MINUTES
DEVELOPMENT CODE REVIEW COMMITEE
February 9, 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, February 9, 2026, 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: Lisa Dyer, Eric Pruett, Clay Riggs, and Suzi Rumohr

ABSENT: Member Vicki Byrd

REGULAR MEETING

1. ITEMS FOR CONSIDERATION

A. DCRC26-002: Elect a Chair and Vice-Chair to the Development Code Review Committee.

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

Member Beck moved to elect himself as Chair. Motion seconded by Member Pruett. Motion carried (5-0).

Member Beck moved to elect Member Rumohr as Vice-Chair. Motion seconded by Member Pruett. Motion carried (5-0).

B. DCRC26-003: Consider approval of the minutes of the January 12, 2026 Development Code Review Committee Regular Meeting.

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

Member Rumohr moved to approve the minutes as presented. Motion seconded by Member Pruett. Motion carried (5-0).

C. DCRC26-004: 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.

The Committee discussed front-facing garage design requirements and appropriate offsets from the front façade. The Committee indicated a preference for Option 1 as presented by staff, setting a maximum offset of five feet in front of the home, but expressed concerns regarding garage offsets between 0 and 2 feet.

The Committee provided consensus to accept Option 1 with the addition that for garages offset between 0 and 2 feet an additional architectural element shall be provided.

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

Bryce Van Arsdale, Assistant Planner, presented the item.

The Committee provided consensus in support of proposed height incentives for tree preservation. The Committee provided direction to staff to incorporate a reduction to the minimum ground floor height in Mixed-Use Neighborhood buildings and to explore parameters to prevent biasing this incentive towards larger developments.

The Committee provided consensus in support of proposed reduced setback incentives for tree preservation.

The Committee provided consensus in support of off-site tree preservation and credit incentives.

The Committee provided consensus in support of tree protection and credit incentives for protected trees within 10 feet of an adjacent property with an occupied residential use.

The Committee confirmed replacement rates for sites utilizing 20% preservation,

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

A. DCRC26-006: Hold a discussion regarding the Development Code Review Committee Project Matrix.

Angie Manglaris, Assistant Planning Director, presented the item.

Discussion followed. No action was taken.

3. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 4:46 p.m.

Brian Beck
DCRC Chair

Vanessa Esparza
Administrative Assistant

Minutes approved on: 2/23/2026