



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: March 23, 2026

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding a proposed new contractor services use.

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: Contractor Services.

The proposed Contractor Services use would encompass a number of types of services, not clearly classified elsewhere in the DDC, which are primarily offsite manual labor services, and which often need an indoor storage area for supplies and equipment. This land use may include accessory uses such as sales or service offices, outdoor storage, and display or showroom areas for services provided or products installed by the service provider. Common examples of this use would include plumbing and electrical contractors, pool and landscape maintenance services, and equipment repair businesses.

This use is being brought forward because, in the absence of the proposed use, contractor services have historically been classified in a variety of complicated and potentially inconsistent ways, such as “professional office with accessory indoor storage” or “office with accessory sales use” that do not fully capture the use or that may not capture key aspects and impacts of the use. Additionally, classifying contractor services businesses as a type of Office has the potential to permit these businesses by right in areas – where a typical professional Office use makes sense, but certain types of contractor service business – such as those with extensive company vehicle parking or non-traditional hours of operation -- do not make sense due to their potential impacts. This is particularly true in areas zoned Residential 7 (R7), which includes single-family residential neighborhoods, in which Office uses are generally appropriate, but in which many types of contractor services businesses would not be appropriate, due to their impacts. Adding the proposed Contractor Services use allows Staff to properly guide where these uses are permitted, assign appropriate use-specific standards, and reduces uncertainty in the use classification process.

At the March 9, 2026, DCRC meeting, Staff presented proposed amendments to DDC Subchapter 5: Use Regulations, DDC Subchapter 7 – Table 7.9: Minimum Required Off-Street Parking, and DDC Subchapter 9: Definitions to incorporate Contractor Services as an allowed use. Following discussion, DCRC discussed

and expressed overall support for the new Contractor Services use, but also gave Staff direction related to potentially expanding permitted zoning districts and further researching use-specific standards.

At the March 23, 2026, DCRC meeting, Staff will revisit the Contractor Services use, but with modified use-specific standards and additional zoning districts in which the use is allowed. Staff will seek consensus or additional direction from the Development Code Review Committee.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Proposed Redline Markups

Exhibit 3 – Draft Presentation

Respectfully submitted:
Hayley Zagurski, AICP
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Prepared by:
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