MINUTES
DEVELOPMENT CODE REVIEW COMMITEE
April 27, 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, April 27, 2026, at 3:06 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, Eric Pruett, and Suzi Rumohr

ABSENT: Member Clay Riggs

REGULAR MEETING

1. ITEMS FOR CONSIDERATION

A. DCRC26-024: Consider approval of the minutes of the March 23, 2026 Development Code Review Committee Regular Meeting.

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

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

B. DCRC26-025: Consider approval of the minutes of the April 13, 2026 Development Code Review Committee Regular Meeting.

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

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

C. DCRC26-033: Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Manufactured Housing.

Ashley Eskedt, Associate Planner, presented the item.

The Committee inquired on the history of the current regulations, the differences between modular homes and manufactured homes and discussed how the proposed regulations could be made more permissible in the future.

The Committee provided consensus to move forward with staff's recommendations as presented and requested staff bring the item back and provide additional affordable options as part of a separate update in the future.

D. DCRC26-032: Receive a report, hold a discussion, and give staff direction regarding a proposed new land use category related to unmanned aerial vehicles ("drones").

Angie Manglaris, Assistant Planning Director, presented the item.

The Committee provided consensus to discuss setbacks in more detail at future meetings. Member Pruett suggested to investigate horizontal noise mitigation, avoiding impacting uses other than commercial drone use, and requested an overview of aerial logistics from recent meetings with the University of North Texas Center of Logistics.

The Committee generally provided consensus to move forward with creating the new definitions and assigning zoning to the uses presented. The Committee requested staff bring the item back and provide additional information and clarification on amendments needed to move forward.

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

A. DCRC26-026: Hold a discussion regarding the Development Code Review Committee Project Matrix.

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

Chair Beck has requested to add the public comment section to the agenda moving forward to all future meetings.

Member Dyer and Chair Beck requested to promote the Tree and Landscape Code Amendments Community Market tabling via City of Denton social media.

3. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 4:29 p.m.

Brian Beck
DCRC Chair

Vanessa Esparza
Administrative Assistant

Minutes approved on: 5/11/2026