "Public Comment" card per night for the presentations from Members of the Public" portion of the meeting and submit it to City Staff. Presentations from Members of the Public time is reserved for citizen comments regarding item not listed on the agenda. No official action can be taken on these items. Presentation from Members of the Public is limited to five speakers per meeting with each speaker allowed a maximum of three (3) minutes.

Danna Zoltner, 610 Emery, spoke on the Accessory Dwelling Unit (ADU) ordinance regarding an apartment built above a storage shed on 605 Emory. Ms. Zoltner requested the DCRC consider revising the architectural compatibility requirements relating to ADUs in the Denton Development Code.

**2. ITEMS FOR CONSIDERATION**

**A. DCRC26-034:** Consider approval of the minutes of the April 27, 2026 Development Code Review Committee Regular Meeting.

AYES (6): Chair Brian Beck, and Members: Vicki Byrd, Lisa Dyer, Eric Pruett, Clay Riggs and Suzi Rumohr

NAYS (0): None

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

**B. DCRC26-036:** Receive a report, hold a discussion, and give staff direction regarding a proposed new land use category related to unmanned aerial vehicles (“drones”).

Angie Manglaris, Assistant Planning Director, presented the item. Discussion followed.

The Committee generally provided consensus to move forward with the proposed new land use category related to unmanned aerial vehicles (“drones”) and requested staff bring the item back and provide additional information and clarification on the broader use of drones, their limitations, and definitions.

The Committee generally provided consensus in adding SUP in MD

The Committee provided consensus to add by right in HI and staff will check with the airport for clarification on stand-alone use in PF by add as accessory.

Chair Beck requested to specify minimum parking and to clarify how the 200ft minimum setback was reached would like staff to confirm if 300ft is a better limit for industry standards. Chair Beck asked for further research on drone delivery for home-based businesses. Member Dyer requested to investigate limiting the density of drones in use. Staff will provide a follow-up on setbacks, screening, home occupation, and number/density limit for delivery hubs.

**C. DCRC26-037:** Receive a report, hold a discussion, and give staff direction regarding revisions to existing, recreational-focused land uses and proposing a new land use category related to event venues.

Cameron Robertson, Historic Preservation Officer, and Matt Bodine, Assistant Planner, presented the item. Discussion followed.

The Committee provided consensus to move forward with staff’s recommendations for a new land use category related to event venues. Chair Beck provided direction to staff to bring back a more concrete example with proposed use table as well proposed changes to indoor and outdoor to further separate uses. Staff will research a possible tiered approach.

## **2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX**

**A. DCRC26-035:** Hold a discussion regarding the Development Code Review Committee Project Matrix.

Angie Manglaris, Assistant Planning Director, presented the item. Discussion followed.

The committee requested ADU's be added back to the matrix to address the public presentation. Chair Beck polled for priority in adding ADU's to the matrix and consensus was reached that this is not a high priority and will be discussed at a future meeting.

Member Pruett requested to have a discussion with the consultant for the parking study and is interested in how city-wide parking studies work in other cities. Charlie Rosendahl, Director of Development Services advised that the Committee should compile questions in advance of the discussion so staff can work with the consultant to provide responses.

### **3. CONCLUDING ITEMS**

With no further business, the Regular Meeting was adjourned at 5:01 p.m.

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Suzi Rumohr  
DCRC Vice-Chair

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Lindsey Grob  
Administrative Assistant

Minutes approved on: \_\_\_\_\_



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Kenneth Hedges

**DATE:** June 8, 2026

### **SUBJECT**

Receive a report, hold a discussion, and give staff direction regarding a new land use category related to unmanned aerial vehicles (“drones”).

### **BACKGROUND**

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

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 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 the Walmart located on Loop 288.
- In 2026, in partnership with Zipline, drone delivery service began at the Walmart located in 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.

An amendment to the DDC relating to drone delivery services is being brought forward because, 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 singular retailer.

As the use of drones for commercial and delivery purposes continues to increase in popularity, the establishment of a use specific to drones as well as use specific standards relating to the screening of associated equipment on site is necessary to ensure equal application of regulations across various users.

