



City of Denton

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

Meeting Agenda

Development Code Review Committee

Monday, December 8, 2025

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, December 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. [DCRC25-164](#) Consider approval of minutes for November 17, 2025.

Attachments: [November 17, 2025](#)

- B. [DCRC25-095](#) 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 - Draft Presentation](#)

- 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.

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 - Draft Presentation](#)

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

- A. [DCRC25-165](#) Hold a discussion regarding the Development Code Review Committee Project Matrix.

Attachments: [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 December 2, 2025, 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.

MINUTES
DEVELOPMENT CODE REVIEW COMMITTEE
November 17, 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, November 17, 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: Vicki Byrd, Suzi Ruhmor, Eric Pruett, Lisa Dyer, and Clay Riggs

ABSENT:

REGULAR MEETING

1. ITEMS FOR CONSIDERATION

A. DCRC25-159: Consider approval of minutes for October 27, 2025.

AYES (6): Chair Brian Beck, and Members: Vicki Byrd, Suzi Ruhmor, Eric Pruett, Lisa Dyer, and Clay Riggs

NAYS (0): None

ABSENT FOR VOTE (0):

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

B. DCRC25-160: Receive a report, hold a discussion, and consider approval of the 2026 Development Code Review Committee meeting calendar.

AYES (6): Chair Brian Beck, and Members: Vicki Byrd, Suzi Ruhmor, Eric Pruett, Lisa Dyer, and Clay Riggs

NAYS (0): None

ABSENT FOR VOTE (0):

Member Dyer moved to approve the calendar as presented. Motion seconded by Member Riggs. Motion carried.

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

There was consensus from the Committee to change the wording in the Alternative Tree Preservation section to call out 'heritage trees' rather than list specific species.

The Committee reached consensus for staff recommendation regarding Replacement Rates.

Chair Beck requested staff focus on systematic shifts to allow for better balance and flexibility within this process.

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

A. DCRC25-161: 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 4:36 p.m.

X

Brian Beck
Chair

X

Carly Blondin
Administrative Assistant

Minutes approved on: _____



City of Denton

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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: December 8, 2025

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Tree Preservation.

BACKGROUND

In late 2024, City Council prioritized a review of the Tree Preservation Code, and on December 9, 2024, the Development Code Review Committee (DCRC) held a discussion regarding prioritizing future potential Denton Development Code (DDC) amendment topics and similarly provided direction to staff regarding the prioritization of amendments to the DDC related to Tree Code. Staff has been tasked with assessing the current DDC Tree Code standards and presenting amendments to the DDC where appropriate.

The proposed amendments Staff has identified relate to industry best practices, improving clarity, and simplification of implementation of regulations for applicable development. Examples of sections that Staff is proposing to amend for clarifications include Tree Protection Requirements During Construction, Minimum Preservation Requirements, and Tree Replacement.

At the May 12, 2025, DCRC meeting, Staff introduced the current Tree Preservation Code regulations in DDC Subsection 7.7.4 and provided an overview of current standards. The discussion included an array of topics including but not limited to tree removal requirements, mitigation and replacement requirements, and City canopy goals.

At the June 23, 2025, DCRC meeting, Staff presented background on the City of Denton's Tree Code ordinance and how it relates to various provisions in the Texas Local Government Code, including discussions on vesting and state law relating to a city's authority to regulate tree preservation. A portion of the discussion regarding state law was held in a Closed Session meeting. The discussion on TLGC 212.905 was continued in closed session along with an overview of takings law at the July 14, 2025 DCRC Meeting.

Also at the July 14, 2025 DCRC meeting, Staff began the discussion of proposed Tree Code amendments; specifically, amendments to Subsection 9.2: Definitions. Following an overview of the proposed amendments, Staff requested consensus and opened the floor for additional feedback from the Committee regarding the proposed edits to the DDC.

At the September 22, 2025 DCRC meeting, Staff continued discussion of proposed amendments to the Tree Code, and revisited Subsection 9.2: Definitions, taking into consideration feedback gathered from the Committee at the July 14, 2025 meeting. Following the presentation of the proposed amendments, Staff

presented proposed amendments to Subsection 7.7.4.A and B: Purpose and Intent and Applicability and Exemptions.

At the October 13, 2025 DCRC meeting, Staff presented proposed amendments to Subsections 7.7.4.C through E. Specifically, these amendments addressed tree removal permits, tree protection during construction, and tree preservation plans.

At the October 27, 2025 DCRC meeting, Staff provided an overview of the Tree Preservation Plan (TPP) review process. This demonstration included a brief overview of a TPP and the associated Tree Inventory Excel file, as well as a brief overview of common issues that are found on TPP's. This presentation demonstrated how a TPP evolves over the course of a project.

At the November 17, 2025 DCRC meeting, staff presented amendments to Subsections 7.7.4.F and 7.7.4.G, Alternative TPP's and Minimum Preservation Requirements. Following this discussion, Staff requested feedback from the Committee regarding proposed replacement rates, reaching a consensus in agreement with Staff's recommendation. In addition, the Committee asked staff to research methods which could be codified to provide flexibility for infill and encumbered sites without requiring Director or City Council approval.

At the December 8, 2025 DCRC meeting, Staff will present results from testing related to the guidance previously provided by the Committee regarding replacement rates. Following this discussion, Staff will request feedback from the Committee regarding higher mitigation replacement rates and tree preservation credits.

A draft of Staff's presentation is provided as Exhibit 2. Please note that the material may be difficult to follow without staff's presentation. The presentation is still being refined, and a finalized version will be shared at the meeting.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Draft Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Bryce VanArsdale
Assistant Planner

DCRC25-0095g Tree Code Definitions

Bryce Van Arsdale
Assistant Planner

December 8, 2025



****DISCLAIMER****

- The following slides contain discussion and examples that may be hard to follow without staff presentation
- Presentation and slides will be finalized prior to the 12/8/2025 DCRC meeting

Replacement Rates and Preservation credits

- With this round of updates 50/40% reduction has been removed
- Staff is seeking **confirmation** on the following item:
 - Replacement rates for 30% preservation

**Tree Mitigation Worksheet
(30% Preservation - Residential)**

	dbh
Total (Healthy) dbh	0
Total (Healthy) Non-Protected dbh	0
Dead Tree dbh	0
Total (Healthy) Heritage/Quality dbh	0
Required Preservation (30%)	0
Provided Heritage/Quality Preservation dbh:	0
Required Preservation dbh Achieved?	Yes

Protected Trees Removed			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	0	2.5:1	0
Quality	0	2:1	0
<i>Subtotal</i>			0
	Trees Removed	Replacement Ratio	Calculated DBH
Secondary	0	4":1 tree	0
Total			0
Preliminary Mitigation dbh	50% Reduction		0

Trees Preserved			
Type	dbh Preserved		Preservation Credit
Landmark	0	4:1	0
Heritage	0	3:1	0
Quality	0	2:1	0
Secondary*	0	0.5:1*	0
Add'l Cluster Credit	0	1.15:1	0
Total	0		0
Mitigation dbh			0

Protected Trees Removed

Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage Total	210		525
Type A: 6-12"	70	2:1	140
Type B: 13-24"	70	2.5:1	175
Type C: 25+"	70	3:1	210
Quality Total	210		367.5
Type A: 6-12"	70	1.5:1	105
Type B: 13-24"	70	1.75:1	122.5
Type C: 25+"	70	2:1	140
<i>Subtotal</i>			892.5
	Trees Removed	Replacement Ratio	Calculated DBH
Secondary	0	4":1 tree	0
Total			892.5

Staff Recommendation Analysis

Sample Sites

- 12 sites
 - All 2025 standard mitigation projects + 2 from past years
- Range between 31 and 13,121 inches on site
 - Median: 342 inches
- All site data compared with the 40% reduction

Findings

- Average % increase in mitigation: ~51%
 - Median: ~55%
 - Range: ~-6% to ~78%
- Generally: sites with more heritage removed saw the largest change

