



City of Denton

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

Meeting Agenda

Development Code Review Committee

Monday, September 22, 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, September 22, 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. [DCRC25-147](#) Consider approval of minutes for September 8, 2025.

Attachments: [September 8, 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- Proposed Redline Markups \(DDC 9.2 Definitions\)](#)
[Exhibit 3- Proposed Redline Markups \(DDC 7.7.4.A-B, Purpose and Intent, Appl](#)
[Exhibit 4- Draft Presentation](#)

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

- A. [DCRC25-148](#) 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 September 16, 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.



City of Denton

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

Legislation Text

File #: DCRC25-147, **Version:** 1

AGENDA CAPTION

Consider approval of minutes for September 8, 2025.

MINUTES
DEVELOPMENT CODE REVIEW COMMITTEE
September 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, September 8, 2025, at 3:42p.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: Jill Jester, Suzi Rumohr, and Lisa Dyer

ABSENT: Members: Eric Pruett and Clay Riggs

REGULAR MEETING

1. ITEMS FOR CONSIDERATION

A. DCRC25-145: Elect a Vice-Chair to the Development Code Review Committee.

Member Jester moved to nominate Member Rumohr as Vice-Chair. Motion seconded by Member Rumohr. Motion carried.

AYES (4): Chair Brian Beck, and Members: Jill Jester, Suzi Ruhmor, and Lisa Dyer

NAYS (0): None

ABSENT FOR VOTE (2): Members: Eric Pruett and Clay Riggs

B. DCRC25-119: Consider approval of minutes for July 14, 2025 and August 25, 2025.

Member Dyer moved to approve the minutes as presented. Motion seconded by Chair Beck. Motion carried.

AYES (4): Chair Brian Beck, and Members: Jill Jester, Suzi Ruhmor, and Lisa Dyer

NAYS (0): None

ABSENT FOR VOTE (2): Members: Eric Pruett and Clay Riggs

C. DCRC25-118: Receive a report and hold a discussion regarding the City of Denton's Urban Forest Master Plan.

Haywood Morgan, Jr., Urban Forester, presented the item.

Further discussion will occur at an October meeting.

D. DCRC25-130: Receive a report and hold a discussion regarding ongoing updates to the Denton Development Code.

Hayley Zagurski, Interim Planning Director, presented the item. Updates were given on the new State Legislature and how that will impact the city and Committee.

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

A. DCRC25-120: Hold a discussion regarding the Development Code Review Committee Project Matrix.

Angie Manglaris, Development Review Manager, presented the item.

Discussion followed.

3. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 4:48p.m.

X

Brian Beck
Chair

X

Carly Blondin
Administrative Assistant

Minutes approved on: _____



City of Denton

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

Legislation Text

File #: DCRC25-095C, **Version:** 1

AGENDA CAPTION

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



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: September 22, 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.

Given the amount of time that has passed since the DCRC reviewed proposed amendments to Subsection 9.2: Definitions, at the September 22, 2025 DCRC meeting, Staff will revisit proposed amendments to the Tree Code, specifically, Subsection 9.2: Definitions. The presented amendments take into consideration

feedback from the Committee gathered at the July 14, 2025 meeting. Following the presentation of the proposed amendments, staff will request consensus and feedback from the Committee.

Time permitting, following review of Subsection 9.2, Staff will begin review of proposed amendments contained in Subsection 7.7.4: Tree Preservation; more specifically, staff will introduce amendments to the Purpose and Intent and Applicability and Exemptions Subsections.

A draft of Staff's presentation is provided as Exhibit 3. Please note that the presentation is still being refined, and a finalized version will be shared at the meeting.

EXHIBITS

1. Exhibit 1 – Agenda Information Sheet
2. Exhibit 2- Proposed Redline Markups (DDC 9.2: Definitions)
3. Exhibit 3- Proposed Redline Markups (DDC 7.7.4.A-B, Purpose and Intent, Applicability)
4. Exhibit 4 – Draft Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Acting Planning Director

Erin Stanley & Bryce VanArsdale
Assistant Planners

9.2 Definitions

Tree, Diameter at Breast Height (~~dbh~~ DBH)

The tree trunk diameter measured in inches at a height of 4.5 feet above ground level. For multi-trunk trees, combine the diameter of the largest stem or trunk with one-half of the diameter of each additional stem or trunk, all measured at four and one-half 4.5 feet above ground level.

