MINUTES
DEVELOPMENT CODE REVIEW COMMITEE
December 8, 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, December 8, 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: Suzi Rumohr, Eric Pruett, Lisa Dyer, and Clay Riggs

ABSENT: Member Vicki Byrd

REGULAR MEETING

1. ITEMS FOR CONSIDERATION

A. DCRC25-164: Consider approval of minutes for November 17, 2025.

AYES (4): Chair Brian Beck, and Members: Suzi Rumohr, Eric Pruett, and Lisa Dyer
NAYS (0): None
ABSENT FOR VOTE (1): Member Clay Riggs

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

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

Staff presented the item.

Member Riggs joined the meeting at 3:09p.m.

Tree Replacement Rates – Preservation: Committee consensus was to move forward with Scenario 3 which increases the cost of removal, has the strongest incentivization for preservation, and includes a 65% increase in the removal owed.

Preservation Credits: Committee consensus was to move forward with Scenario 3 which covers 55% of standard mitigation, has a strong emphasis on heritage trees, and has the entire mitigation covered at 44% preservation.

C. DCRC25-162: Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to the building design of single-family homes and other residential use types.

Matt Bodine, Assistant Planner, presented the item.

Building Mass and Form – DDC 7.10.3E: Committee consensus was to move forward with staff recommendation of requiring 4 design features and adding the proposed 10 features to the list.

The rest of this presentation was tabled for the next meeting due to time constraints.

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

A. DCRC25-165: 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 4:56 p.m.

X
Brian Beck
Chair

X Carly Blondin
Carly Blondin
Administrative Assistant

Minutes approved on: January 12, 2026