



City of Denton

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

Meeting Agenda

Development Code Review Committee

Monday, May 11, 2026

3:00 PM

Development Service Center

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, May 11, 2026, at 3:00 p.m. 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. [DCRC26-034](#) Consider approval of the minutes of the April 27, 2026 Development Code Review Committee Regular Meeting.

Attachments: [Exhibit 1 - April 27, 2026 DCRC Minutes](#)

- B. [DCRC26-036](#) 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](#)

[Exhibit 2 - Proposed Amendments](#)

[Exhibit 3 - Draft Presentation](#)

- 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.

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

[Exhibit 2 - Existing Land Uses Definitions](#)

[Exhibit 3 - Table of Allowed Uses](#)

3. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

- A. [DCRC26-035](#) Hold a discussion regarding the Development Code Review Committee Project Matrix.

Attachments: [Exhibit 1 - 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 May 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.

MINUTES
DEVELOPMENT CODE REVIEW COMMITTEE
April 27, 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, April 27, 2026, at 3:06 p.m. 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, and Suzi Rumohr

ABSENT: Member Clay Riggs

REGULAR MEETING

1. ITEMS FOR CONSIDERATION

A. DCRC26-024: Consider approval of the minutes of the March 23, 2026 Development Code Review Committee Regular Meeting.

AYES (5): Chair Brian Beck, and Members: Vicki Byrd, Lisa Dyer, Eric Pruett, and Suzi Rumohr

NAYS (0): None

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

B. DCRC26-025: Consider approval of the minutes of the April 13, 2026 Development Code Review Committee Regular Meeting.

AYES (5): Chair Brian Beck, and Members: Vicki Byrd, Lisa Dyer, Eric Pruett, and Suzi Rumohr

NAYS (0): None

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

C. DCRC26-033: Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Manufactured Housing.

Ashley Eskedt, Associate Planner, presented the item.

The Committee inquired on the history of the current regulations, the differences between modular homes and manufactured homes and discussed how the proposed regulations could be made more permissible in the future.

The Committee provided consensus to move forward with staff's recommendations as presented and requested staff bring the item back and provide additional affordable options as part of a separate update in the future.

D. DCRC26-032: 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.

The Committee provided consensus to discuss setbacks in more detail at future meetings. Member Pruett suggested to investigate horizontal noise mitigation, avoiding impacting uses other than commercial drone use, and requested an overview of aerial logistics from recent meetings with the University of North Texas Center of Logistics.

The Committee generally provided consensus to move forward with creating the new definitions and assigning zoning to the uses presented. The Committee requested staff bring the item back and provide additional information and clarification on amendments needed to move forward.

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

A. DCRC26-026: Hold a discussion regarding the Development Code Review Committee Project Matrix.

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

Chair Beck has requested to add the public comment section to the agenda moving forward to all future meetings.

Member Dyer and Chair Beck requested to promote the Tree and Landscape Code Amendments Community Market tabling via City of Denton social media.

3. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 4:29 p.m.

Brian Beck
DCRC Chair

Vanessa Esparza
Administrative Assistant

Minutes approved on: _____



City of Denton

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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: May 11, 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 will present proposed amendments to the DDC related to the above topics. These proposed amendments are attached as Exhibit 2 and included in the Draft Presentation (Exhibit 3). Please note the presentation is still being refined and the final version will be shared at the May 11, 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	
Commercial Uses																	
Vehicles and Equipment																	
Drone Delivery Service											S+	S+	S+	P	P		
Accessory Uses																	
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.

DCRC26-036 Drones

Angie Manglaris, AICP
Assistant Planning Director
5/11/2026



Agenda

- Background Overview
- Review proposed revisions to the Denton Development Code, including the following sections:
 - Definitions
 - Table of Allowed Uses
 - Use Specific Standards
- Next Steps

Background: Unmanned Aerial Vehicles ("Drones")

- Commercial Drone delivery is becoming increasingly popular.
- The City has received inquiries regarding the **installation of drone equipment and infrastructure on-site** at various retailers.
- Additional inquiries regarding off-site drone delivery hubs have also been received.
- The DDC does not provide **for a clear or comparable use** to assist in the classification and regulation of drone delivery services.
 - Drones associated with primary Retail are treated as **Accessory Outdoor Storage / mechanical equipment**
 - Staff has reviewed at the building permit stage and required screening typical for mechanical equipment
 - **This does not provide a clear path for delivery hubs located independently from a singular retailer**
- 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**

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																	
P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply																	
	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
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Commercial Uses																	
Vehicles and Equipment																	
Drone Delivery Service											S+	S+	S+	P	P		
Accessory Uses																	
Accessory Drone Delivery Service								S+		P+	P+	P+	P+	P+			
Helistop										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.

Next Steps

Prepare for Planning and Zoning Commission and City Council.



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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: May 11, 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 will introduce the topic, present existing regulations, and discuss new and revised land use definitions. At subsequent DCRC meetings, staff will present proposed amendments to the DDC to establish a new land use and relevant site design standards, if applicable.

The presentation for this item is still in draft format and will be sent to the DCRC on Friday, May 8th.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Existing Land Uses Definitions

Exhibit 3 – Table of Allowed Uses

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:

Cameron Robertson, AICP

Historic Preservation Officer

Matt Bodine

Assistant Planner



City of Denton

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LIST OF LAND USE DEFINITIONS

Bar, Tavern, or Lounge: An eating and drinking establishment providing or dispensing by the drink for on-site consumption fermented malt beverages, and/or malt, special malt, vinous, or spirituous liquors, and in which the sale of food products is secondary. A bar, tavern, or lounge may include the provision of live entertainment and/or dancing; however, shall not include any adult entertainment. Accessory uses may include the manufacture of alcoholic beverages for on-site consumption and/or retail sales.

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, 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, parking, and maintenance facilities.

Outdoor Recreation Facility: Uses in this category provide 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.

Park, Playground, Open Space: Any parcel or area of land or water set aside, dedicated, designated, or reserved for public use or enjoyment or 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, and city-owned athletic complexes.

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.*

Meeting Date	Topic
11-May-26	Definitions/Table of Allowed Uses: Drones Event Venues
08-Jun-26	Definitions/Table of Allowed Uses: Event Venues 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	Food Trucks
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	