Tree, Critical Root Zone (CRZ)

The area of soil extending from the tree trunk where roots required for future tree health and survival are located. This area can also be defined as a circle with a minimum ~~radius~~ diameter of one-foot for every one-inch in ~~trunk diameter~~ DBH at 4.5 inches above ground. The Critical Root Zone of Post Oak (*Quercus stellata*) and Blackjack Oaks (*Quercus marilandica*) shall be calculated as 1.25 feet for every one inch in DBH.

Tree, Dripline

The area of soil extending from the tree trunk to the edge of the canopy. This area can be defined as a circle with a minimum diameter of two feet for every one-inch in DBH.

Tree, Healthy

A tree exhibiting a combination of the following: free of significant structural defects, no disease concerns, no evidence of fungal decay or fruiting bodies, minor pest issues, no significant root issues, good structure/form with uniform crown or canopy, foliage of normal color and density, average or normal vigor, will be wind firm if isolated or left as part of a grouping or grove of trees, suitable for its location.

Tree, Fair

A tree exhibiting a combination of the following: minor to moderate structural defects not anticipated to result in failure, no disease concerns, minor evidence of fungal decay or fruiting bodies, moderate pest issues, no significant root issues, asymmetric or unbalanced crown or canopy, average or normal vigor, foliage of normal color, moderate foliage density, will be wind firm if left as part of a grouping or grove of trees, cannot be isolated, suitable for its location.

Tree, Dead/Diseased

A tree exhibiting the following: major structural defects anticipated to result in failure, disease or significant pest concerns, significant evidence of fungal decay or fruiting bodies, decline due to old age, significant root issues, asymmetric or unbalanced crown or canopy, sparse or abnormally small foliage, poor vigor, not suitable for its location.

Tree, Non-protected-~~Tree~~

The following are considered Non-Protected Trees:

1. Dead or Unhealthy Trees;
2. Trees that pose an imminent or immediate threat to persons or property;
3. Crepe Myrtles and ornamental pears;
4. Honey Mesquite (*Neltuma glandulosa*) unless part of a Preserved Habitat or Conservation Easement;

5. Common Honey Locust ([Gleditsia triacanthos](#)), unless part of a Preserved Habitat or Conservation Easement;

6. Black Locust ([Robinia pseudoacacia](#)), unless part of a Preserved Habitat or Conservation Easement;

7. Ash ([Fraxinus spp.](#)); or

8. Any tree listed on [www.TexasInvasives.org](#), and as amended ~~the Texas Department of Agriculture Noxious and Invasive Plant List.~~

Tree, Heritage~~Tree~~

~~All Quality trees with a dbh greater than 18 inches; and all Post Oaks with a dbh of six inches or greater.~~
Post Oak (*Quercus stellata*) and Blackjack Oak (*Quercus marilandica*) trees with a DBH of six inches or greater.

Tree, Quality~~Tree~~

~~All healthy non-secondary trees, except Post Oaks, that measure between six inches and 18 inches dbh~~
All healthy non-secondary trees, except Post Oak (*Quercus stellata*) and Blackjack Oak (*Quercus marilandica*) with a DBH of six inches or greater.

Tree, Secondary~~Tree~~

A healthy ~~Ash~~, Bois D' Arc ([Maclura pomifera](#)), Hackberry ([Celtis laevigata](#) or [Celtis occidentalis](#)), or Cottonwood tree ([Populus deltoides](#)), with a ~~dbh~~ DBH greater than six inches.