Discussion



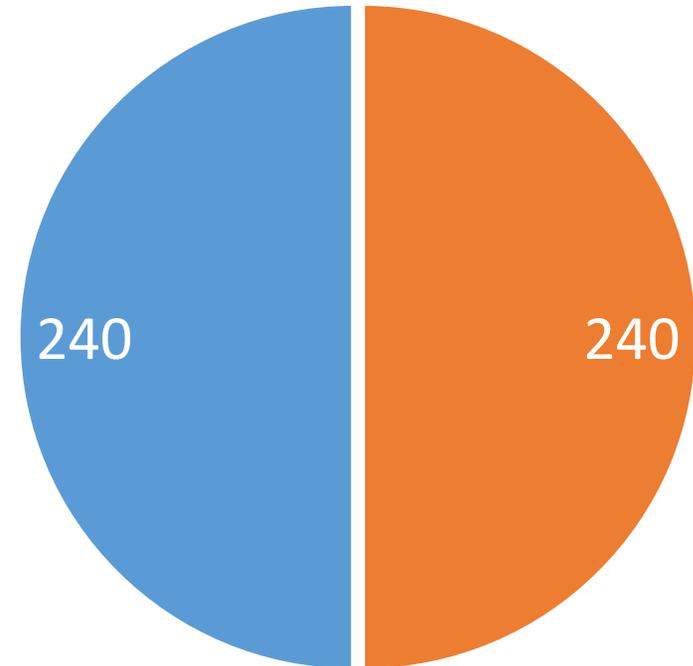
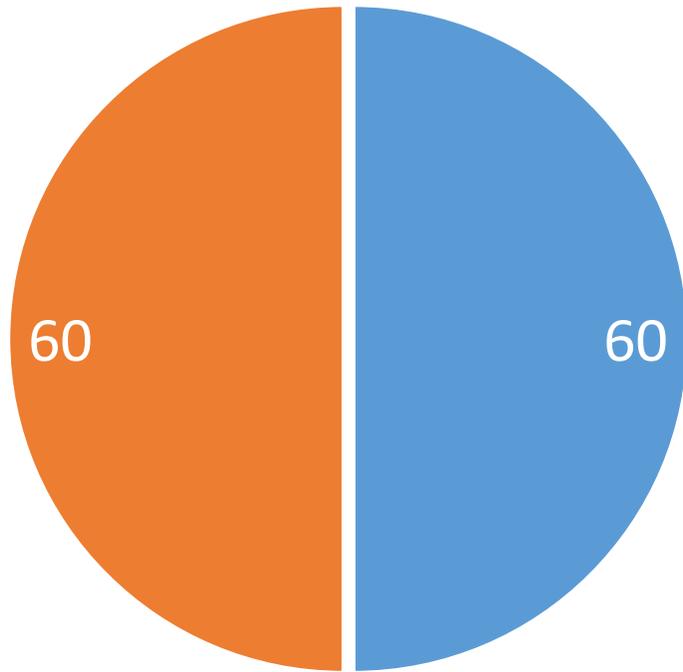
Replacement Rates

- With this round of updates 50/40% reduction has been removed
- Staff is seeking direction on the following items:
 - Replacement rates for **20%** preservation

Example Site: 600 Inches

Preservation: 120 Inches

Removal: 480 inches



20% Preservation

- How often is it taken
- Replacement rate increase of ~48 inches in example site
- Higher mitigation only for the 10% difference in removal
- Removal of categories
- No ability to classify “fair”
- % increase compared to std mtgn

Current DDC

Requires Higher Mitigation (Max 10%)	60		
Required Preservation dbh Achieved?	Yes		
Higher Mitigation			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	30.00	2.75:1	82.50
Quality	30.00	2.25:1	67.50
<i>Subtotal</i>	60		150.00
Higher Mitigation Total dbh achieved?			Yes
Protected Trees Removed			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	210.00	2.5:1	525.00
Quality	210.00	2:1	420.00
<i>Subtotal</i>			945.00
	Trees Removed	Replacement Ratio	Calculated DBH
Secondary	0	4":1 tree	0.00
Total			1095.00
Preliminary Mitigation dbh	40% Reduction		657.00

- 40% reduction has been removed
- Slight emphasis on heritage trees
- Higher mitigation only applicable to additional 10% of removal



Scenario 1

Higher Mitigation			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	240.00	3:1	720.00
Quality	240.00	2:1	480.00
<i>Subtotal</i>	480		1200.00
Protected Trees Removed			
Secondary	0	4":1 tree	0.00
<i>Total</i>			1200.00

- Higher mitigation rates equal to highest categorical rates
- Emphasis on heritage trees
- Higher mitigation applicable to all removed trees
- ~18% increase over standard preservation

Scenario 2

Higher Mitigation			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	240.00	3.5:1	840.00
Quality	240.00	2.5:1	600.00
<i>Subtotal</i>	480		1440.00
Protected Trees Removed			
Secondary	0	4":1 tree	0.00
<i>Total</i>			1440.00

- Emphasis on heritage trees
- Higher mitigation applicable to all removed trees
- ~41% increase over standard preservation

Scenario 3

Higher Mitigation			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	240.00	4:1	960.00
Quality	240.00	3:1	720.00
<i>Subtotal</i>	480		1680.00
Protected Trees Removed			
Secondary	0	4":1 tree	0.00
<i>Total</i>			1680.00

- Emphasis on heritage trees
- Higher mitigation applicable to all removed trees
- ~65% increase over standard preservation

Tree Replacement Rates- 20% Preservation

Scenario 1

- + Replacement rates equal to highest standard rates
- Lowest incentivization for preservation
- + ~18% increase in overall removal owed

Scenario 2

- + Most comfortable for development community
- + Incentivizes preservation
- + ~41% change in removal owed

Scenario 3

- + Increase cost of removal
- + Strongest incentivization for preservation
- + ~65% increase in removal owed

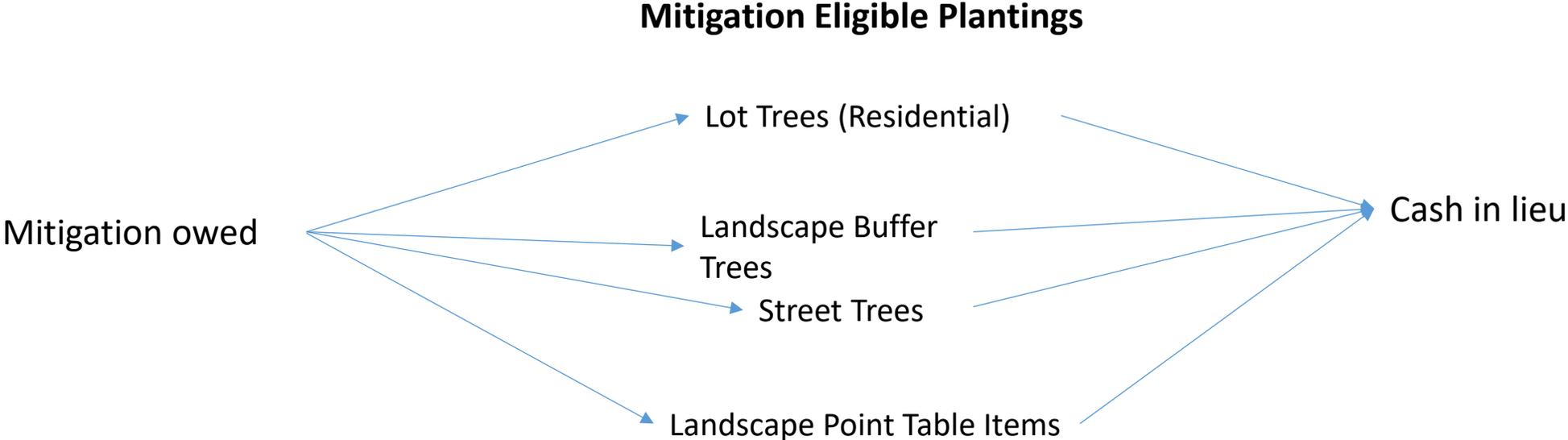
Discussion

Mitigation Paths

- Tree preservation credits
- Landscape plantings
 - Large-medium canopy trees
 - Landscape point items
 - Street trees
 - Buffer trees
- Mitigation fee
 - \$200/inch of mitigation owed



Tree Mitigation Factors



**Tree Mitigation Worksheet
(30% Preservation - Residential)**

	dbh
Total (Healthy) dbh	0
Total (Healthy) Non-Protected dbh	0
Dead Tree dbh	0
Total (Healthy) Heritage/Quality dbh	0
Required Preservation (30%)	0
Provided Heritage/Quality Preservation dbh:	0
Required Preservation dbh Achieved?	Yes

Protected Trees Removed			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	0	2.5:1	0
Quality	0	2:1	0
<i>Subtotal</i>			0
	Trees Removed	Replacement Ratio	Calculated DBH
Secondary	0	4":1 tree	0
Total			0
Preliminary Mitigation dbh	50% Reduction		0

Trees Preserved			
Type	dbh Preserved		Preservation Credit
Landmark	0	4:1	0
Heritage	0	3:1	0
Quality	0	2:1	0
Secondary*	0	0.5:1*	0
Add'l Cluster Credit	0	1.15:1	0
Total	0		0
Mitigation dbh			0

Protected Trees Removed

Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage Total	210		525
Type A: 6-12"	70	2:1	140
Type B: 13-24"	70	2.5:1	175
Type C: 25+"	70	3:1	210
Quality Total	210		367.5
Type A: 6-12"	70	1.5:1	105
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<i>Subtotal</i>			892.5
	Trees Removed	Replacement Ratio	Calculated DBH
Secondary	0	4":1 tree	0
Total			892.5

Questions?