Given the complexity of the topic and the various limitations relating to the regulations of drones at the State and Federal level, this topic has been split into two discussions with the DCRC. At the April 27, 2026 DCRC meeting, staff introduced the topic, reviewed relevant legislation, and discussed how other cities have approached the use. Following discussion, staff sought consensus from the DCRC on creating the following land uses:

- Drone Delivery Hub (small) – as accessory uses to a primary use.
- Drone Delivery Hub (large)
- Drone Staging Area
- Unmanned Aerial Aircraft (“Drone”)
- Heliport/Vertiport

In relation to the above uses, staff also sought consensus on developing Use-Specific Standards relating to the following topics:

- On-site storage of equipment
- Approved staging areas on site
- Setbacks from sensitive uses (residential uses, schools, etc.)
- Maximum allowable area for Drone Delivery as an Accessory Use

At the May 11, 2026 DCRC meeting, staff presented proposed amendments to the DDC related to the above topics. The Committee provided general consensus to move forward with the proposed new land use categories and provided direction to staff to revise the proposed Table of Allowed Uses to include Drone Delivery by right in the Heavy Industrial and Public Facilities Zoning Districts and to consider allowing Drone Delivery with a Specific Use Permit in the Mixed-Use Downtown Core Zoning District. In addition, the Committee requested staff perform additional research relating to setbacks from sensitive land uses, screening requirements, home occupations and the use of drones, and the possibility of density limitations for Drone Delivery Services.

At the June 8, 2026 DCRC meeting, staff will present the requested information to the DCRC and seek feedback and consensus on revisions to the proposed amendments based on the information presented. The proposed amendments are intended to be incorporated into the comprehensive DDC amendment including the Table of Allowed Uses, Use Specific Standards, Definitions, and Residential Design Standards. Please note the presentation is still being refined and the final version will be shared at the June 8, 2026 meeting.

## **EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Proposed Amendments

Exhibit 3 – Draft Presentation

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Angie Manglaris, AICP

Assistant Planning Director



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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	
<b>Commercial Uses</b>																	
<b>Vehicles and Equipment</b>																	
Drone Delivery Service											S+	S+	S+	P	P		
<b>Accessory Uses</b>																	
Accessory Drone Delivery Service								S+		P+	P+	P+	P+	P+			
Helistop										P	P	P	P				

### 5.3.X Use Specific Standards

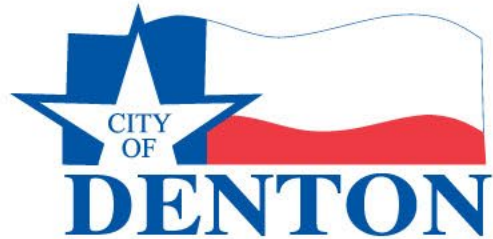
#### Drone Delivery Service

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 200 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.

# DCRC26-040 Drones

Angie Manglaris, AICP  
Assistant Planning Director  
6/08/2026



# Agenda

- Review proposed revisions to the Denton Development Code
- Present findings and additional research as requested by the DCRC
- Receive direction on potential additional amendments
- Next Steps

# Proposed Amendments: 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.

# Proposed Amendments: Definitions

- 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.

# Proposed Amendments: Definitions

- **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.

# Proposed Amendments: Table of Allowed Uses

Table 5.2-A: Table of Allowed Uses																	
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<b>Commercial Uses</b>																	
<b>Vehicles and Equipment</b>																	
Drone Delivery Service										S+	S+	S+	P+	P+	P+	P+	
<b>Accessory Uses</b>																	
Accessory Drone Delivery Service								S+	S+	P+	P+	P+	P+	P+			
Helistop										P	P	P	P			P	

# Proposed Amendments: Use Specific Standards

## 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.

# Proposed Amendments: Use Specific Standards

## Drone Delivery Service

### 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.

# Proposed Amendments: Use Specific Standards

## Drone Delivery Service

### 3. Drone Staging Areas:

- 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 **200 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.

# DCRC Requested Information

- Drone Delivery and Home-Based Businesses
- Setbacks from Sensitive Land-Uses
- Screening Requirements for Drone Delivery Services
- Density Limitations for Drone Delivery Services

# Drone Delivery and Home-Based Businesses

- *DDC 5.4.4C Home-Based Businesses* regulates home occupations in the City.
  - Prohibits external display (limited allowance in RR).
  - Outdoor storage/activities shall be screened from view from all adjacent properties and public ROW.
  - Must be use listed in Table 5.2-A OR operate as a No-Impact Home-Based Business defined in TLGC 229.902
    - Not visible from the street
    - Does not increase noise in the area
- All drone delivery services must be certified by FAA Part 135
- **Staff recommendation: no additional action need.**

