

MINUTES  
DEVELOPMENT CODE REVIEW COMMITTEE  
December 8, 2025

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, December 8, 2025, at 3:03 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: Chair Brian Beck, and Members: Suzi Rumohr, Eric Pruett, Lisa Dyer, and Clay Riggs

ABSENT: Member Vicki Byrd

**REGULAR MEETING**

**1. ITEMS FOR CONSIDERATION**

**A. DCRC25-164:** Consider approval of minutes for November 17, 2025.

AYES (4): Chair Brian Beck, and Members: Suzi Rumohr, Eric Pruett, and Lisa Dyer

NAYS (0): None

ABSENT FOR VOTE (1): Member Clay Riggs

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

**B. DCRC25-095g:** Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Tree Preservation.

Staff presented the item.

Member Riggs joined the meeting at 3:09p.m.

Tree Replacement Rates – Preservation: Committee consensus was to move forward with Scenario 3 which increases the cost of removal, has the strongest incentivization for preservation, and includes a 65% increase in the removal owed.

Preservation Credits: Committee consensus was to move forward with Scenario 3 which covers 55% of standard mitigation, has a strong emphasis on heritage trees, and has the entire mitigation covered at 44% preservation.

**C. DCRC25-162:** 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.

Matt Bodine, Assistant Planner, presented the item.

Building Mass and Form – DDC 7.10.3E: Committee consensus was to move forward with staff recommendation of requiring 4 design features and adding the proposed 10 features to the list.

The rest of this presentation was tabled for the next meeting due to time constraints.

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

**A. DCRC25-165:** 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 4:56 p.m.

X

Brian Beck  
Chair

X

Carly Blondin  
Administrative Assistant

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