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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: December 8, 2025

SUBJECT

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.

BACKGROUND

The Denton Development Code (DDC) Subchapter 7.10: Site and Building Design provides architectural and site design regulations for a variety of uses for the purpose of providing variety and visual interest in exterior building design, promoting high-quality development, and enhancing streetscapes within the City of Denton. Specifically, Subsection 7.10.3 addresses building and site design for single-family detached, townhome, duplex, triplex, and fourplex buildings and requires certain architectural features be provided to ensure architectural variety within a subdivision. The DDC Subsection 7.10.2.D also allows the Director to approve alternative building design standards provided the alternative designs achieve the intent of the standards set forth in the DDC, advance goals and policies of the City, benefit the community, and do not impose greater impacts on adjacent properties.

In 2021, the Director memorialized appropriate alternative design features in a memo (see Exhibit 3) for the purpose of assisting in assessing architectural variety as required by DDC Subsection 7.10.3.D. This memo added ten (10) additional design elements as required by DDC 7.10.3E that were determined to be appropriate alternative design standards which met the overall intent of the DDC. Over time, this memo has been updated to reflect additional features and clarifications requested by developers and builders within the City as different architectural styles gain and decline in popularity for new homes. The most recent iterations of the memo are from the Summer of 2025 (see Exhibits 4 & 5). These memos are circulated among Planning and Building Safety staff and are used to guide reviews of new single-family homes. Given the manner in which the memos and determinations have evolved over time, and to ensure the same standards are applied across all developments consistently, the appropriate mechanism to codify these interpretations is to incorporate them into the Denton Development Code Subsection 7.10.3: Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex Site and Building Design.

At the December 8, 2025 DCRC meeting, staff will introduce the single-family home through fourplex building design topic, provide an overview of the current regulations related to single-family home building design within the DDC, and discuss Director-approved standards to be included into the DDC. At the end of this discussion, staff will seek direction from the Committee regarding proposed amendments.

EXHIBITS

1. Exhibit 1 - Agenda Information Sheet
2. Exhibit 2 – DDC 7.10.3D-F Residential Building Design Standards

3. Exhibit 3 – 2021 Residential Design Determination
4. Exhibit 4 – Memo on Building Design Interpretation (Landmark)
5. Exhibit 5 – Memo on Building Design Interpretation (Stella Hills)
6. Exhibit 6 – Draft Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

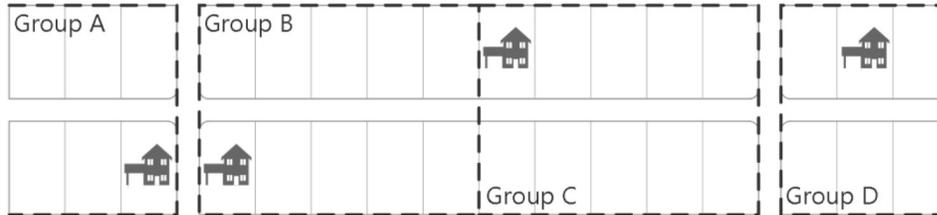
Prepared by:
Matt Bodine
Assistant Planner

7.10.3 Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex Dwelling Site and

- D. **Architectural Variety.** The same elevation shall not be used within any 10 lot grouping as defined by the two adjacent lots on either side of the subject property and the five lots immediately across the street from those same lots. This requirement shall not apply across a right-of-way dividing two adjacent blocks:

Figure 7.10-A: Architectural Variety

YES

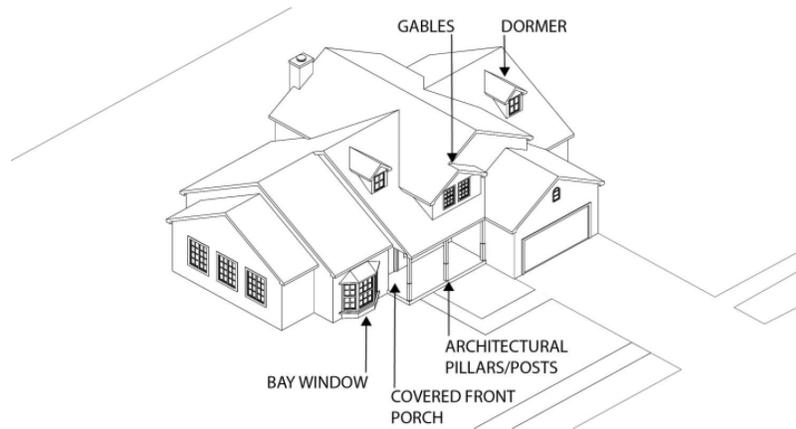


NO



- E. **Building Mass and Form.** Buildings shall incorporate at least three of the following design features to provide visual relief along the front of the residence:
1. Dormers;
 2. Gables;
 3. Recessed entries, a minimum of three feet deep;
 4. Covered front porches;
 5. Cupolas;
 6. Architectural pillars or posts; and/or
 7. Bay window with a minimum 24 inches projection.

Figure 7.10-B: Building Mass and Form



F. Garage Design.

1. Where alleys are present, garages shall be accessed from the alley to the maximum extent practicable.
2. For front-entry garages:
 - a. The garage shall be offset a minimum of three feet from the building; and
 - b. The total width of the garage door(s) shall not occupy more than 40 percent of the ground-floor building frontage.
3. Side- and rear-entry garages are encouraged and may encroach into setbacks pursuant to Table 3.7-A: Authorized Exceptions to Setbacks.



Planning Director Determination

DATE: April 27, 2021

SUBJECT: Architectural Variety and Building Mass and Form Interpretation

For the purposes of determining architectural variety as required in DDC Section 7.10.3.D, the addition or removal of design features (not a change in building materials alone) shall be used to distinguish building elevations. DDC Section 7.10.3E states "Buildings shall incorporate at least three of the following design features to provide visual relief along the front of the residence."

As permitted under Section 7.10.2D, the Director can approve alternative standards that meet or exceed the DDC standards in Section 7.10. The list below in *black text* is the list included in Section 7.10.3E. The *red text* below are additional design elements that can be used to meet the requirements of Section 7.10.3D-E.

1. Dormers;
2. Gables;
3. Recessed entries, a minimum of three feet deep;
4. Covered front porches;
5. Cupolas;
6. Architectural pillars or posts; ~~and/or~~
7. **Projection (Bay, bump-out, or bow)** window with a minimum 24 inches projection;
8. **Balconies;**
9. **Stoops;**
10. **Shed roofs or awnings over garage doors;**
11. **Split garage doors where a column or post divides single-car garage doors;**
12. **Side-entry or J-swing garage;**
13. **Changes in wall plane where an entire section of the garage or home at least 8-feet in width extends at least 24 inches out from the primary wall plane;**
14. **Minimum 10% increase in the percentage of windows and doors (excluding garage doors) compared to a similar elevation;**
15. **More than one of the following decorative masonry details incorporated in the gables or across the front of the home: rowlock or soldier course rows around windows and garage doors, basket weave, herringbone, or other distinctive brick patterns in gables; cedar or cement shake or stucco board accents in gables; and/or**
16. **Other distinguishing structural features as approved by the Director.**

The following pages provide supporting reference materials to help define these terms.

OUR CORE VALUES

Integrity • Fiscal Responsibility • Transparency • Outstanding Customer Service

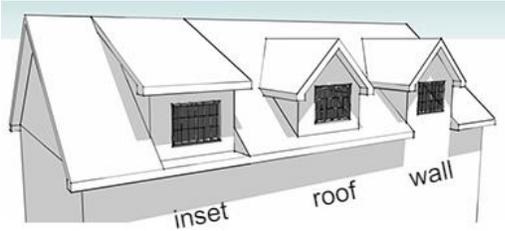
Per planning, window not required for dormer

Dormers

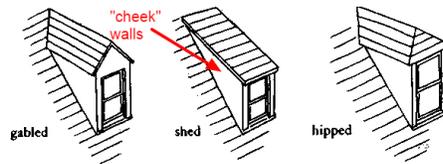
Definition: Dormer means a projecting structure with a ~~window~~ which is set vertically on a sloping building roof, having its own roof, which may be flat, arched, gabled or hip in shape.

Dormer Categories

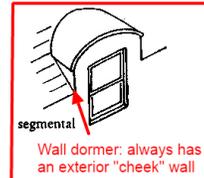
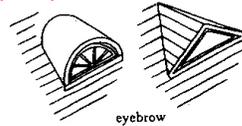
Dormers can be placed into three structural categories: roof dormer, wall dormer, and inset dormer.



Cheek Wall - The vertical sides of the dormer.



Roof Dormers: may or may not have exterior "cheek" walls



what has a

Wall dormers always has a "cheek" wall. This is distinguishes it from a cross gable, which never



"cheek" wall.

Covered Front Porches vs Recessed Entries

A porch is a covered shelter projecting in front of the entrance of a house or building. The structure is external to the walls of the building but may be enclosed by walls, columns, rails, or screens extending from the main structure.