# Setbacks to Sensitive Land Uses

- All drones with Part 135 Authorization have gone through a noise analysis.
- Noise impact is greatest at the point of take-off and landing.
- Noise impact assessment determines the maximum extent the proposed action could result in the average day-night sounds level of 65 decibels or greater.
- Day-night average sound level of 65 decibels for delivery hubs can extend up to 300'. (dependent on size of hub/number of drones/deliveries per day)

# Setbacks to Sensitive Land Uses

- Current proposal: Drone staging areas shall be setback at least 200 feet from any residential zoning district or residential use, pre-kindergarten, kindergarten or elementary, middle or high school.
- Possible revisions:
  - Implement 300' setback to sensitive land uses for all drone staging areas.
  - Create a tiered approach:
    - Maintain 200' setback for Drone Delivery Service, Accessory
    - Implement 300' setback for Drone Delivery Service (Primary)

# Screening Requirements

- DCRC expressed concern screening requirements could inadvertently increase noise generated by drone take-off/landing.
- Concern appears to be shared among other municipalities.
- Options include:
  - Maintain screening requirements as proposed: 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.
  - Revise to include only storage of equipment/materials, exempting the landing/take-off pads.
  - Remove requirement (not suggested).

# Density Limitations

- Considerations:
  - Relatively new use. Cities are gradually beginning to establish land use regulations related to the operation of drone delivery services.
  - Unmanned aircraft are heavily regulated at the Federal and State Level.
  - Density measures would be difficult to implement and monitor given the unique nature of the use.
  - The City has the ability to *adopt land use* policies related to drones and has zoning-related tools which could assist in limiting number of drone delivery services allowed.

# Density Limitations

- Options to regulate the number of possible Drone Delivery Services in the City could include:
  1. Remove Drone Delivery Service (primary use) as a potential land use.
  2. Remove Drone Delivery Service (primary use) as a potential land use and require an SUP in all Zoning Districts where accessory.
  3. Allow Drone Delivery Service as a primary use and require an SUP in all Zoning Districts.
  4. Require an SUP for all Drone Delivery Services (accessory and primary) in all Zoning Districts.

# Density Limitations: Option 1

Remove Drone Delivery Service (primary use) as a potential land use.

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<b>Commercial Uses</b>																	
<b>Vehicles and Equipment</b>																	
Drone Delivery Service	-	-	-	-	-	-	-	-	-	S+	S+	S+	P+	P+	-P+	P+	-
<b>Accessory Uses</b>																	
Accessory Drone Delivery Service								S+	S+	P+	P+	P+	P+	P+			



# Density Limitations: Option 2

Remove Drone Delivery Service (primary use) as a potential land use and require an SUP in all Zoning Districts where accessory.

Table 5.2-A: Table of Allowed Uses																	
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<b>Commercial Uses</b>																	
<b>Vehicles and Equipment</b>																	
Drone Delivery Service	-	-	-	-	-	-	-	-	-	S+	S+	S+	P+	P+	P+	P+	-
<b>Accessory Uses</b>																	
Accessory Drone Delivery Service								S+	S+	S+	S+	S+	S+	S+			



# Density Limitations: Option 3

Allow Drone Delivery Service as a primary use and require an SUP in all Zoning Districts.

Table 5.2-A: Table of Allowed Uses																	
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	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
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<b>Commercial Uses</b>																	
<b>Vehicles and Equipment</b>																	
Drone Delivery Service											S+	S+	S+	S+	S+	S+	S+
<b>Accessory Uses</b>																	
Accessory Drone Delivery Service								S+	S+	P+	P+	P+	P+	P+			

# Density Limitations: Option 4

Require an SUP for all Drone Delivery Services (accessory and primary) in all Zoning Districts.

Table 5.2-A: Table of Allowed Uses																	
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	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
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<b>Commercial Uses</b>																	
<b>Vehicles and Equipment</b>																	
Drone Delivery Service										S+	S+	S+	S+	S+	S+	S+	
<b>Accessory Uses</b>																	
Accessory Drone Delivery Service								S+	S+	S+	S+	S+	S+	S+			

# Next Steps

June 24<sup>th</sup> Work Session discussion with the Planning and Zoning Commission regarding comprehensive Denton Development Code updates, including the Table of Allowed Uses, Use Specific Standards, Definitions, and Residential Design Standards.



