MINUTES
DEVELOPMENT CODE REVIEW COMMITEE
February 23, 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 23, 2026, 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, Lisa Dyer, Clay Riggs, Eric Pruett, and Suzi Rumohr

ABSENT: None

REGULAR MEETING

1. ITEMS FOR CONSIDERATION

A. DCRC26-009: Consider approval of the minutes of the February 9, 2026 Development Code Review Committee Regular Meeting.

AYES (5): Chair Brian Beck, and Members: Vicki Byrd, Suzi Rumohr, Eric Pruett, and Lisa Dyer
NAYS (0): None
ABSENT FOR VOTE (1): Riggs

Member Rumohr moved to approve the minutes as presented. Motion seconded by Member Pruett. Motion carried (5-0-1).

B. DCRC26-008: Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to the Table of Allowed Uses, Use Specific Standards, and Definitions Sections of the Denton Development Code.

Member Riggs joined at 3:07 p.m.

Angie Manglaris, Assistant Planning Director, presented the item.

The Committee discussed Staff's proposed timeline for reviewing these amendments. The Committee indicated a general interest in trying to ensure uses are not added to the Code without a clear rationale and express need and asked that Staff ensure these changes not unintentionally create nonconformities.

C. DCRC26-010: 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 an incentive for additional Upland Habitat preservation. Discussion occurred as to whether the incentive could be expanded to include the City's Wildlife Corridor Map.

The Committee provided consensus in support of an incentive related to building height.

The Committee provided consensus in support of an incentive related to invasive species removal.

The Committee provided consensus in support of an incentive related to protection of understory vegetation.

The Committee confirmed previously indicated consensus regarding proposed mitigation and preservation ratios.

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

A. DCRC26-010: Hold a discussion regarding the Development Code Review Committee Project Matrix.

Angie Manglaris, Assistant Planning Director, presented the item. Discussion followed.

The proposed Code amendments related to the Table of Allowed Uses, Use Specific Standards, and Definitions Sections of the Denton Development Code will be discussed again at the March 23, 2026, DCRC meeting.

Member Rumohr requested a previously provided Legal Status Report be shared with her.

3. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 4:25 p.m.

Brian Beck
DCRC Chair

Vanessa Esparza
Administrative Assistant

Minutes approved on: 3/9/2026