A recessed entry is a created when the front door is inset behind the front wall of the house by at least three feet, typically covered by the primary roof line and fully enclosed by walls on both sides. A recessed entry can be paired with a front porch if the width of the recessed space is enlarged by 24 inches or more on a single side or 12 inches or more on both sides of the front door.

Note, this distinction between porches and recessed entries should be applied to new subdivisions that begin the platting process after Section 7.10.3 is updated to include the broader list of design elements proposed above.



(1) Covered front porch



(2) Recessed entry



(3) Wider recessed entry/covered porch

Stoops

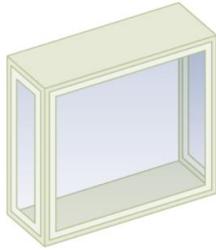
Definition: A stoop is a small staircase ending with a platform (covered or uncovered) that leads to the entrance of the residence. Depending on the style and number of steps, the stoop may include railing on one or both sides.



Projection Windows – Styles



BAY WINDOW



BOX BAY WINDOW

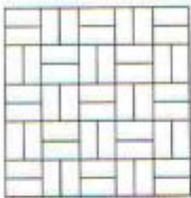


BUMP-OUT BAY WINDOW

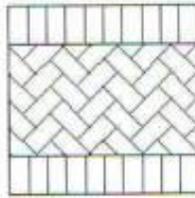


BOW WINDOW

Decorative Masonry Patterns



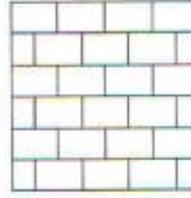
Basket Weave



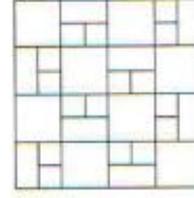
45° Herringbone with Border



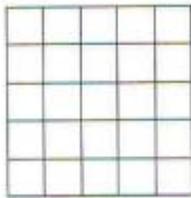
45° Stretcher Bond



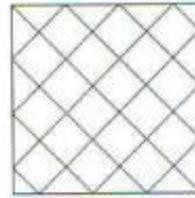
Stretcher Bond



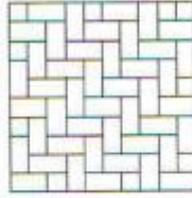
Mixture of Sizes



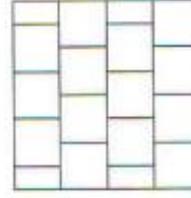
Stack Bond



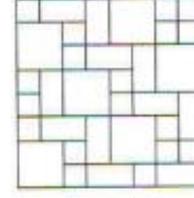
45° Stack Bond



Herringbone

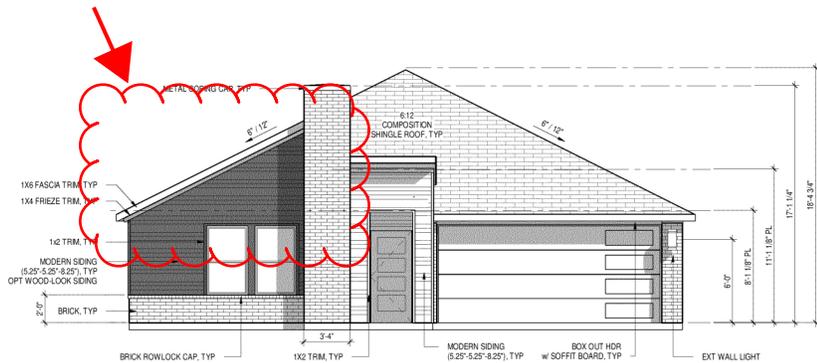


Stretcher Bond



Mixture of Sizes

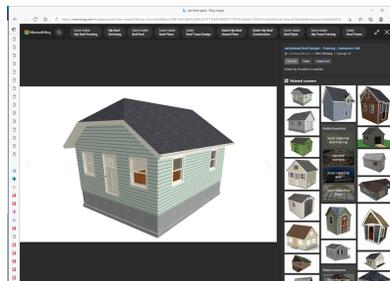
Per Planning below is an example of a split or lean-to gable style. This would be acceptable as a gable feature.



1 ELEVATION M - FRONT

1/8" = 1'-0"

example of jerkinhead gable





Date: July 3, 2025

To: Karin Sumrall, Senior Planning + Design Architect, Hillwood Communities
Andrew Piper, Vice President, Hillwood Communities

From: Tina M. Firgens, AICP, Deputy Director of Development Services/Planning Director

RE: Planning Director Determination for Hunter Ranch (Landmark) Architectural Variety and Building Mass and Form Interpretation – Updated to include Design Feature #18

As permitted under the Hunter Ranch MPC Section 7.10.2D, the Director may approve alternative standards that meet or exceed the MPC standards in MPC Section 7.10. (Site and Building Design); in other words, the alternatives being granted shall be the same or better degree achieved than that of the current standard. In addition, the Director took into consideration and applied the following provisions listed below from MPC Section 7.10.1 (Purpose) in a manner appropriate for residential development, as well as other prior Director Determinations issued for single-family housing design in the City of Denton:

- A. Promote high-quality development and construction;
- D. Provide variety and visual interest in the exterior design of buildings; and
- E. Enhance the streetscape and diminish the prominence of garages and parking areas.

Architectural Variety

For the purposes of determining architectural variety as required in MPC Section 7.10.3D (Architectural Variety), the addition or removal of design features (not a change in building materials alone) shall be used to distinguish building elevations. MPC Section 7.10.3E (Building Mass and Form) states: “Buildings shall incorporate at least three of the following design features to provide visual relief along the front of the residence.”

For the list below, the text shown in “black text” is the list included in MPC Section 7.10.3E. The “***bold italicized text***” are additional design elements that can be used to meet the requirements of MPC Section 7.10.3D and 7.10.3E. It should be noted that per the property owner/developer’s request, the design features in 7.10.3E. has been increased to four design features (instead of three) which the Director has no objection.

MPC Section 7.10.3E. Building Mass and Form

Buildings shall incorporate at least ***four*** of the following design features to provide visual relief along the front of the residence:

1. Dormers (***while a window is preferred, it is not required***);

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2. Gables;
3. Recessed entries, a minimum of three feet deep;
4. Covered front porches;
5. Cupolas;
6. Architectural pillars or posts;
7. Bay window with a minimum 24 inches projection;
- 8. *Variable roof pitch and nested roofs;***
- 3. *Shed Roof;***
- 10. *Balconies;***
- 11. *Stoops;***
- 12. *Awnings over garage doors;***
- 13. *Split garage doors where a column or post divides single-car garage doors;***
- 14. *Side-entry, J-swing, or alley garages;***
- 15. *Changes in wall plane where an entire section of the garage or home at least 8-feet in width extends at least 24-inches out from the primary wall plane;***
- 1C. *Minimum 10% increase in the percentage of windows and doors (excluding garage doors) above the minimum required (15%) for a total 25%; and/or***
- 17. *More than one of the following decorative masonry details incorporated:***
 - ***Masonry in the gables or across the front of the home: rowlock or soldier course rows around windows and garage doors, basket weave herringbone, or other distinctive brick patterns in gables; cedar shake or stucco board accents in gables.***
 - ***Horizontal stucco banding extending across the majority of the home's width for the uppermost 30-50% of the façade for homes that otherwise are clad in a single material.***
- 18. *Integrated roof extension window awning with supportive brackets***

Refer to Attachment A for supporting reference materials to help define these terms, and that are applied to residences constructed elsewhere in Denton.

Front-Entry Garages

For the purposes of providing alternate design considerations for front-entry garages, the Director is approving design relief in two areas: 1) reduction of the garage off-set from the building to accommodate a variety of plan types where architectural relief is achieved; and 2) for smaller lot widths (45 feet or less) allowing the garage entry to exceed the 40% of the ground floor building-frontage to accommodate a typical two-car garage entrance.

The 24-inches off-set is preferred to be achieved measuring the off-set from a primary building wall associated with enclosed, occupiable, climate controlled living area to the garage face as this still provides an appropriate off-set and achieves the original intent for variable building plane off-sets and diminishing the prominence of the garage entrances, coupled with the property owner/developer's

commitment to providing four architectural design elements in 7.10.3E above.

Alternatively, staff recognizes that covered porches (whether climate controlled or not) can be designed in a manner that also achieves the desired architectural relief, provided that the covered porch is of a minimum size, even if the aforementioned 24-inch offset referenced above is not provided. As such, alternate design relief is being provided to accommodate porches for structures that do not achieve the 24-inch off-set between the garage face and primary building wall.

