



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda

### Development Code Review Committee

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Monday, September 8, 2025

3:00 PM

Development Services Center

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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, September 8, 2025, 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. [DCRC25-145](#) Elect a Vice-Chair to the Development Code Review Committee.

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

- B. [DCRC25-119](#) Consider approval of minutes for July 14, 2025, and August 25, 2025.

Attachments: [July 14, 2025](#)  
[August 25, 2025](#)

- C. [DCRC25-118](#) Receive a report and hold a discussion regarding the City of Denton's Urban Forest Master Plan.

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

- D. [DCRC25-130](#) Receive a report and hold a discussion regarding ongoing updates to the Denton Development Code.

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

#### 2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

- A. [DCRC25-120](#) Hold a discussion regarding the Development Code Review Committee Project Matrix.

Attachments: [DCRC Matrix.pdf](#)

#### 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 August 28, 2025, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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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.



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## Legislation Text

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**File #:** DCRC25-145, **Version:** 1

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### AGENDA CAPTION

Elect a Vice-Chair to the Development Code Review Committee.



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** September 8, 2025

### **SUBJECT**

Elect a Vice-Chair to the Development Code Review Committee

### **BACKGROUND**

The Development Code Review Committee elects a vice-chairperson from its members annually. Since the vice-chairperson's term with the Development Code Review Committee recently ended, a new vice-chairperson will need to be elected from the Committee.

Per the Boards, Commissions and Council Committees Handbook:

### **Election of Officers**

Procedures for the election of officers for appointed boards are established to ensure consistency with the City Council's goals and policies in making board appointments. Except where otherwise provided by state law, federal law, City Charter, or City ordinances or resolutions, election of officers for City of Denton council-appointed boards will be as follows:

- The chair and vice-chair will be elected by voting board members.
- Election of officers shall be annually and occur in January or February. For those boards not meeting regularly, the election shall be held during the first board meeting of the calendar year. If, for any reason, the chair or vice-chair vacates their seat, a special election shall be held to fill the unexpired term. A temporary chair may be selected by the board pursuant to Roberts Rules of Order.
- The staff liaison, designated by the City Manager, shall serve as the official secretary to the board or commission to ensure records are maintained in accordance with requirements of the City Secretary's office.
- The City Council shall reserve the right, as deemed necessary in individual instances, to appoint the chair and vice-chair for any special issue or temporary advisory committees. If the City Council chooses not to make the appointment for chair and vice-chair, then the procedure outlined in this policy will apply.

According to Robert's Rules of Order, once a chairperson and vice-chairperson are elected, they will "take possession of [their] office immediately upon [their] election's becoming final."

### **EXHIBITS**

1. Agenda Information Sheet

Respectfully submitted:  
Hayley Zagurski, AICP  
Acting Planning Director

Prepared by:  
Angie Manglaris, AICP  
Development Review Manager



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## Legislation Text

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**File #:** DCRC25-119, **Version:** 1

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### **AGENDA CAPTION**

Consider approval of minutes for July 14, 2025, and August 25, 2025.

MINUTES  
DEVELOPMENT CODE REVIEW COMMITTEE  
July 14, 2025

After determining that a quorum is present, the Development Code Review Committee of the City of Denton, Texas convened in a Regular Called Meeting on Monday, July 14, 2025, at 3:01 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 were considered:

PRESENT: Chair Brian Beck, and Members: Vicki Byrd, Lisa Dyer, Clay Riggs, and Eric Pruett

ABSENT:

**REGULAR MEETING**

**1. ITEMS FOR CONSIDERATION**

**A. DCRC25-104:** Consider approval of minutes for June 23, 2025.

AYES (5): Chair Brian Beck, and Members: Vicki Byrd, Lisa Dyer, Clay Riggs, and Eric Pruett

NAYS (0): None

ABSENT FOR VOTE (0):

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

**2. CLOSED MEETING**

Development Code Review Committee convened into a Closed Meeting at 3:03 p.m.

**A. DCRC25-10:** Consultation with Attorneys – Under Texas Government Code Section 551.071.

Consult with the City's attorneys on tree preservation and Texas Local Government Code 212.905 where public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton under Texas Disciplinary Rule of Professional Conduct of the State Bar of Texas, or would jeopardize the City's legal position in any administrative or potential litigation.

The closed meeting started at 3:03 p.m. and ended at 4:20 p.m. No votes or actions were taken during the closed meeting.

### **3. ITEMS FOR CONSIDERATION – CONTINUED**

**A. DCRC25-0095B:** Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Tree Preservation.

Staff presented the item.

Discussion that followed focused on the existing and proposed definitions as it relates to the Tree Code.

### **4. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX**

**A. DCRC25-103:** Hold a discussion regarding the Development Code Review Committee Project Matrix.

Angie Manglaris, Development Review Manager, presented the item.