7.7.4 Tree Preservation.

- A. **Purpose and Intent.** The Comprehensive Plan identifies the importance of environmental management, while allowing reasonable and responsible development of land within the city. Towards this end, the purpose of these regulations is to promote the preservation and expansion of tree canopy, facilitate site design and construction that contributes to the long-term viability of existing trees, and to establish a process to manage the removal of tree canopy. Further, this section is intended to accomplish the following public purposes:
1. Protect trees and promote the ecological, environmental, and aesthetic values of the city;
 2. Maintain and enhance a positive image of the city through the preservation, mitigation, and planting of trees;
 3. Prevent the untimely and indiscriminate removal or destruction of trees and clear-cutting of land;
 4. Provide for a permitting and enforcement procedure;
 5. Preserve the public health, safety, and general welfare of citizens;
 6. Encourage the protection of healthy trees and provide for the replacement and/or replanting of trees that are necessarily removed during construction, development, or redevelopment;
 7. Provide for the preservation and protection of larger native and/or established trees, which provide a valuable amenity to the urban environment and which, once destroyed, can only be replaced after generations, if at all;
 8. Enhance and preserve established tree stands adjacent to Environmentally Sensitive Areas in order to further protect wildlife habitats and reduce impacts from new developments;
 9. Provide for shade, windbreaks, and the cooling of air; thereby, reducing the requirements for air conditioning and heating and the utilization of nonrenewable energy sources; and
 10. Provide for open space and more efficient drainage of land; thereby, reducing the effects of soil erosion and the need for additional drainage facilities.
- B. **Applicability and Exemptions.**
1. Unless exempted in paragraph 2. below, the requirements of this subsection shall apply to:
 - a. Undeveloped land;
 - b. All nonresidential and multifamily property to be redevelop~~ed~~^{ment} including additions or alterations, but not including interior alterations or exterior alterations that do not change the footprint of the building, and that do not require the removal of trees; and
 - c. Existing single-family and duplex dwelling properties applying for a ~~demolition~~ tree removal permit ~~for the principal structure~~, provided that the minimum DBH ~~dbh~~ for protected trees shall be 10 inches or greater.
 2. The following activities shall be exempt from this subsection:
 - a. Agricultural operations under Tex. Agric. Code Sec. 251.002(1);
 - b. Property on which a single-family or duplex dwelling unit(s) exists and is used as a residence, provided that trees designated for preservation on an approved Tree Survey or Preservation Plan and/or an associated Plat shall be preserved unless otherwise exempt under TLGC 212.905 or its successor, and trees proposed for removal are less than 10 inches in DBH;

-
- c. Any tree determined to be diseased beyond recovery, dying, dead, creating a public nuisance or damaging a foundation by a qualified professional;
 - d. Any tree determined to be causing a danger, or to constitute a hazardous condition, as a result of a natural event such as tornado, storm, flood or other act of God, that endangers the public health, welfare or safety and requires immediate removal;
 - e. Any tree listed on the [Texas Invasives list found at www.Texasinvasives.org](http://www.Texasinvasives.org), and as amended ~~Texas Department of Agriculture Noxious and Invasive Plant List~~;
 - f. Clearing of understory necessary to perform soil borings, boundary surveying of real property, to conduct tree surveys or inventories, [general survey \(e.g., of easement boundary\)](#), or to install tree protection fencing, ~~provided that c~~Clearing for surveying, [as defined above](#), shall not exceed a width of four feet. ~~for general survey (e.g., of easement boundary), and eight feet for survey of property boundary lines.~~[A clearing of twelve feet shall be allowed for geotechnical survey. and](#)
~~p~~[P](#)rovided that any protected tree having a ~~dbh~~ [DBH](#) of ~~10~~ [6](#) inches ~~dbh~~ or greater may not be removed under this exemption. ~~For the installation of tree protection fencing, the clearing shall not exceed a width of four feet, measured radially from the trunk, and must not encroach into the dripline or critical root zone of any tree to be protected.~~ [Greater clearance width may be approved via determination by the Director](#); or
 - g. Site plan, preliminary, or final plat applications, or a building permit application deemed complete as of the effective date of this subchapter.

