



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda

Development Code Review Committee

Monday, February 9, 2026

3:00 PM

Development Services Center

After determining that a quorum is present, the Development Code Review Committee of the City of Denton, Texas will convene in a Regular Meeting on Monday, February 9, 2026, at 3:00 p.m. in Training Rooms 3, 4, and 5, at the Development Service Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

1. ITEMS FOR CONSIDERATION

- A. [DCRC26-002](#) Elect a Chair and Vice-Chair to the Development Code Review Committee.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

- B. [DCRC26-003](#) Consider approval of the minutes of the January 12, 2026 Development Code Review Committee Regular Meeting.

Attachments: [Exhibit 1 - January 12, 2026 DCRC Minutes](#)

- 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.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - DDC 7.10.3D-F Residential Building Design Standards](#)

[Exhibit 3 - 2021 Residential Design Determination](#)

[Exhibit 4 - Memo on Building Design Interpretation \(Landmark\)](#)

[Exhibit 5 - Memo on Building Design Interpretation \(Stella Hills\)](#)

[Exhibit 6 - Additional Design Features Guide](#)

[Exhibit 7 - Proposed Redline Markups \(DDC 3.7.3D; 7.10.3D-F, H\)](#)

[Exhibit 8 - Presentation](#)

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

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Proposed Redline Markups \(DDC 7.7.4.G and M- Minimum Preservation\)](#)

[Exhibit 3 - Draft Presentation](#)

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

- A. [DCRC26-006](#) Hold a discussion regarding the Development Code Review Committee Project Matrix.

Attachments: [Exhibit 1 - DCRC Matrix](#)

3. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Development Code Review Committee or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on February 3, 2026, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.