



City of Denton

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

Meeting Agenda

Development Code Review Committee

Monday, August 10, 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, August 10, 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. [DCRC26-053](#) Elect a Chair and Vice-Chair to the Development Code Review Committee.

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

- B. [DCRC26-064](#) Consider approval of the minutes of the June 22, 2026 Development Code Review Committee Regular Meeting.

Attachments: [June 22, 2026 DCRC Minutes](#)

- C. [DCRC26-063](#) Receive a report, hold a discussion, and give staff direction regarding prioritizing future potential Denton Development Code amendments.

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

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 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.



City of Denton

City Hall
215 E. McKinney Street
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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: August 10, 2026

SUBJECT

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

BACKGROUND

The Development Code Review Committee elects a chairperson and vice-chairperson from its members annually.

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." As such, the present chairperson and vice-chairperson will vacate their roles at that time, and the newly elected chairperson and vice-chairperson will continue the Development Code Review Committee meeting.

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared By:
Angie Manglaris, AICP
Assistant Planning Director

MINUTES
DEVELOPMENT CODE REVIEW COMMITTEE
June 22, 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 22, 2026, at 3:21pm. 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.

Lauren Penn, 2308 Georgetown Dr. spoke on the parking study and would like to see the minimum parking spaces lowered so businesses can have the flexibility to remove parking spaces.

Liam Gaume-Wakefield, 411 Ponder Ave spoke on the parking study and would like to see the parking minimum changed.

2. ITEMS FOR CONSIDERATION

A. DCRC26-044: Consider approval of the minutes of the June 8, 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 Pruett moved to approve the minutes as presented. Motion seconded by Member Riggs. Motion carried.

B. DCRC26-043: 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, presented the item. Discussion Followed

The Committee provided consensus to move forward with the event venue definitions as presented.

The Committee provided consensus on moving forward with the 1 parking space for every 4 people or 1 parking space for every 250 GFA and allowing businesses to have flexibility in choosing if they would like to add or subtract spaces based on their venues needs.

C. DCRC26-046: Receive a report and discuss the Citywide Parking Study to introduce and share the information on different elements of the study, findings, and recommendations.

Farhan Butt, Director of Transportation, presented the item. Discussion Followed

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

With no further business, the Regular Meeting was adjourned at 4:59 p.m.

 DCRC Chair

Lindsey Grob
Administrative Assistant

Minutes approved on: _____



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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: August 10, 2026

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding prioritizing future potential Denton Development Code amendments.

BACKGROUND

On January 12, 2026, staff presented a proposed list of priority topics for the Development Code Review Committee (DCRC) to work through as part of their 2026 work program. The proposed work program included previously identified topics on the DCRC's list of priorities from 2023 and incorporated new priorities that had arisen in 2024-2025 and needed to be addressed. Topics which the DCRC agreed were a priority were placed on the DCRC's Matrix as items the Committee identified as future discussion items, which included the items listed below. Please note that this list has been updated and reorganized to denote which items have been completed or where additional feedback has been provided by the Committee since January.

Topics Not Yet Completed from the January 2026 List:

- **Access and Circulation:** This topic was introduced to DCRC in 2023. Proposed areas for discussion as part of this topic are related to compliance with specifications, developer responsibility for access and circulation improvements, access to Collector and Arterial roadways, and public transit. The following is a summary of the Committee's feedback from the October 23, 2023, meeting:
 - At the October 23, 2023, meeting, staff gave a brief overview of the access topics and proposed amendments to Denton Development Code (DDC) Subchapter 7.8 Access and Circulation. The purpose was to introduce the access topics and reserve a detailed discussion for future DCRC meetings.
 - The Committee provided the following feedback and direction for a more detailed discussion of the topic:
 - Request to include the definition of a "perimeter street" to the DDC;
 - Request for examples of direct residential street connections to arterial streets and how this impacts traffic;
 - Request for clarification regarding ADA compliance, regulation of barrier-free ramps in development review, and coordination with Capital Projects to improve pedestrian connectivity;
 - General understanding that the DDC should include minimum threshold to exempt smaller projects from Pedestrian TIA requirement;
 - Request for the City to create a method to collect and organize approved TIAs into a database;

