



# City of Denton

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

## Meeting Agenda

### Development Code Review Committee

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Monday, February 23, 2026

3:00 PM

Development Services Center

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After determining that a quorum is present, the Development Code Review Committee of the City of Denton, Texas will convene in a Regular Meeting on Monday, February 23, 2026, at 3:00 p.m. in Training Rooms 3, 4, and 5, at the Development Service Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

#### 1. ITEMS FOR CONSIDERATION

- A. [DCRC26-009](#) Consider approval of the minutes of the February 9, 2026 Development Code Review Committee Regular Meeting.

Attachments: [Exhibit 1 - February 9, 2026 DCRC Minutes](#)

- B. [DCRC26-008](#) Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to the Table of Allowed Uses, Use Specific Standards, and Definitions Sections of the Denton Development Code.

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

- C. [DCRC25-095](#) Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Tree Preservation.

[k](#)

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

[Exhibit 2 - Redline Markup \(DDC 7.7.4.M\)](#)

[Exhibit 3 - Draft Presentation](#)

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

- A. [DCRC26-010](#) Hold a discussion regarding the Development Code Review Committee Project Matrix.

Attachments: [Exhibit 1 - 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 February 17, 2026, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.

**MINUTES**  
**DEVELOPMENT CODE REVIEW COMMITTEE**  
**February 9, 2026**

After determining that a quorum is present, the Development Code Review Committee of the City of Denton, Texas will convene in a Regular Called Meeting on Monday, February 9, 2026, at 3:05 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: Lisa Dyer, Eric Pruett, Clay Riggs, and Suzi Rumohr

ABSENT: Member Vicki Byrd

**REGULAR MEETING**

**1. ITEMS FOR CONSIDERATION**

**A. DCRC26-002:** Elect a Chair and Vice-Chair to the Development Code Review Committee.

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

NAYS (0): None

Member Beck moved to elect himself as Chair. Motion seconded by Member Pruett. Motion carried (5-0).

Member Beck moved to elect Member Rumohr as Vice-Chair. Motion seconded by Member Pruett. Motion carried (5-0).

**B. DCRC26-003:** Consider approval of the minutes of the January 12, 2026 Development Code Review Committee Regular Meeting.

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

NAYS (0): None

Member Rumohr moved to approve the minutes as presented. Motion seconded by Member Pruett. Motion carried (5-0).

**C. DCRC26-004:** 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.

The Committee discussed front-facing garage design requirements and appropriate offsets from the front façade. The Committee indicated a preference for Option 1 as presented by staff, setting a maximum offset of five feet in front of the home, but expressed concerns regarding garage offsets between 0 and 2 feet.

The Committee provided consensus to accept Option 1 with the addition that for garages offset between 0 and 2 feet an additional architectural element shall be provided.

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

Bryce Van Arsdale, Assistant Planner, presented the item.

The Committee provided consensus in support of proposed height incentives for tree preservation. The Committee provided direction to staff to incorporate a reduction to the minimum ground floor height in Mixed-Use Neighborhood buildings and to explore parameters to prevent biasing this incentive towards larger developments.

The Committee provided consensus in support of proposed reduced setback incentives for tree preservation.

The Committee provided consensus in support of off-site tree preservation and credit incentives.

The Committee provided consensus in support of tree protection and credit incentives for protected trees within 10 feet of an adjacent property with an occupied residential use.

The Committee confirmed replacement rates for sites utilizing 20% preservation,

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

**A. DCRC26-006:** Hold a discussion regarding the Development Code Review Committee Project Matrix.

Angie Manglaris, Assistant Planning Director, presented the item.

Discussion followed. No action was taken.

## **3. CONCLUDING ITEMS**

With no further business, the Regular Meeting was adjourned at 4:46 p.m.

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Brian Beck  
DCRC Chair

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Vanessa Esparza  
Administrative Assistant

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



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** February 23, 2026

### **SUBJECT**

Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to the Table of Allowed Uses, Use Specific Standards, and Definitions Sections of the Denton Development Code.

### **BACKGROUND**

At the February 23, 2026, DCRC meeting, staff will introduce the Table of Allowed Uses, Use Specific Standards, and Definitions Sections of the Denton Development Code (DDC) topic, and discuss areas of the Code proposed to be refined as part of this amendment. The intent of this particular DDC amendment is to address specific concerns that have come to Staff's attention and which could be addressed by minor text amendments. This discussion is not intended to reevaluate existing Allowed Uses or Use-Specific Standards, but to provide for clarifying language and additions where necessary. Definitions and Use-Specific Standards related to larger topics will be considered individually at a later date. At the end of the discussion, Staff will seek direction from the Committee regarding any additional topics that may not have been included in Staff's presentation that the DCRC would like to explore.