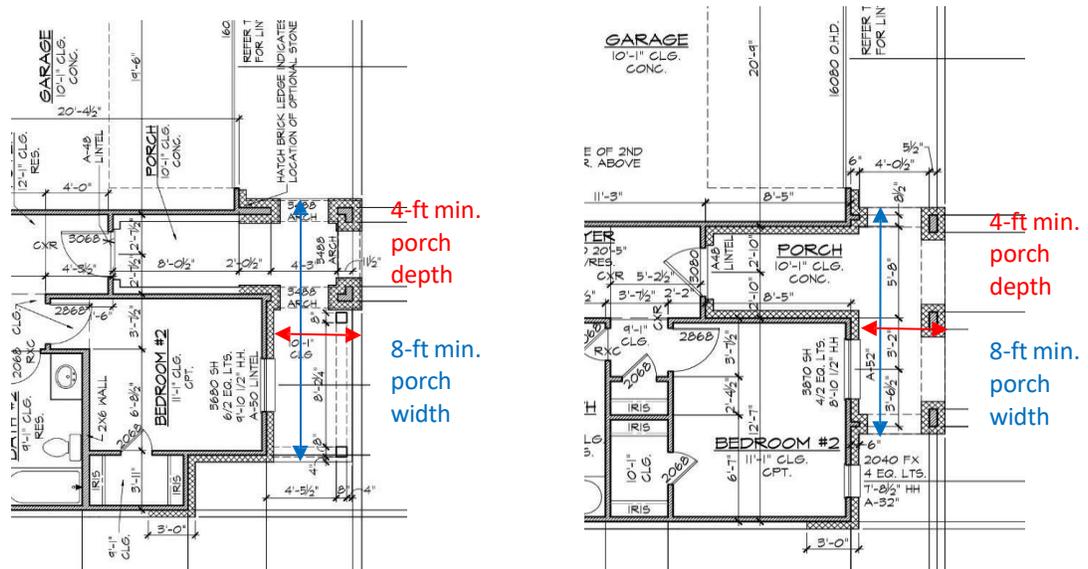
Allowing the front-entry garage to exceed the 40% limitation is because mathematically for smaller lots, a two-car garage entrance would otherwise not be able to comply thereby prohibiting smaller front-entry housing options. Garage prominence shall be diminished with the 24-inches required off-set, coupled with additional design features provided in accordance with 7.10.3F.2.b.i. below.

For the list below, the text shown in “black text” is the list included in MPC Section 7.10.3F (Garage Design). The “**bold italicized text**” are additional design elements that shall be used to meet the requirements of MPC Section 7.10.3F.

MPC Section 7.10.3F Garage Design

1. Where alleys are present, garages shall be accessed from the alley to the maximum extent practicable.
2. For front-entry garages:
 - a. The garage shall be offset a minimum of **24-inches** from the building;

Exception: the 24-inches off-set referenced above may be reduced to 0-inches provided that a covered porch, minimum 4-feet in depth (measured from the exterior building wall face to the edge of the column exterior) and minimum 8-feet in width, with supporting columns is provided (does not have to be climate controlled) (see image below)



Arrows above denote where measurements are taken from for covered porch minimum width and depth. Note that a recessed entry area may count towards the minimum 8-foot width dimension, but not the minimum 4-foot porch depth dimension.

and

- b. The total width of the garage door(s) shall not occupy more than 40 percent of the ground-floor building frontage, **except as provided in b.i. below.**
 - i. **For lot widths 45 feet or less, the garage door(s) may exceed 40% the width of the ground-floor building frontage, provided that the structure shall have a minimum of four design elements from the list provided in 7.10.3E. Building Mass and Form above, and of which one of the design elements shall be from the list below:**
 - a) **Covered front porch;**
 - b) **Split garage doors where a column or post divides single-car garage doors;**
 - c) **Stoops;**
 - d) **Balcony;**
 - e) **Variable roof pitch and nested roofs; or**
 - f) **Dormers.**

Building Materials

For the purposes of determining building materials as required in MPC Section 7.10.3H (Building Materials), the Director approves these material allowances due to state law limitations (adopted in 2019) associated with cities regulating exterior building materials.

For the list below, the text shown in “black text” is the list included in MPC Section 7.10.3H (Building Materials). The “**bold italicized text**” are additional materials that can be used to meet the requirements of MPC Section 7.10.3H.

MPC Section 7.10.3H. Building Materials

1. Exterior finishes shall be of wood, masonry, or cementitious siding.
2. Masonry **and cementitious siding** shall comprise a minimum of 50 percent of the exterior finishes of the total building elevation.
3. Other building materials may be approved by the Director provided they meet the intent of this section.

Sincerely,



Tina M. Firgens, AICP
Deputy Director of Development Services/Planning Director

Enclosures:
Attachment A – Architectural Design Elements Defined

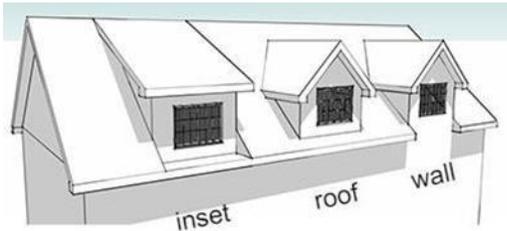
Attachment A – Architectural Design Elements Define

Dormers:

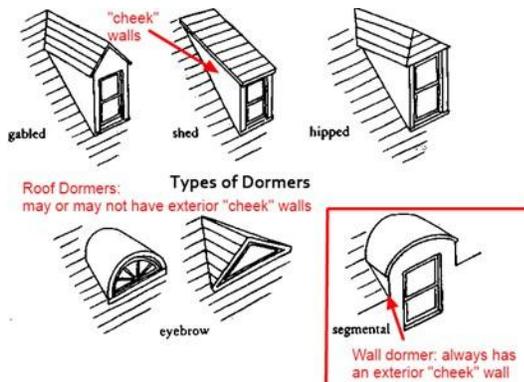
Definition: Dormer means projecting structure which is set vertically on a sloping building roof, having its own roof, which may be flat, arched, gabled or hip in shape. While a window within the dormer is preferred, it is not required.

Dormer Categories

Dormers can be placed into three structural categories: roof dormer, wall dormer, and inset dormer.



Cheek Wall - The vertical sides of the dormer.



Wall dormers always have a “cheek” wall. This is what distinguishes it from a cross gable, which never has a cheek wall.

Covered Front Porches vs Recessed Entries

A porch is a covered shelter projecting in front of the entrance of a house or building. The structure is external to the walls of the building but may be enclosed by walls, columns, rails, or screens extending from the main structure.

A recessed entry is created when the front door is inset behind the front wall of the house by at least three feet, typically covered by the primary roof line and fully enclosed by walls on both sides. A recessed entry can be paired with a front porch if the width of the recessed space is enlarged by 24 inches or more on a single side or 12 inches or more on both sides of the front door.



Covered front porch



Recessed entry



Wider recessed entry/covered porch

Stoops

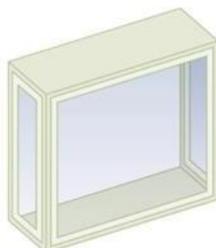
Definition: A stoop is a small staircase ending with a platform (covered or uncovered) that leads to the entrance of the residence. Depending on the style and number of steps, the stoop may include railing on one or both sides.



Projection Windows - Styles



BAY WINDOW



BOX BAY WINDOW

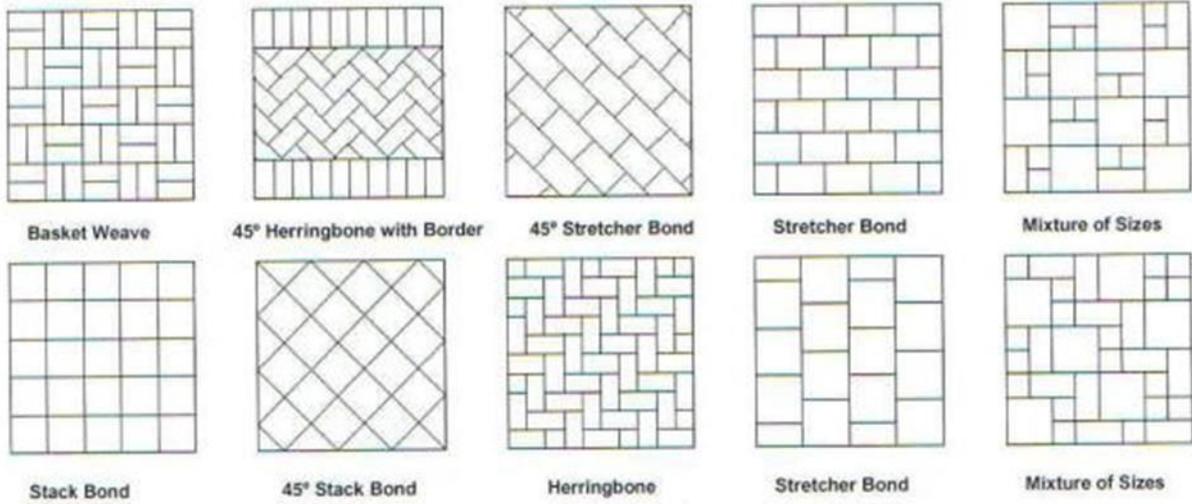


BUMP-OUT BAY WINDOW



BOW WINDOW

Decorative Masonry Patterns



Roof Designs

Below is an example of a split or lean-to gable style. This would be acceptable as a gable feature.



