MINUTES
DEVELOPMENT CODE REVIEW COMMITEE
November 17, 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, November 17, 2025, at 3:03 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, Suzi Ruhmor, Eric Pruett, Lisa Dyer, and Clay Riggs
ABSENT:

REGULAR MEETING

1. ITEMS FOR CONSIDERATION

A. DCRC25-159: Consider approval of minutes for October 27, 2025.

AYES (6): Chair Brian Beck, and Members: Vicki Byrd, 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. DCRC25-160: Receive a report, hold a discussion, and consider approval of the 2026 Development Code Review Committee meeting calendar.

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

Member Dyer moved to approve the calendar as presented. Motion seconded by Member Riggs. Motion carried.

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

There was consensus from the Committee to change the wording in the Alternative Tree Preservation section to call out 'heritage trees' rather than list specific species.

The Committee reached consensus for staff recommendation regarding Replacement Rates.

Chair Beck requested staff focus on systematic shifts to allow for better balance and flexibility within this process.

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

A. DCRC25-161: 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 4:36 p.m.

X
Brian Beck
Chair

X Carly Blondin
Carly Blondin
Administrative Assistant

Minutes approved on: December 8, 2025