As part of this topic, the following Definitions and/or Use-Specific Standards are planned to be updated:

- **Contractor Services:** Amendments proposed are related to establishing a new use for services typically provided by professionals not otherwise specified in the DDC (general contractor, electrical contractor, etc.).
- **Manufacturing Uses:** Amendments proposed are related to clarifying distinctions between various manufacturing uses already permitted, including Low-Impact, Medium-Impact- High-Impact, and Artisan Manufacturing.
- **Media Production Facility:** Amendments proposed are related to establishing Media Production Facilities as an allowable use.
- **Smoke Shop:** Amendments proposed are designed to provide clarification of the percentage of a retail store dedicated to Smoke Shop-related merchandise to be classified as this use.
- **Medical Office and Medical Clinic:** Amendments proposed are related to square footage allowance within the Use Specific Standards for various medical related uses.
- **Automotive Fuel Sales:** Amendments proposed are related to clarifying which items are typically accessory to Automotive Fuel Sales.
- **Research Lab:** Amendments proposed are to define and establish the land use Research Lab.
- **Automotive Repair, Minor:** Amendments proposed are related to clarifying window tinting is included within the definition for the use.

- Drones: Amendments proposed are related to clarifying drone delivery may be considered as an accessory use to retail and clarifying outdoor storage requirements for any equipment associated with the use.
- Shooting Range: Amendments propose are related to adding clarifying language to the Outdoor Recreation Definition that Shooting Ranges are not considered as part of this use.
- Event Venue: Amendments proposed are to define and establish the land use Event Venue.
- Use Specific Standards: Variety of minor updates related to various Use-Specific Standards.

## **EXHIBITS**

1. Agenda Information Sheet

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Angie Manglaris, AICP  
Assistant Planning Director



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** February 23, 2026

### **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 introduced results from testing related to the guidance previously provided by the Committee regarding replacement rates. Following this discussion, Staff requested feedback from the Committee regarding higher mitigation replacement rates and tree preservation credits.

At the February 9, 2026 DCRC meeting, Staff presented Tree Code amendments and incentives related to infill development. Following this discussion, Staff presented results from the testing of higher mitigation rates and replacement rates, receiving confirmation on these items from the Committee.

At the February 23, 2026 DCRC meeting, Staff will introduce, and request feedback related to amendments to DDC 7.7.4.M, Incentives for Tree Preservation. Following this discussion, Staff will present summarized data related to the DCRC recommended replacement rates and preservation credits, as well as the overall impact to tree mitigation.

A draft presentation is provided as Exhibit 3. Please note that the material may be difficult to follow without Staff's explanation. The presentation is still being refined, and a finalized version will be shared at the meeting.

### **EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Redline Markup (DDC 7.7.4.M)

Exhibit 3 – Draft Presentation

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Bryce Van Arsdale  
Assistant Planner

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## 7.7.4 Tree Preservation.

### M. Incentives.

1. **Energy Conservation Credit.** Mitigated or preserved large canopy shade trees located on the western or southern exposures of a habitable building may receive additional tree replacement credit. The trees must be located a minimum of ~~10~~ 15 feet but a maximum of 30 feet in distance from the building. Required tree replacement may be credited at 1.5 times the existing or newly planted trees.;
2. **Heritage Tree Credit.** A replacement credit of 4.0 times the ~~dbh~~ DBH of a heritage tree preserved beyond the minimum preservation requirements may be counted toward meeting the required replacement.;
3. **Conservation Easement Credit.** Required replacement trees may be credited 2.0 times if planted within the dedicated Conservation Easement.;
4. **Tree Cluster(s).** In order to emphasize the importance of preserving trees in a cluster during development, additional mitigation credit will be given for a cluster(s) of three or more trees that are to be preserved, whose bases are located less than 10 feet apart and whose drip lines overlap. The trunks of each tree to be counted toward this credit must be located no more than 10 feet away from the central tree trunk of the cluster. Credit shall be calculated at 1.15 times the ~~dbh~~ DBH of each tree within the cluster.;
5. **Parking Space Reduction.** Upon application and verification by the Director, an individual shall be entitled to a reduction in the minimum parking to help meet the minimum tree preservation requirements. ~~For the purpose of providing an incentive, t~~The minimum parking requirements in Subsection 7.9.4, may be reduced by one parking space for every 12 inches ~~dbh~~ DBH of trees that have been protected ~~or mitigated~~ on a site. Up to 15 percent of the required spaces may be reduced in addition to the total reduction allowed in Section 7.9.5: Parking Alternatives.;
6. ~~Certification in Lieu of Mitigation. The Director shall assist those who wish to have a site certified under the Denton Wildscape Program in lieu of meeting replacement requirements as long as 20 percent of existing trees on site are preserved.~~ **Upland Habitat ESA Preservation.** When Upland Habitat ESA exists within 100 feet of the DIA, or is proposed to be impacted by development: the owner may elect to preserve an additional 25% of the ESA, above the requirement set forth in DDC 7.4.8.a, in exchange for 15% reduction in required mitigation.
7. ~~The enforcement and penalty provisions of Section 1.6 shall apply to this subsection.~~ **Height Increase.** An additional 10 feet of maximum building height allowed in the applicable zoning district in Section 3.2– 3.5 may be granted to accommodate for the preservation of one or more protected trees located on the subject property or an adjacent developed property with Driplines within 30 feet but no closer than 10 feet of a proposed building.
  - a. Generally
    - i. The amount of floor area on the additional story is limited to:
      - a) 25% of the first floor gross floor area for the preservation of each Quality Tree; and
      - b) 35% of the first floor gross floor area for the preservation of each Heritage Tree.
    - ii. In no instance shall the total gross floor area added on an additional story exceed 10,000 square feet or 100% of the first floor gross floor area unless otherwise permitted elsewhere in this DDC.