Example of a jerkinhead gable.



Integrated Roof Extension Window Awning with Supportive Brackets

Below are examples that illustrate the integrated roof extension window awning with supportive brackets architectural design feature. Three key elements of this design feature include: 1) the roof extension projects (or extends) lower than the primary roof eave; 2) the roof extension is proportional to the width of the window; and 3) supportive brackets connect underneath the roof extension and attach to the exterior building wall.





Date: June 26, 2025

To: Mr. Frank Su, Vice President, Land Acquisition – Meritage Homes

From: Tina M. Firgens, AICP, Deputy Director of Development Services/Planning Director

RE: Planning Director Determination for Stella Hills Single-Family Residential Development, Architectural Variety and Building Mass and Form Interpretation

As permitted under the Denton Development Code (DDC) Section 7.10.2D, the Director may approve alternative standards that meet or exceed the DDC standards in DDC Section 7.10. (Site and Building Design); in other words, the alternatives being granted shall be the same or better degree achieved than that of the current standard. In addition, the Director took into consideration and applied the following provisions listed below from DDC Section 7.10.1 (Purpose) in a manner appropriate for residential development, as well as other prior Director Determinations issued for single-family housing design in the City of Denton:

- A. Promote high-quality development and construction;
- D. Provide variety and visual interest in the exterior design of buildings; and
- E. Enhance the streetscape and diminish the prominence of garages and parking areas.

Architectural Variety

For the purposes of determining architectural variety as required in DDC Section 7.10.3D (Architectural Variety), the addition or removal of design features (not a change in building materials alone) shall be used to distinguish building elevations. DDC Section 7.10.3E (Building Mass and Form) states: “Buildings shall incorporate at least three of the following design features to provide visual relief along the front of the residence.”

For the list below, the text shown in “black text” is the list included in DDC Section 7.10.3E. The “***bold italicized text***” are additional design elements that can be used to meet the requirements of DDC Section 7.10.3D and 7.10.3E

DDC Section 7.10.3E. Building Mass and Form

Buildings shall incorporate at least three of the following design features to provide visual relief along the front of the residence: ***(Note: the design features shall be increased to four if reducing the required 3-ft garage off-set from the building; see Front Entry Garages section of letter below)***

1. Dormers ***(while a window is preferred, it is not required)***;
2. Gables;

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3. Recessed entries, a minimum of three feet deep;
4. Covered front porches;
5. Cupolas;
6. Architectural pillars or posts;
7. Bay window with a minimum 24 inches projection;
- 8. Variable roof pitch and nested roofs;**
- 9. Shed Roof;**
- 10. Balconies;**
- 11. Stoops;**
- 12. Awnings over garage doors;**
- 13. Split garage doors where a column or post divides single-car garage doors;**
- 14. Side-entry or J-swing garage;**
- 15. Changes in wall plane where an entire section of the garage or home at least 8-feet in width extends at least 24-inches out from the primary wall plane;**
- 16. Minimum 10% increase in the percentage of windows and doors (excluding garage doors) above the minimum required (15%) for a total 25%; and/or**
- 17. More than one of the following decorative masonry details incorporated in the gables or across the front of the home: rowlock or soldier course rows around windows and garage doors, basket weave herringbone, or other distinctive brick patterns in gables; cedar shake or stucco board accents in gables.**

Refer to Attachment A for supporting reference materials to help define these terms, and that are applied to residences constructed elsewhere in Denton.

Front-Entry Garages

For the purposes of providing alternate design considerations for front-entry garages, the Director is approving design relief related to the reduction of the garage off-set from the building to accommodate a variety of plan types where architectural relief is achieved.

The 24-inches off-set is preferred to be achieved measuring the off-set from a primary building wall associated with enclosed, occupiable, climate controlled living area to the garage face as this still provides an appropriate off-set and achieves the original intent for variable building plane off-sets and diminishing the prominence of the garage entrances, coupled with the builder's commitment to providing four architectural design elements in 7.10.3E above.

Alternatively, staff recognizes that covered porches (whether climate controlled or not) can be designed in a manner that also achieves the desired architectural relief, provided that the covered porch is of a minimum size, even if the aforementioned 24-inch offset referenced above is not provided. As such, alternate design relief is being provided to accommodate porches for

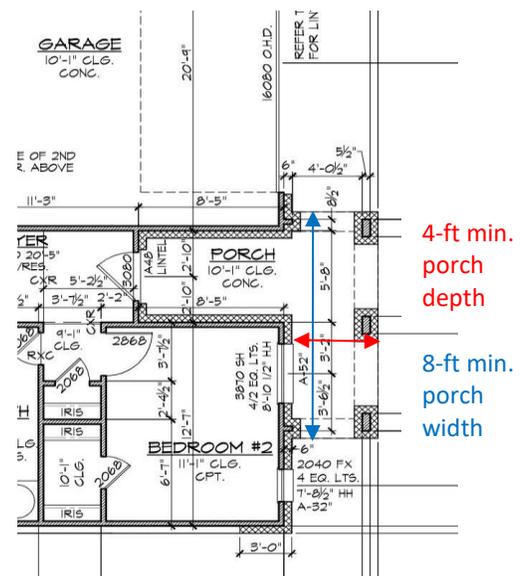
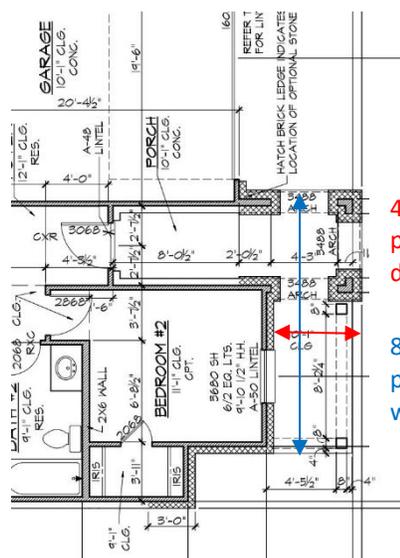
structures that do not achieve the 24-inch off-set between the garage face and primary building wall.

For the list below, the text shown in “black text” is the list included in DDC Section 7.10.3F (Garage Design). The “***bold italicized text***” are additional design elements that shall be used to meet the requirements of DDC Section 7.10.3F.

DDC Section 7.10.3F Garage Design

1. Where alleys are present, garages shall be accessed from the alley to the maximum extent practicable.
2. For front-entry garages:
 - a. The garage shall be offset a minimum of **24-inches** from the building;

Exception: the 24-inches off-set referenced above may be reduced to 0-inches provided that a covered porch, minimum 4-feet in depth (measured from the exterior building wall face to the edge of the column exterior) and minimum 8-feet in width, with supporting columns is provided (does not have to be climate controlled) (see image below)



Arrows above denote where measurements are taken from for covered porch minimum width and depth. Note that a recessed entry area may count towards the minimum 8-foot width dimension, but not the minimum 4-foot porch depth dimension.

and

- b. The total width of the garage door(s) shall not occupy more than 40 percent of the ground-floor building frontage.

3. Side- and rear-entry garages are encouraged and may encroach into setbacks pursuant to Table 3.7-A: Authorized Exceptions to Setbacks.

Additionally, please note that this design relief shall apply to all builders within the Stella Hills single-family residential development, including but not limited to Meritage Homes.

Sincerely,

A handwritten signature in blue ink that reads "Tina M. Firgens" with a decorative flourish at the end.

Tina M. Firgens, AICP
Deputy Director of Development Services/Planning Director

Enclosures:
Attachment A – Architectural Design Elements Defined

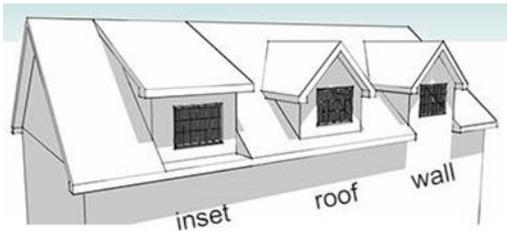
Attachment A – Architectural Design Elements Define

Dormers:

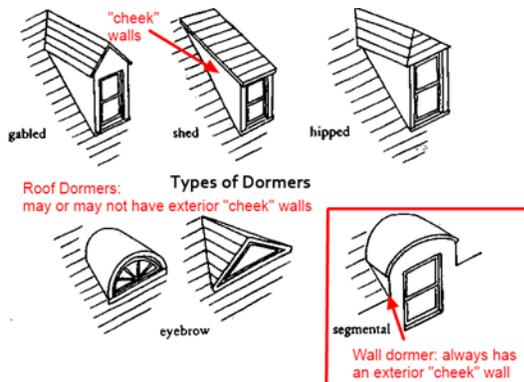
Definition: Dormer means projecting structure which is set vertically on a sloping building roof, having its own roof, which may be flat, arched, gabled or hip in shape. While a window within the dormer is preferred, it is not required.