DCRC25-0095c Tree Code Definitions

Bryce Van Arsdale & Erin Stanley
Assistant Planners

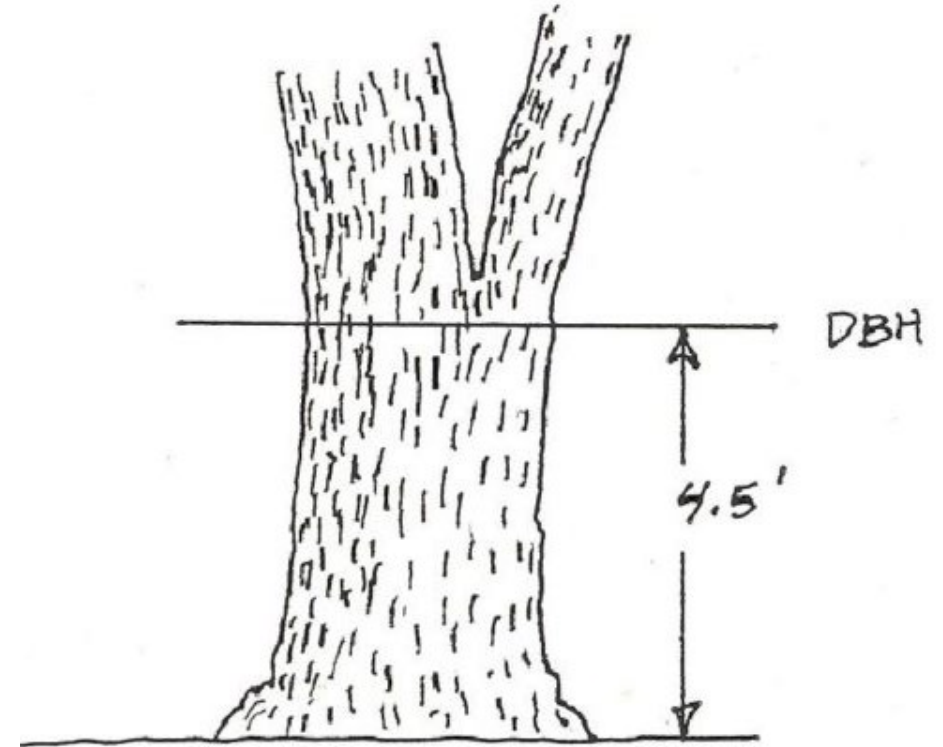
September 22, 2025



DDC Subsection 9.2

Diameter at Breast Height (~~dBH~~ DBH)

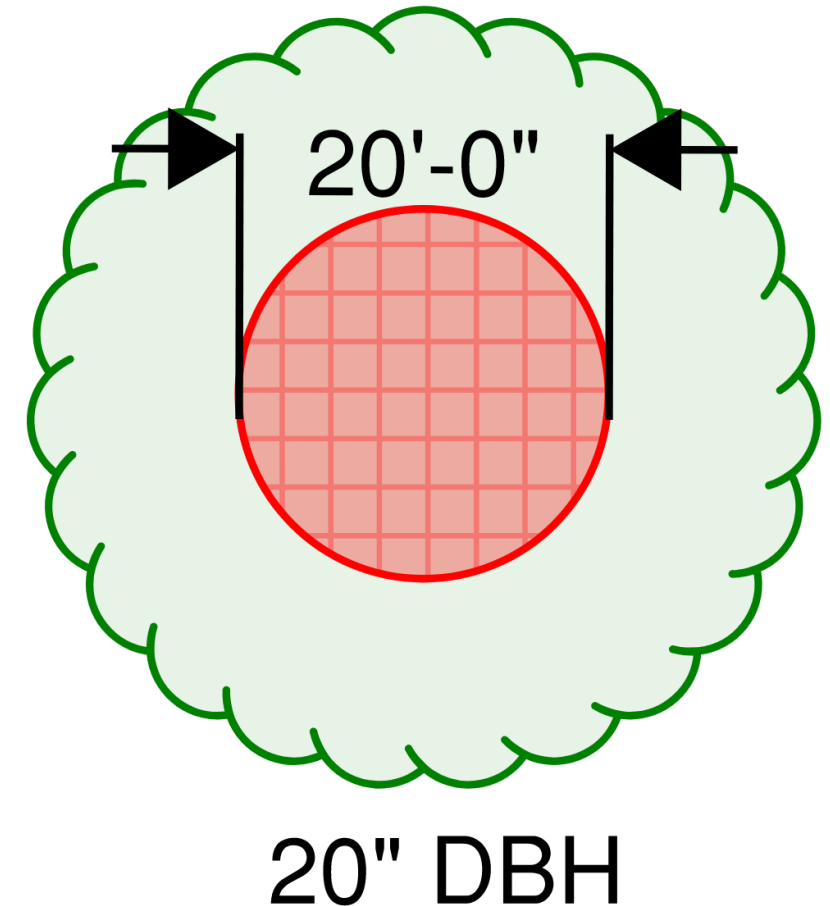
The tree trunk diameter measured in inches at a height of 4.5 feet above ground level. For multi-trunk trees, combine the diameter of the largest stem or trunk with one-half of the diameter of each additional stem or trunk, all measured at four and one-half 4.5 feet above ground level.



