MINUTES
DEVELOPMENT CODE REVIEW COMMITEE
June 8, 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, June 8, 2026, at 3:15pm. 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: Vice-Chair Suzi Rumohr, and Members: Lisa Dyer, Eric Pruett, and Clay Riggs

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.

No public comment

2. ITEMS FOR CONSIDERATION

A. DCRC26-038: Consider approval of the minutes of the May 11, 2026 Development Code Review Committee Regular Meeting.

AYES (4): Vice-Chair Suzi Rumohr, and Members: Lisa Dyer, Eric Pruett, and Clay Riggs

NAYS (0): None

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

B. DCRC26-040: 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 provided consensus to move forward with updating the setback distance for drone staging areas to be 300ft from any residential zoning district rather than the current proposal of 200ft.

Member Pruett did not approve of the updated Density Limitation proposals and would like to change the General Office (GO) for Drone delivery services to S+ and Remove the Public Facilities (PF). Member Riggs agreed.

Member Pruett requested the GIS team work on developing a map that highlights zones with areas more than 300ft from residential zoning for the future discussion regarding accessory uses.

The Committee provided consensus to move forward with changing to SUP for GO and Drone Delivery Service.

Member Dyer advised that we should allow residents and nearby businesses to be able to speak on these proposals, specifically regarding Accessory Uses.

Member Rumohr was comfortable with moving forward as presented.

C. DCRC26-041: 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

Member Rumohr would rather Light Industrial be used for warehouses and by triggering a SUP above 25,000, they are discouraging them from using

Member Riggs requested staff to bring back more information on the restrictions for selling of alcohol at events. Members provided consensus on adjusting the event venue definition to be clearer on the allowance of alcohol purchases within an event venue to ensure a business can operate as intended.

The Committee provided consensus to move forward with looking into and changing the current proposed parking requirement of 1 space per 4. Member Riggs requested to know the drawbacks of removing completely. Staff advised that without the parking code, this will be up to director approval where a justification is needed. Member Riggs and Member Pruett agree that they want to create a parking proposal they can agree on as they do not want to leave it up to staff approval per event venue. Staff advised on parking proposals from other venues and will bring back small, medium, and large examples of the current parking proposal to look at and discuss further at future meetings.

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

3. CONCLUDING ITEMS

Member Rumohr requested to post the future dates for public presentations. Staff will get these posted.

With no further business, the Regular Meeting was adjourned at 4:40 p.m.

Suzi Rumohr
DCRC Vice-Chair

Lindsey Grob
Administrative Assistant

Minutes approved on: 6/22/26