MINUTES
DEVELOPMENT CODE REVIEW COMMITEE
October 27, 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, October 27, 2025, at 3:05 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: Suzi Ruhmor, Eric Pruett, Lisa Dyer, and Clay Riggs

ABSENT: Member: Vicki Byrd

REGULAR MEETING

1. ITEMS FOR CONSIDERATION

A. DCRC25-154: Consider approval of minutes for October 13, 2025.

AYES (5): Chair Brian Beck, and Members: Suzi Ruhmor, Eric Pruett, Lisa Dyer, and Clay Riggs
NAYS (0): None
ABSENT FOR VOTE (0):

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

B. DCRC25-156: Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Accessory Dwelling Units.

Angie Manglaris, Assistant Planning Director, presented the item.

Consensus on discussions regarding Accessory Dwelling Unit height restrictions was no change needed from current code.

Consensus on discussions regarding parking requirements for Accessory Dwelling Units is to move forward with staff proposal: "...ADUs that remove a required parking space for the principal dwelling unit shall be required to replace the same number of spaces."

Consensus on allowable size of Accessory Dwelling Units was to move forward with staff proposal: "a. Measurements for both the ADU and the primary dwelling unit shall follow the specifications of Subsection 3.7.7. b. The square footage of the ADU may be a maximum of 800 square feet or 75 percent of the square footage of the principal dwelling unit, whichever is greater."

Further discussion is needed when deciding on the number of units allowed on lots containing duplexes and townhomes.

C. DCRC25-095e: Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Tree Preservation.

Staff presented the item.

No official direction was given at this time.

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

A. DCRC25-155: Hold a discussion regarding the Development Code Review Committee Project Matrix.

Angie Manglaris, Assistant Planning Director, presented the item.

Discussion followed.

3. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 5:06 p.m.

X
Brian Beck
Chair

X Carly Blondin
Carly Blondin
Administrative Assistant

Minutes approved on: November 17, 2025