MINUTES
DEVELOPMENT CODE REVIEW COMMITEE
April 14, 2025

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 14, 2025, at 3:05p.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, Paul Meltzer, Eric Pruett, Lisa Dyer, and Clay Riggs

ABSENT:

REGULAR MEETING

1. ITEMS FOR CONSIDERATION

Chair Beck introduced new Member Dyer to the Committee. Member Dyer gave a brief introduction of herself and her experience.

A. DCRC25-079: Consider approval of minutes for March 24, 2025.

Member Riggs joined meeting at 3:06pm.

AYES (6): Chair Brian Beck, and Members: Vicki Byrd, Paul Meltzer, Eric Pruett, Lisa Dyer, and Clay Riggs
NAYS (0): None
ABSENT FOR VOTE (0):

Member Meltzer moved to approve the minutes as presented. Motion seconded by Member Riggs. Motion carried.

B. DCRC25-078: Receive a report, hold a discussion, and consider approval of amendments to the 2025 Development Code Review Committee meeting calendar.

Staff presented the item.

Question 1: Should the Committee continue with current adopted calendar, move to Mondays from 11:00am to 1:00pm, or move to Thursdays from 3:00pm to 5:00pm?

Direction: Member Byrd vocalized a preference for moving meetings to Monday at 11:00a.m. with the current adopted calendar as a second preference. Member Dyer said that Mondays at either time would be easiest. Member Riggs said the current calendar worked best for him and

Member Pruett preferred the current schedule. Consensus was reached to continue with meeting on Mondays from 3:00p.m. to 5:00p.m.

C. DCRC25-076: Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to public notification requirements.

Staff presented the item.

Question 1: What are the Committee's thoughts on the current process for Extra-Territorial Jurisdiction (ETJ) Notices?

Direction: Member Riggs and Byrd did not show an interest in noticing non-residents. Members Pruett and Meltzer were in favor of sending notices to individuals residing in the ETJ. Member Dyer suggested the use of City social media to spare mailing costs and indicated notices should be mailed to Denton residents and not those within the ETJ.

There was a consensus to place Code Amendments related to public hearing notices on hold with regards to pending State legislature and the impact it might have on this topic.

D. DCRC25-35c: Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Landscape Standards.

Question 2: Staff recommended edits to the Parking Lot Landscape Elements section of Table 7.E in the Denton Development Code to specify the point table element is applicate to parking spaces, rather than rows, and to be stated as, "Landscape median(s) of at least 8-feet wide running the length of 50% of all parking spaces and containing at least one large tree per 30 linear feet. -5points"

Direction: The Committee provided consensus in support of this change.

Question 3: Staff recommended the element "Each planted tree meets or exceeds four caliper inches at the time of planting. -5points" be edited to either remove the point item, lower the caliper size of the point item to 3 caliper inches, reduce the point count, or make no change.

Direction: Member Riggs was amenable to keeping the point count for the item at 5 points and lowering the caliper size to 3 inches but also believed it might be better to keep caliper size at 4 inches and lower point options. Member Meltzer and Chair Beck were against changing this item. Member Meltzer wanted to see a City-run experiment to observe different tree sizes at time of planting and their growth overtime to support the data presented. Chair Beck wanted to encourage growth success and native tree plantings. Members Byrd and Dyer agreed with Member Riggs that the element be changed to a lower point count to encourage more overall landscaping. Member Pruett believed lowering the points would not change much, and suggested alternatives that would create better products long term. Member Pruett agreed with lowering the point total but would like more information on what the points will

be allocated towards first. Chair Beck indicated more information was needed to understand staff's goals and how the recommendations made supported these goals. Chair Beck suggested continuing the item to allow staff time to research and bring forward additional items that support tree success and viability. Consensus was reached to continue the item to the next meeting.

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

A. DCRC25-080: Hold a discussion regarding the Development Code Review Committee Project Matrix.

Staff presented the Matrix and stated the landscape discussion will be continued at the next meeting. Tree Code and public engagement overview are tentatively scheduled for next meeting. In May the first revisions to the Tree Code will be presented and there will be a Health and Building Safety Code review and sustainability update. The parking study is still ongoing.

No comments from committee.

3. CONCLUDING ITEMS

Member Pruett requested the presentations be posted for public access.

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

X
Brian Beck
Chair

X Carly Blondin
Carly Blondin
Administrative Assistant

Minutes approved on: May 12, 2025