Dormer Categories

Dormers can be placed into three structural categories: roof dormer, wall dormer, and inset dormer.



Cheek Wall - The vertical sides of the dormer.



Wall dormers always have a "cheek" wall. This is what distinguishes it from a cross gable, which never has a cheek wall.

Covered Front Porches vs Recessed Entries

A porch is a covered shelter projecting in front of the entrance of a house or building. The structure is external to the walls of the building but may be enclosed by walls, columns, rails, or screens extending from the main structure.

A recessed entry is created when the front door is inset behind the front wall of the house by at least three feet, typically covered by the primary roof line and fully enclosed by walls on both sides. A recessed entry can be paired with a front porch if the width of the recessed space is enlarged by 24 inches or more on a single side or 12 inches or more on both sides of the front door.



Covered front porch



Recessed entry



Wider recessed entry/covered porch

Stoops

Definition: A stoop is a small staircase ending with a platform (covered or uncovered) that leads to the entrance of the residence. Depending on the style and number of steps, the stoop may include railing on one or both sides.



Projection Windows - Styles



BAY WINDOW



BOX BAY WINDOW

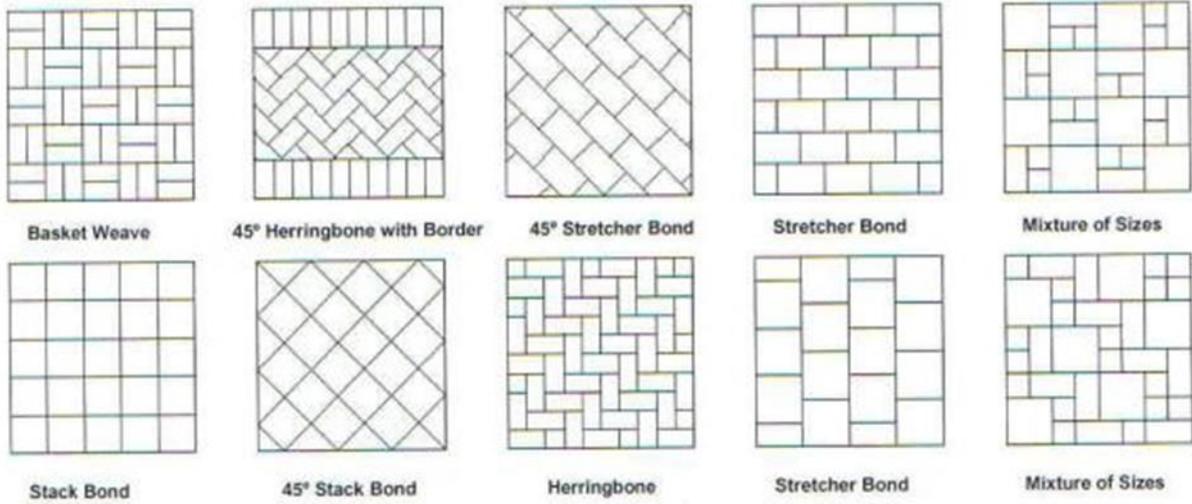


BUMP-OUT BAY WINDOW



BOW WINDOW

Decorative Masonry Patterns



Roof Designs

Below is an example of a split or lean-to gable style. This would be acceptable as a gable feature.

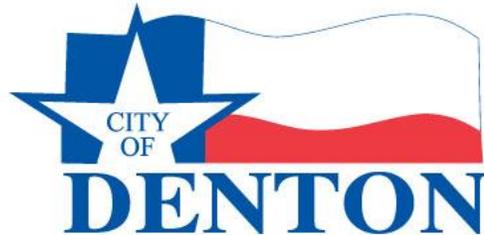


Example of a jerkinhead gable.



Single-Family Home – Fourplex Building Design Standards

Matt Bodine
Assistant Planner
12/8/2025





Purpose and Policy Direction

- **Comp Plan Goal - Create Character:** Achieve exemplary urban design in future and existing development throughout Denton's neighborhoods, centers, and land uses.
- **Purpose for Design Standards from DDC:**
 - Promote high-quality development and construction.
 - Provide variety and visual interest in the exterior design of buildings.
 - Enhance the streetscape and diminish the prominence of garages and parking areas.
- Director can approve alternative standards that achieve the same intent, advance City's goals, and have equivalent or greater benefit to the community.

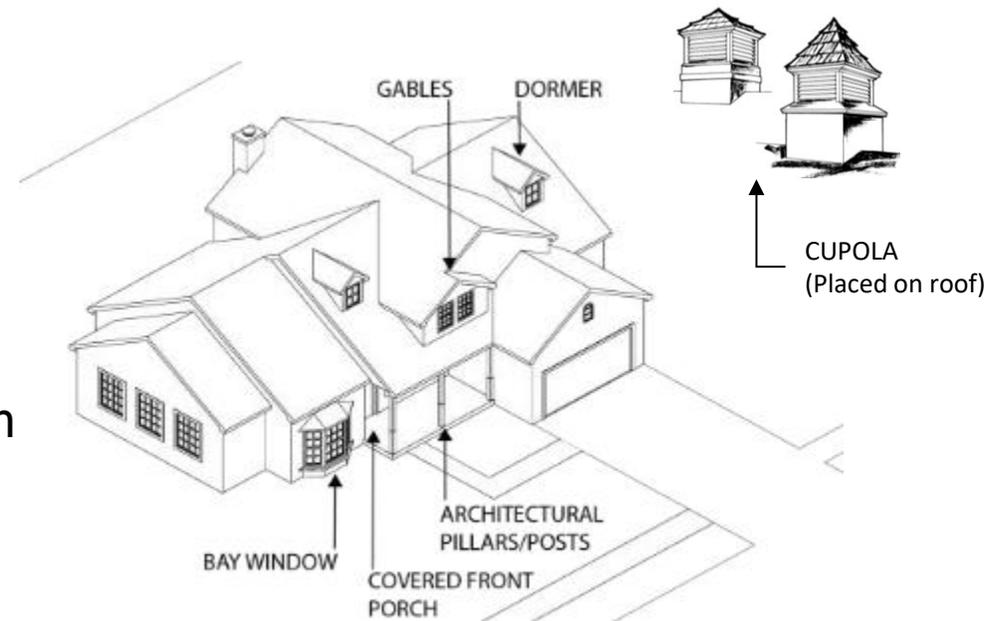
Background

- Developers and homebuilders have requested additional design features be considered for single-family homes.
- Over time Director determinations have been memorialized in a series of memos.
- **Here to consider Director-approved design features and clarifications.**
 - Changes based on multiple discussions with homebuilders

Building Mass and Form – DDC 7.10.3E

Current Standards

- Front elevations shall have at least three of the out of the seven design features below:
 - Dormers
 - Gables
 - Recessed entries, a minimum of three feet deep
 - Covered front porches
 - Cupulas
 - Architectural pillars or posts
 - Bay window with a minimum 24 inches projection



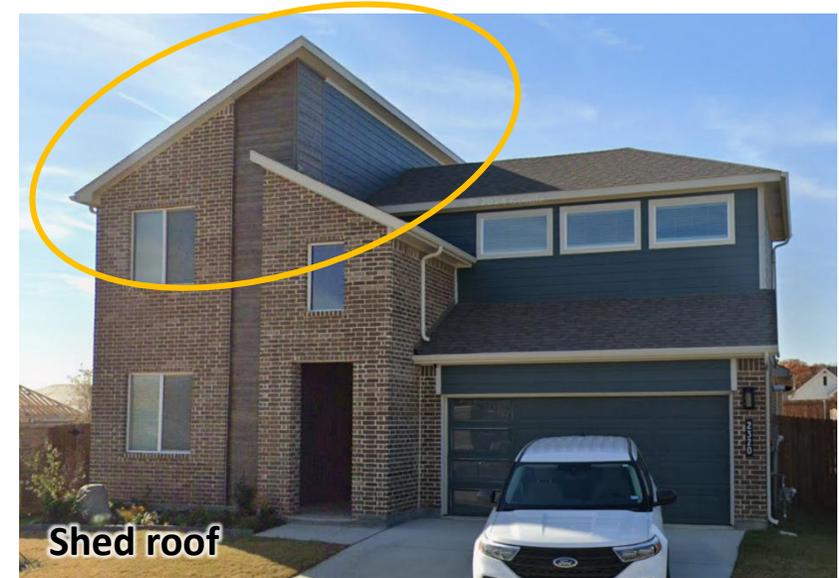
Building Mass and Form – DDC 7.10.3E

Propose adding 10 design features.