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Kenneth Hedges

**DATE:** June 8, 2026

### **SUBJECT**

Receive a report, hold a discussion, and give staff direction regarding revisions to existing, recreational-focused land uses and proposing a new land use category related to event venues.

### **BACKGROUND**

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

Staff has received applications for developments that call themselves “event venues” because they provide a gathering space for concerts, weddings, etc. Additionally, Staff has received inquiries from the public regarding existing businesses that are not classified as a recreational-focused land use but that would regularly hold events.

Applications for recreational types of land uses are typically classified as one of the two uses: Indoor Recreational Facility, or Outdoor Recreational Facility (see Exhibit 2 for definitions). However, not all applications can be neatly classified as one use or another due to several factors that create complications for staff’s decision-making. These factors and complications are as follows:

- The sale/production of alcohol on premises for proposed developments where zoning prohibits or requires a Specific Use Permit for the Bar, Tavern, or Lounge land use.
- The broad range of zoning districts, the Outdoor Recreational Facility land use is permitted in particularly when an application has outdoor elements (see Exhibit 3).
- Repetitiveness between the Parks, Playground, Open Space land use definition and the Outdoor Recreational Facility land use definition.
- Goals of the Design Downtown Plan and requirements for the Outdoor Recreational Facility land use in mixed-use zoning districts.

At the May 11, 2026 DCRC meeting, staff introduced the topic, presented existing regulations, and discussed new and revised land use definitions. The Committee provided general consensus to move forward with the proposed new land use category and provided direction to staff to provide current business examples that have been adjusted to fit within the DDC’s Outdoor Recreational Facility and the Indoor Recreational Facility land uses.

At the June 8, 2026 DCRC meeting, staff will present the requested information to the DCRC and seek feedback and consensus on the proposed amendments based on the information presented. The proposed amendments are intended to be incorporated into the comprehensive DDC amendment including the Table of Allowed Uses, Use Specific Standards, Definitions, and Residential Design Standards. Please note the presentation is still being refined and the final version will be shared at the June 8, 2026 meeting.

**EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Proposed Amendments

Exhibit 3 – Draft Presentation

Respectfully submitted:

Hayley Zagurski, AICP

Planning Director

Prepared by:

Cameron Robertson, AICP

Historic Preservation Officer

Matt Bodine

Assistant Planner

Working.Definition

**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. May not charge a fee for beverages that would constitute a Bar, Tavern, or Lounge. This definition does not include Religious Assemblies.

Updated.Use.Table

	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF
Commercial Uses																
Recreation and Entertainment																
Event Venue	P+							P+	P+	P+	P+	P+	P+	P+		

Use\_Specific.Standards

- 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.

Parking.Table

Use Type	Minimum Parking
Event Venue	1 space per 4 design occupancy-load of indoor assembly area

Edits.to.Other.Definitions

**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.

# New Event Venues Land Use and Existing Recreational Use

Cameron Robertson, AICP, Principal Planner

Matt Bodine, Assistant Planner

6/8/2026



# Agenda

- Review proposed revisions to the Denton Development Code
- Present examples as requested by the DCRC
- Receive direction on potential additional amendments
- Next Steps

# Proposed Amendments: Definitions

- *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. May not charge a fee for beverages that would constitute a Bar, Tavern, or Lounge. This definition does not include Religious Assemblies.

# Proposed Amendments: Definitions

- 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.**

# Proposed Amendments: 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	
<b>Commercial Uses</b>																	
<b>Recreation and Entertainment</b>																	
Event Venue	P+							P+	P+	P+	P+	P+	P+	P+			

# Proposed Amendments: Use Specific Standards

## 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.

# Proposed Amendments: Minimum Required Off-Street Parking

Table 7.9-I: Minimum Required Off-Street Parking	
DU = dwelling unit   sq ft = square feet   GFA = gross floor area	
Use Type	Minimum Parking Requirements
Commercial Uses	
Recreation and Entertainment	
Event Venue	1 space per 4 design occupancy-load of indoor assembly area

# Next Steps

June 24<sup>th</sup> Work Session discussion with the Planning and Zoning Commission regarding comprehensive Denton Development Code updates, including the Table of Allowed Uses, Use Specific Standards, Definitions, and Residential Design Standards.

**DCRC Matrix**

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

<b>Meeting Date</b>	<b>Topic</b>
08-Jun-26	Definitions/Table of Allowed Uses: Event Venues
22-Jun-26	Parking Study Overview

## Running Topic List

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

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