DDC Subsection 9.2

Critical Root Zone (CRZ)

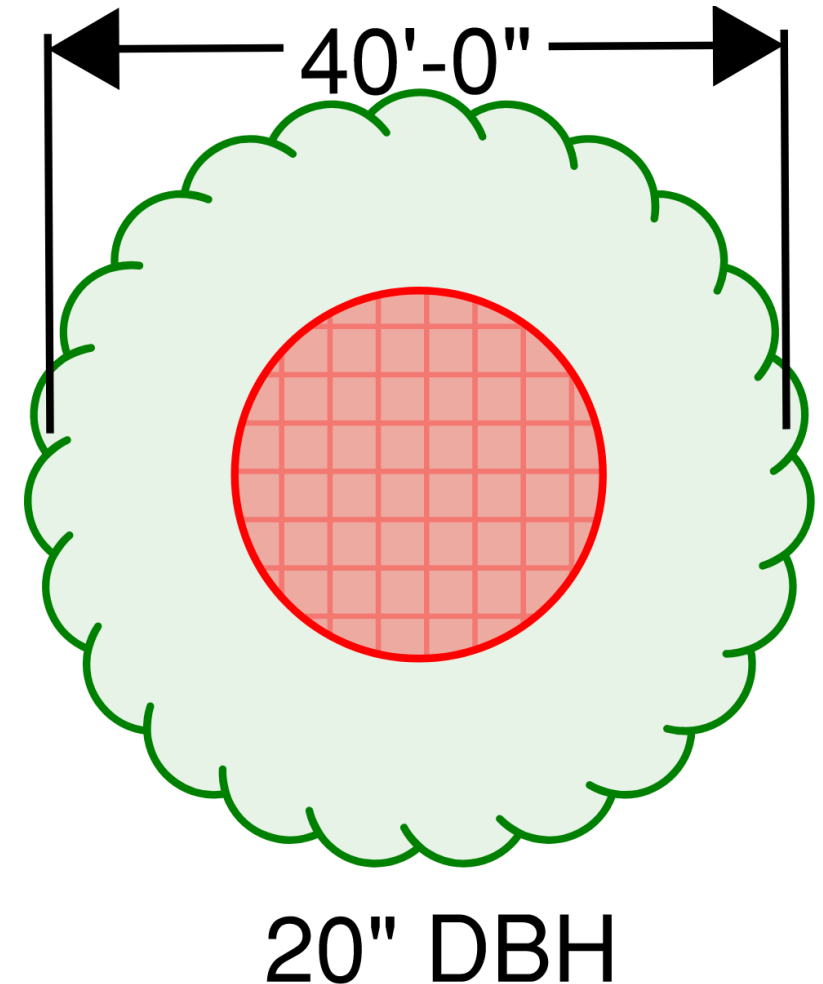
The area of soil extending from the tree trunk where roots required for future tree health and survival are located. This area can also be defined as a circle with a minimum ~~radius~~ diameter of one-foot for every one-inch in ~~trunk diameter~~ DBH ~~at 4.5 inches above ground~~. The Critical Root Zone of Post Oak (*Quercus stellata*) and Blackjack Oaks (*Quercus marilandica*) shall be calculated as 1.25 feet for every one inch in DBH.