- Clarification of the proposed amendments to Public Transit and how implementation of DCTA standards will affect development review;
 - Request to discuss language related to street connectivity between subdivisions, including a discussion related to stub-outs to vacant land, block lengths, perimeter block lengths and cul-de-sac requirements;
 - Request to discuss the minimum required bicycle and pedestrian infrastructure within residential streets; and
 - Request to expand amendments to include subdivision regulations regarding block lengths in Subchapter 8.
- **Accessory Dwelling Units:** This item was completed at the January 13, 2026 City Council meeting; however, the DCRC has requested an additional discussion item based on recent resident concerns regarding the topic.
 - **Affordable and Missing Middle Housing:** Updates to the City's ADU and townhome regulations adopted at the January 13, 2026 City Council meeting contribute to this; however as part of the FY26 Planning division work program, staff will be evaluating and identifying infill development incentives which could include supporting infill housing, as well as regulatory provisions that may be barriers to development.
 - **Detention Ponds/Basins:** At the January 12, 2026 meeting, the DCRC indicated they would like to include detention ponds and basins on their work program. Specifically, the DCRC was interested in a broader discussion on maintenance of detention facilities, vegetation management plans, and drainage inflows/outflows overtime.
 - **Land Disturbance and ESAs:** related to applicability, general regulations, compliance requirements, ESAs, Alternative ESA Plan.
 - **Land-use and Land-preservation:** related to coming into compliance with the latest Comprehensive Plan objectives, such as the Preferred Pattern of Preservation and Wildlife Corridors, and including updates to 'transfer of development right, TDR', 'conservation easement', and 'green rights-of-way' amendments".
 - **Low-intensity Neighborhood Commercial:** related to ACUs (Accessory Commercial Units), expand allowable uses along collector streets/intersections, or other ways to allow low-intensity (daytime, low vehicle usage) commercial uses within neighborhoods. Encouraging economic diversity and opportunity through ACUs while minimizing any adverse impacts on surrounding properties and the community.
 - **Parking Minimum Ratios:** related to removal of parking minimum ratios following recent Code amendments. Parking requirements were introduced to the DCRC in 2023. Additional discussion surrounding parking is pending the completion of the City-wide Parking Study, and City Council direction regarding next steps.
 - **Subdivision Design Improvements:** related to shorter block lengths, link-to-node ratio, bike/pedestrian cut-throughs, broaden the stub-out requirement along abutting property beyond just 'vacant land', or other staff ideas to improve connectivity. Amend open space lot requirements to maximize resident use, preserve adaptability, and minimize externalities like increasing speeding due to wide visual road design.
 - **Nonconforming Rights, Platting, and Other Procedural Updates:** (PROPOSED NEW TOPIC) Staff has identified elements of Subchapters 1 and 2 of the DDC that need to be updated to better align the City's nonconforming rights regulations and determination processes with state law, potentially adopt platting procedural updates authorized in the 2023 Legislative Session, and update various other application types and their associated criteria for approval.

Topics Completed from the January 2026 List:

- **Definitions:** related to adding and clarifying definitions not associated with any other Code amendments. This topic has been discussed and will be considered by City Council as part of a comprehensive update to the DDC in September 2026.

- **Landscaping, Screening, Buffering and Fences:** This item has been discussed with the DCRC and will be brought forward to Planning and Zoning Commission and City Council in tandem with Tree Code amendments.
- **Public Notification:** (COMPLETED)
- **Site and Building Design:** related to garages and building mass and form. This topic has been discussed and will be considered by City Council as part of a comprehensive update to the DDC in September 2026.
- **Table of Allowed Uses and Use-Specific Standards:** related to adding new uses, amending where existing uses are allowed either by right or by SUP, and adding and amending Use-Specific Standards. This topic has been discussed and will be considered by City Council as part of a comprehensive update to the DDC in September 2026.
- **Tree and Landscaping Requirements:** This item has been discussed with the DCRC and will be brought forward to Planning and Zoning Commission and City Council in tandem with Landscape Code amendments.

During the meeting on August 10, 2026, staff will seek guidance and feedback the Committee regarding prioritization of topics, if any additional topics need to be added, and seek consensus on how to move forward.

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Angie Manglaris, AICP
Assistant Planning Director