MINUTES
DEVELOPMENT CODE REVIEW COMMITEE
January 12, 2026

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, January 12, 2026, at 3:02 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 Rumohr, Eric Pruett, Lisa Dyer, and Clay Riggs

ABSENT:

REGULAR MEETING

1. ITEMS FOR CONSIDERATION

A. DCRC25-168: Consider approval of minutes for December 8, 2025.

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

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

B. DCRC25-170: Receive a report, hold a discussion, and give staff direction regarding prioritizing future potential Denton Development Code amendments.

Angie Manglaris, Assistant Planning Director, presented the item.

Discussion occurred regarding the prioritization of topics to update amendments for moving forward.

There was consensus from the Committee to continue with the staff recommendation and include drainage as a priority topic.

C. DCRC25-162a: 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.

Committee provided confirmation of the consensus from previous meeting's discussion regarding required design features for single-family homes, requiring at least four of the seventeen items unless a larger design feature was provided. In cases featuring a prioritized design feature, three of seventeen design features shall be provided

There was not a consensus from the Committee for either option presented by staff regarding garage design.

There was a consensus among the Committee to allow offsets be two feet or less for garages.

The official direction is to revisit garage design later with updated options taking into consideration the Committee's concerns.

Consensus from the Committee was to stay with the current standards for the front-entry garage width on smaller lots.

Committee provided direction to look into prioritizing design standards which facilitated alley-loaded designs verses front-loaded designs for smaller residential lots.

The Committee provided consensus to move forward with staff recommendation to update the language regarding architectural variety while keeping the intent of the existing regulations.

The Committee provided consensus to accept the new standard regarding J-Swing garage designs.

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

This item was moved to a later meeting date due to time constraints.

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

A. DCRC25-169: Hold a discussion regarding the Development Code Review Committee Project Matrix.

Angie Manglaris, Assistant Planning Director, presented the item.

Discussion followed.

Member Pruett mentioned concern about the timeline of the Parking Study.

Charlie Rosendahl, Interim Director of Development Services, explained the two-year process and various discussions that prolonged the Parking Study and that it should be coming to Mobility Committee in March.

With no further business, the Regular Meeting was adjourned at 4:53 p.m.

X _____
Brian Beck
Chair

X Vanessa Esparza
Vanessa Esparza
Administrative Assistant

Minutes approved on: 2/9/2026