The Committee provided direction on various Matrix items including a request to keep track of the HABSCO Sustainability Update and receive a presentation on Sustainability and Tree Canopy Goals. Member Beck requested Stormwater Management be considered as a future Matrix item.

### **5. CONCLUDING ITEMS**

With no further business, the Regular Meeting was adjourned at \_\_\_\_\_ p.m.

X

Brian Beck  
Chair

X

Carly Blondin  
Administrative Assistant

Minutes approved on: \_\_\_\_\_



MINUTES  
DEVELOPMENT CODE REVIEW COMMITTEE  
August 25, 2025

Development Code Review Committee of the City of Denton, Texas convened in a Regular Called meeting on Monday, August 25, 2025, at 3:00 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:**

**ABSENT:** Chair Brian Beck, Vice-Chair Vicki Byrd, and Member Eric Pruett, Lisa Dyer, and Clay Riggs.

Attendees waited until 3:15 p.m. for remaining members to arrive.

A quorum failed to materialize, no action was taken, and the meeting was adjourned at 3:15 p.m.

X

Brian Beck  
Chair

X

Carly Blondin  
Administrative Assistant

Minutes approved on: \_\_\_\_\_



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## Legislation Text

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**File #:** DCRC25-118, **Version:** 1

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### **AGENDA CAPTION**

Receive a report and hold a discussion regarding the City of Denton's Urban Forest Master Plan.



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Parks and Recreation

**CM/DCM/ACM:** Christine Taylor Assistant City Manager

**DATE:** September 8, 2025

### **SUBJECT**

Receive a report and hold a discussion regarding the City of Denton's Urban Forest Master Plan, and a multiyear forecast explaining future planting efforts and the impact these plantings will have on the City's tree canopy.

### **BACKGROUND**

Staff will present on the tree canopy goal established in 2020 with the adoption of the City of Denton's Urban Forest Master plan (UFMP). Staff will also provide the most recent tree canopy data (2024), information on current City-managed planting efforts, their associated costs, and the future canopy impact the plantings will provide.

### **EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Presentation (to be distributed at the meeting)

Respectfully submitted:  
Haywood Morgan, Jr  
Urban Forester



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## Legislation Text

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**File #:** DCRC25-130, **Version:** 1

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### **AGENDA CAPTION**

Receive a report and hold a discussion regarding ongoing updates to the Denton Development Code.



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** September 8, 2025

### **SUBJECT**

Receive a report and hold a discussion regarding ongoing updates to the Denton Development Code.

### **BACKGROUND**

The purpose of this item is to provide a brief update regarding ongoing updates to the Denton Development Code, including amendments to the existing Townhome and Accessory Dwelling Unit (ADU) regulations, as well as updates necessary as a result of the 89<sup>th</sup> State Legislative Session.

Community Meetings for Townhome and ADU amendments were held on August 21<sup>st</sup>, 22<sup>nd</sup>, and 28<sup>th</sup>. Following public feedback, staff anticipates bringing these amendments forward to the Planning and Zoning Commission and City Council in early Fall 2025.

Staff is also reviewing and working on proposed amendments to the Denton Development Code as a result of the 89<sup>th</sup> Legislative Session. Specifically, staff is assessing changes needed to address home occupations, food trucks, public notifications, and regulations surrounding unrelated persons. These amendments will be considered as part of a comprehensive update and are anticipated to be completed by the end of the calendar year.

### **EXHIBITS**

1. Agenda Information Sheet

Respectfully submitted:  
Hayley Zagurski, AICP  
Acting Planning Director

Prepared by:  
Angie Manglaris, AICP  
Development Review Manager



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## Legislation Text

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**File #:** DCRC25-120, **Version:** 1

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### **AGENDA CAPTION**

Hold a discussion regarding the Development Code Review Committee Project Matrix.

DCRC Matrix	
<p><i>*The below is an estimated timeline to discuss the DCRC's top priorities.            Dates subject to change based upon the amount of time it takes to            discuss each topic.</i></p>	
Meeting Date	Topic
8-Sep-25	Sustainability/Urban Forest Master Plan ADU Update
22-Sep-25	Tree Code Continued
13-Oct-25	Tree Code Continued

## Running Topic List

*\*The following includes a list of running topics the DCRC has identified as items for discussion as well as a list of topics staff is monitoring and may require DCRC review.*

Running DCRC Priorities	Topics Being Monitored
Access and Circulation	Food Trucks
Affordable and Missing Middle Housing	Public Notification*
Definitions	
Land Disturbance and ESAs	
Land-use and Land-preservation	
Low-intensity Neighborhood Commercial (ACUs)	
Site and Building Design	
Subdivision Design Improvements	
Table of Allowed Uses and Use-Specific Standards	

\*An overview of this item was provided at the April 14, 2025 DCRC Meeting. The item was placed on hold until the conclusion of the 89th Texas Legislative Session. Staff is assessing possible DDC amendments needed given changes in State Law.