DDC Subsection 9.2

Dripline

The area of soil extending from the tree trunk to the edge of the canopy. This area can be defined as a circle with a minimum diameter of two feet for every one-inch in DBH.



Current Tree Health Categories:

Tree **; nk	Status: Healthy or Dead /Diseased	Not
	Healthy	Tre Em
		▼
	Healthy	
	Dead/Diseased	

DDC Subsection 9.2

Tree, Healthy

A tree exhibiting a combination of the following: free of significant structural defects, no disease concerns, no evidence of fungal decay or fruiting bodies, minor pest issues, no significant root issues, good structure/form with uniform crown or canopy, foliage of normal color and density, average or normal vigor, will be wind firm if isolated or left as part of a grouping or grove of trees, suitable for its location.

DDC Subsection 9.2

Tree, Fair

A tree exhibiting a combination of the following: minor to moderate structural defects not anticipated to result in failure, no disease concerns, minor evidence of fungal decay or fruiting bodies, moderate pest issues, no significant root issues, asymmetric or unbalanced crown or canopy, average or normal vigor, foliage of normal color, moderate foliage density, will be wind firm if left as part of a grouping or grove of trees, cannot be isolated, suitable for its location.







DDC Subsection 9.2

Tree, Dead/Diseased

A tree exhibiting the following: major structural defects anticipated to result in failure, disease or significant pest concerns, significant evidence of fungal decay or fruiting bodies, decline due to old age, significant root issues, asymmetric or unbalanced crown or canopy, sparse or abnormally small foliage, poor vigor, not suitable for its location.

DDC Subsection 9.2

Tree, Secondary ~~Tree~~

A healthy ~~Ash~~, Bois D' Arc (*Maclura pomifera*), Hackberry (*Celtis laevigata* or *Celtis occidentalis*), or Cottonwood tree (*Populus deltoides*), with a ~~dbh~~ DBH greater than six inches.

COD Urban Forestry EAB management recommendation #1: "Proactively remove the [Ash] tree and replant with a non-ash species"

DDC Subsection 9.2

Tree, Non-protected~~Tree~~

The following are considered Non-Protected Trees:

1. Dead or Unhealthy Trees;
2. Trees that pose an imminent or immediate threat to persons or property;
3. Crepe Myrtles and ornamental pears;
4. Honey Mesquite (*Neltuma glandulosa*) unless part of a Preserved Habitat or Conservation Easement;
5. Common Honey Locust (*Gleditsia triacanthos*), unless part of a Preserved Habitat or Conservation Easement;
6. Black Locust (*Robinia pseudoacacia*), unless part of a Preserved Habitat or Conservation Easement;
7. Ash (*Fraxinus spp.*); or
8. Any tree listed on www.TexasInvasives.org, and as amended ~~the Texas Department of Agriculture Noxious and Invasive Plant List.~~

Proposed Classification System:

Classification	Species	DBH (inches)	Replacement Ratio
Heritage	Post Oak	6-12	1.25:1
	Blackjack Oak		
		12-24	1.5:1
		24+	1.75:1
Quality	All non-secondary trees except Post Oak (<i>Quercus stellata</i>) and Blackjack Oak (<i>Quercus marilandica</i>)	6-12	1:1
		12-24	1.25:1
		24+	1.5:1

DDC Subsection 9.2

Tree, Heritage ~~Tree~~

~~All Quality trees with a dbh DBH greater than or equal to 18 inches; and all Post Oaks (Quercus stellata) or Blackjack Oaks (Quercus marilandica) with a dbh DBH of six inches or greater.~~

Post Oak (*Quercus stellata*) and Blackjack Oak (*Quercus marilandica*) trees with a DBH of six inches or greater.

