



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: February 23, 2026

SUBJECT

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

BACKGROUND

At the February 23, 2026, DCRC meeting, staff will introduce the Table of Allowed Uses, Use Specific Standards, and Definitions Sections of the Denton Development Code (DDC) topic, and discuss areas of the Code proposed to be refined as part of this amendment. The intent of this particular DDC amendment is to address specific concerns that have come to Staff's attention and which could be addressed by minor text amendments. This discussion is not intended to reevaluate existing Allowed Uses or Use-Specific Standards, but to provide for clarifying language and additions where necessary. Definitions and Use-Specific Standards related to larger topics will be considered individually at a later date. At the end of the discussion, Staff will seek direction from the Committee regarding any additional topics that may not have been included in Staff's presentation that the DCRC would like to explore.

As part of this topic, the following Definitions and/or Use-Specific Standards are planned to be updated:

- **Contractor Services:** Amendments proposed are related to establishing a new use for services typically provided by professionals not otherwise specified in the DDC (general contractor, electrical contractor, etc.).
- **Manufacturing Uses:** Amendments proposed are related to clarifying distinctions between various manufacturing uses already permitted, including Low-Impact, Medium-Impact- High-Impact, and Artisan Manufacturing.
- **Media Production Facility:** Amendments proposed are related to establishing Media Production Facilities as an allowable use.
- **Smoke Shop:** Amendments proposed are designed to provide clarification of the percentage of a retail store dedicated to Smoke Shop-related merchandise to be classified as this use.
- **Medical Office and Medical Clinic:** Amendments proposed are related to square footage allowance within the Use Specific Standards for various medical related uses.
- **Automotive Fuel Sales:** Amendments proposed are related to clarifying which items are typically accessory to Automotive Fuel Sales.
- **Research Lab:** Amendments proposed are to define and establish the land use Research Lab.
- **Automotive Repair, Minor:** Amendments proposed are related to clarifying window tinting is included within the definition for the use.

- Drones: Amendments proposed are related to clarifying drone delivery may be considered as an accessory use to retail and clarifying outdoor storage requirements for any equipment associated with the use.
- Shooting Range: Amendments propose are related to adding clarifying language to the Outdoor Recreation Definition that Shooting Ranges are not considered as part of this use.
- Event Venue: Amendments proposed are to define and establish the land use Event Venue.
- Use Specific Standards: Variety of minor updates related to various Use-Specific Standards.

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
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