MINUTES
DEVELOPMENT CODE REVIEW COMMITEE
May 11, 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, May 11, 2026, at 3:05pm. 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, Clay Riggs, and Suzi Rumohr

ABSENT: None

REGULAR MEETING

1. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

Citizens may complete one Request to Speak "Public Comment" card per night for the presentations from Members of the Public" portion of the meeting and submit it to City Staff. Presentations from Members of the Public time is reserved for citizen comments regarding item not listed on the agenda. No official action can be taken on these items. Presentation from Members of the Public is limited to five speakers per meeting with each speaker allowed a maximum of three (3) minutes.

Danna Zoltner, 610 Emery, spoke on the Accessory Dwelling Unit (ADU) ordinance regarding an apartment built above a storage shed on 605 Emory. Ms. Zoltner requested the DCRC consider revising the architectural compatibility requirements relating to ADUs in the Denton Development Code.

2. ITEMS FOR CONSIDERATION

A. DCRC26-034: Consider approval of the minutes of the April 27, 2026 Development Code Review Committee Regular Meeting.

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

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

B. DCRC26-036: 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. Discussion followed.

The Committee generally provided consensus to move forward with the proposed new land use category related to unmanned aerial vehicles ("drones") and requested staff bring the item back and provide additional information and clarification on the broader use of drones, their limitations, and definitions.

The Committee generally provided consensus in adding SUP in MD

The Committee provided consensus to add by right in HI and staff will check with the airport for clarification on stand-alone use in PF by add as accessory.

Chair Beck requested to specify minimum parking and to clarify how the 200ft minimum setback was reached would like staff to confirm if 300ft is a better limit for industry standards. Chair Beck asked for further research on drone delivery for home-based businesses. Member Dyer requested to investigate limiting the density of drones in use. Staff will provide a follow-up on setbacks, screening, home occupation, and number/density limit for delivery hubs.

C. DCRC26-037: Receive a report, hold a discussion, and give staff direction regarding revisions to existing, recreational-focused land uses and proposing a new land use category related to event venues.

Cameron Robertson, Historic Preservation Officer, and Matt Bodine, Assistant Planner, presented the item. Discussion followed.

The Committee provided consensus to move forward with staff's recommendations for a new land use category related to event venues. Chair Beck provided direction to staff to bring back a more concrete example with proposed use table as well proposed changes to indoor and outdoor to further separate uses. Staff will research a possible tiered approach.

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

A. DCRC26-035: Hold a discussion regarding the Development Code Review Committee Project Matrix.

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

The committee requested ADU's be added back to the matrix to address the public presentation. Chair Beck polled for priority in adding ADU's to the matrix and consensus was reached that this is not a high priority and will be discussed at a future meeting.

Member Pruett requested to have a discussion with the consultant for the parking study and is interested in how city-wide parking studies work in other cities. Charlie Rosendahl, Director of Development Services advised that the Committee should compile questions in advance of the discussion so staff can work with the consultant to provide responses.

3. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 5:01 p.m.

Suzi Rumohr
Suzi Rumohr
DCRC Vice-Chair

Lindsey Grob
Administrative Assistant

Minutes approved on: 6/18/24