DDC Subsection 9.2

Tree, Quality ~~Tree~~

~~All healthy non-secondary trees, except Post Oaks that measure between six inches and 18 inches dbh.~~

All healthy non-secondary trees, except Post Oak (*Quercus stellata*) and Blackjack Oak (*Quercus marilandica*) with a DBH of six inches or greater.

DDC 7.7.4.A: Purpose and Intent

- Protect trees and the **ecological, environmental, and aesthetic** values of the city
- Encourage **protection** of healthy trees
- Enhance and **preserve** established tree stands
- Provide for **shade, windbreaks, and cooling of air**
- Provide for **open space** and more efficient **drainage** of land

DDC 7.7.4.B: Applicability and Exemptions

7.7.4.B.1. Applicability

c. Existing single-family and duplex dwelling properties applying for a ~~demolition~~ tree removal permit ~~for the principal structure~~, provided that the minimum DBH ~~dbh~~ for protected trees shall be 10 inches or greater.

TLGC 212.905

(b) A municipality may not require a person to pay a tree mitigation fee for the removed tree if the tree:

- (1) is located on a property that is an existing one-family or two-family dwelling **that is the person's residence**, and;
- (2) is less than **10 inches in diameter** at the point on the trunk 4.5 feet above the ground

DDC 7.7.4.B: Applicability and Exemptions

7.7.4.B.2: Exemptions

2.b. Property on which a single-family or duplex dwelling unit(s) exists and is used as a residence, provided that trees designated for preservation on an approved Tree Survey or Preservation Plan and/or an associated Plat shall be preserved unless otherwise exempt under TLGC 212.905 or its successor, and trees proposed for removal are less than 10 inches in DBH;

TLGC 212.905

- (b) A municipality may not require a person to pay a tree mitigation fee for the removed tree if the tree:
- (1) is located on a property that is an existing one-family or two-family dwelling **that is the person's residence**, and;
 - (2) is less than **10 inches in diameter** at the point on the trunk 4.5 feet above the ground



DDC 7.7.4.B: Applicability and Exemptions

e. Any tree listed on the [Texas Invasives list found at www.Texasinvasives.org](http://www.Texasinvasives.org), and as amended ~~Texas Department of Agriculture Noxious and Invasive Plant List;~~

DDC 7.7.4.B: Applicability and Exemptions

f. Clearing of understory necessary to perform soil borings, boundary surveying of real property, to conduct tree surveys or inventories, general survey (e.g., of easement boundary), or to install tree protection fencing; ~~provided that c~~ Clearing for surveying, as defined above, shall not exceed a width of four feet. ~~for general survey (e.g., of easement boundary), and eight feet for survey of property boundary lines.~~ A clearing of twelve feet shall be allowed for geotechnical survey. ~~and p~~ Provided that any protected tree having a ~~dbh~~ DBH of ~~10~~ 6 inches ~~dbh~~ or greater may not be removed under this exemption. ~~For the installation of tree protection fencing, the clearing shall not exceed a width of four feet, measured radially from the trunk, and must not encroach into the dripline or critical root zone of any tree to be protected.~~ Greater clearance width may be approved via determination by the Director; or

DDC 7.7.4.B: Applicability and Exemptions

f. Clearing of understory necessary to perform soil borings, boundary surveying of real property, to conduct tree surveys or inventories, general survey (e.g., of easement boundary), or to install tree protection fencing. Clearing for surveying, as defined above, shall not exceed a width of four feet. A clearing of twelve feet shall be allowed for geotechnical survey. Provided that any protected tree having a DBH of 6 inches or greater may not be removed under this exemption. Greater clearance width may be approved via determination by the Director;

- **4 feet clearance:** soil boring, boundary surveying, tree surveys/inventories, general surveying, or tree protection fencing installation
- **12 feet clearance:** for geotechnical surveying

Questions?



City of Denton

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

Legislation Text

File #: DCRC25-148, **Version:** 1

AGENDA CAPTION

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

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
22-Sep-25	Tree Code Continued
13-Oct-25	Tree Code Continued / UFMP and DDC Goals
27-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.