1. Variable roof pitch and nested roofs
2. Shed Roof



Variable roof pitch & nested roofs



Shed roof

Building Mass and Form – DDC 7.10.3E

3. Split garage doors where a column or post divides single-car garage doors
4. Side-entry, alley-entry, or J-swing garages



J-Swing garage



Split garage doors

Building Mass and Form – DDC 7.10.3E

5. Integrated awning over garage doors and/or windows
6. Stoops
7. Balconies



Integrated Awnings



Stoops



Balcony



Building Mass and Form – DDC 7.10.3E

8. Changes in wall plane where an entire section of the home at least 8-feet in width extends at least 24-inches out from the primary wall plane (does not include garages)
9. 25% of front building façade is windows and doors (excluding garage doors)



Change in wall plane



25% windows & doors

Building Mass and Form – DDC 7.10.3E

Provide additional clarifications for entries and porches

- An entrance can count as a recessed entry and a covered front porch if the recessed space's width is at least 5 ft wide and 3 ft deep.



Recessed entry



Covered front porch



Recessed entry & covered front porch

Building Mass and Form – DDC 7.10.3E

Provide additional clarifications for gables and projected windows

- The gable feature could be a jerkinhead gable or a split/lean-to gable.
- Additional styles of projected windows can count towards bay window feature.



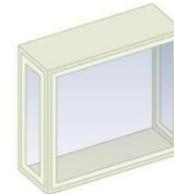
Jerkinhead gable



Split/lean-to gable



BAY WINDOW



BOX BAY WINDOW



BUMP-OUT BAY WINDOW



BOW WINDOW

Garage Design – DDC 7.10.3F

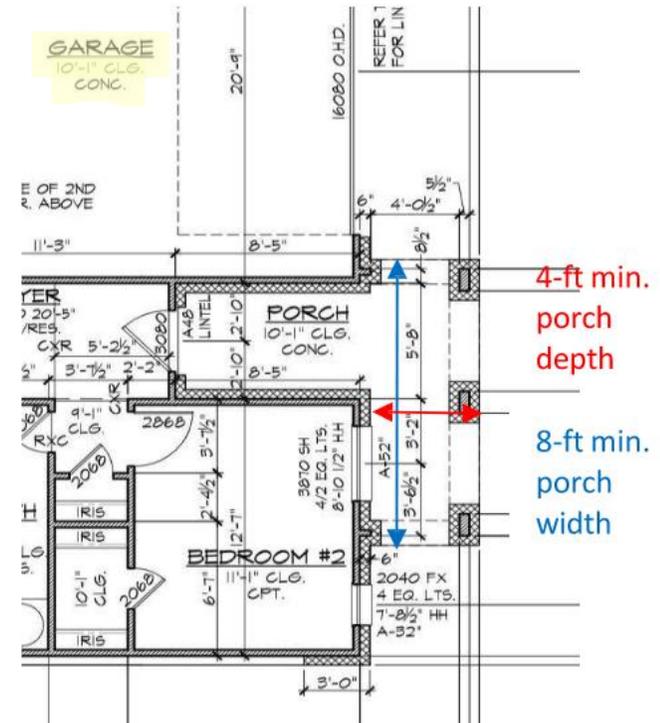
Current Standards

1. Where alleys are present, garages shall be accessed from the alley to the maximum extent practicable.
2. For front-entry garages:
 - a. The garage shall be offset a minimum of three feet from the building; and
 - b. The total width of the garage door(s) shall not occupy more than 40 percent of the ground-floor building frontage.
3. Side- and rear-entry garages are encouraged and may encroach into setbacks pursuant to Table 3.7-A: Authorized Exceptions to Setbacks.

Garage Design – DDC 7.10.3F

Proposed Changes

- Change the front-entry garage offset to a minimum 24 in.
- Add the following exception to the offset:
 - The off-set may be reduced to 0-inches provided that a covered porch, minimum 4-feet in depth and 8-feet in width, with supporting columns is provided.
- Encourage J-swing garages and allow them to encroach into setbacks.
 - Maintain a minimum 10 ft front setback



Garage Design – DDC 7.10.3F

Proposed Changes

- Single-family, detached home lots that are 45 feet or less in width shall not have the total width of garage doors exceed 60% of the ground-floor building frontage.
 - Elevations whose garage door width is greater than 40% shall have at least four design elements provided at least one is from the following list:
 - Covered front porch
 - Split garage doors where a column or post divides single-car garage doors;
 - Stoops
 - Balcony
 - Variable roof pitch and nested roofs
 - Dormers

Garage Design – DDC 7.10.3F

Example single-family homes using <45' lot width garage door exception



29½ft wide house – 54% garage door



29ft wide house – 56% garage door



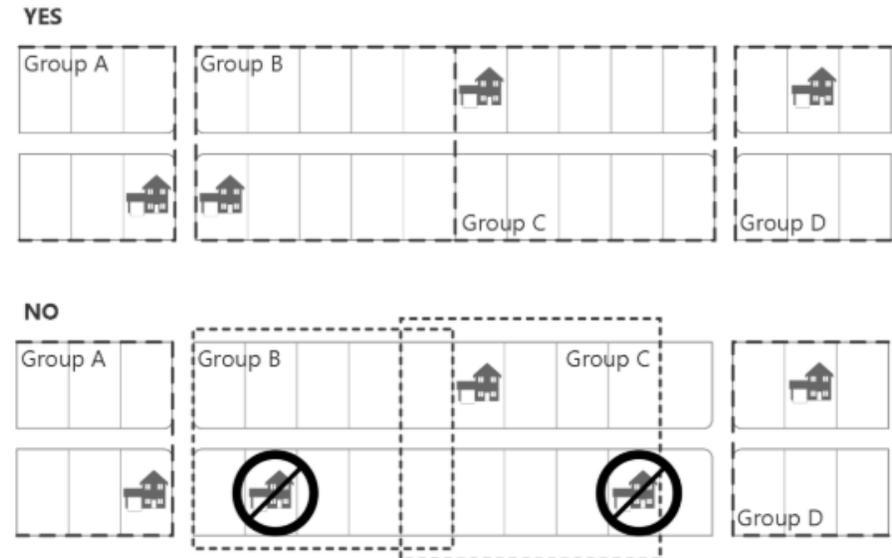
33ft wide house – 49% garage door

Architectural Variety – DDC 7.10.3D

Existing language is unclear

- The same elevation shall not be used within any 10 lot grouping as defined by the two adjacent lots on either side of the subject property and the five lots immediately across the street from those same lots. This requirement shall not apply across a right-of-way dividing two adjacent blocks:

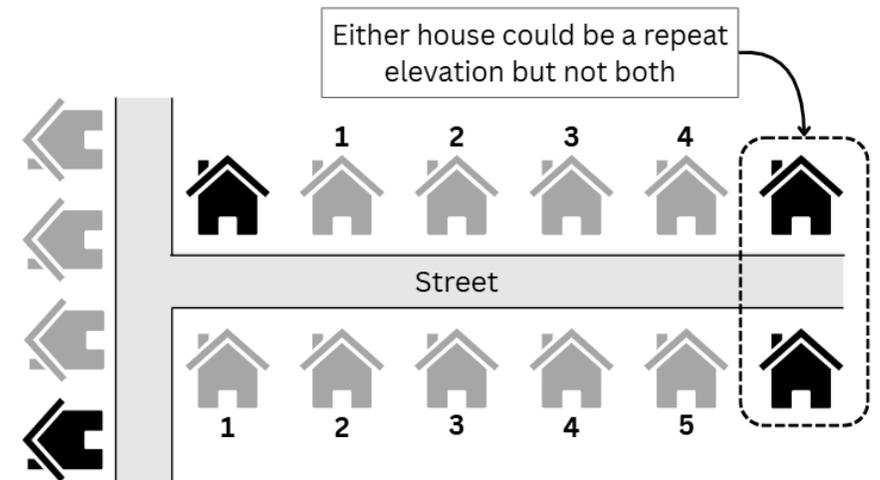
Figure 7.10-A: Architectural Variety



Architectural Variety – DDC 7.10.3D

Replace with clearer language and a new graphic

The same elevation shall not be repeated along any blockface without at least four, intervening lots with different elevations on the same side of the street and at least five, intervening lots with different elevations on the opposite side of the street.



Next Steps

1. Seek input from DCRC for proposed amendments.
2. Prepare for presentation to Planning & Zoning Commission.

DCRC Matrix

**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.*

Meeting Date	Topic
8-Dec-25	Tree Code Continued DDC 7.10.3 Relating to Single-Family Building Design
	Tree Code Continued
12-Jan-26	DDC 7.10.3 Relating to Single-Family Building Design (If needed) Prioritization of Goals/Topics

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.