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- iii. If this incentive is taken in combination with Section 2.12: Affordability Incentives Procedures, the additional building height granted herein shall be counted towards any height increase permitted as an Affordability Incentive.
  - iv. Height increases must comply with Section 7.10.6: Building Height in Transition Areas.
  - b. In the Mixed-Use zoning district:
    - i. In lieu of the additional 10 feet in height granted above: Multi-family developments may request an exemption to DDC 7.10.4.E.2.b, which requires that the first floor minimum height is 12 feet.
      - a) The reduction in first floor height shall be limited by the percent additional floor height granted in 7.7.4.M.7.a
  - c. Sites not classified as Infill development
    - i. Must provide a minimum of 25% tree preservation
  - d. Adjacent to Single-Family Residence
    - i. An additional buffer element shall be required between the developing use and the adjacent Single-Family Residence
    - ii. This element must include the planting or preservation of large canopy trees
8. **Reduced Setbacks.** Where the Dripline of a protected tree whose trunk lies within a required side yard setback, front yard setback, or an adjacent developed property encroaches into the buildable area, the opposite side yard setback may be reduced by the amount that the Dripline of the protected tree encroaches into the buildable area, provided the setback is reduced no more than 10 feet and that a required setback is no less than 5 feet.
9. **Privet/Invasive Species Removal.** Submittal, approval, and execution of a privet/invasive species removal plan may reduce mitigation by 1% for every 200 sq ft of privet/invasive species removal area. Credited areas shall be located on the subject site and otherwise undisturbed. Mitigation shall not be reduced by more than 30%. Privet/invasive species removal that occurs as part of an Alternative ESA shall not be considered under this incentive. The following shall be provided with the Tree Preservation Plan:
- a. Areas for privet/invasive species removal shall be clearly marked on the plan;
  - b. Photos of existing conditions shall be provided for verification; and
  - c. A written removal plan shall include the process of removal, timeline of work to be performed, five-year management plan preventing the return of invasive species, and name/contact information of the professional who will perform the work.
10. **Understory Preservation.** In order to protect non-invasive understory habitat, preserved trees within an undisturbed area greater than or equal to the tree's Dripline may receive 1.15 times the amount of preservation credit prescribed in Subsection 7.7.4I.
11. **Off-Site Trees.** Where a canopy of a protected tree on an adjacent developed lot or parcel overlaps with the subject property and no development is proposed under within the Dripline, the adjacent tree may receive 0.5 times the amount of the preservation credit prescribed in Subsection 7.7.4I. The off-site tree must be included on the Tree Survey and Tree Preservation Plan and protected in accordance with Subsection 7.7.4D in order to receive credit. Off-site trees shall not account towards the minimum preservation required in Subsection 7.7.4G.
12. **Adjacent Residential Property.** Where protected trees lie within 10 feet of an adjacent property with an occupied residential use, preservation of said trees may receive 1.15 times the amount of preservation credit prescribed in Subsection 7.7.4I so long as no development activity occurs within the Dripline of said trees or 1.25 times the amount of preservation credit prescribed in Subsection

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[7.7.4I if a common area lot or conservation easement are designated on the plat encompassing the entire Dripline of the trees and providing for permanent preservation.](#)

# DCRC25-0095k Tree Code Definitions

Bryce Van Arsdale  
Assistant Planner

February 23, 2026



## 7.7.4.M Incentives

**1. Energy Conservation Credit.** Mitigated or preserved large canopy shade trees located on the western or southern exposures of a habitable building may receive additional tree replacement credit. The trees must be located a minimum of ~~10~~ 15 feet but a maximum of 30 feet in distance from the building. Required tree replacement may be credited at 1.5 times the existing or newly planted trees

## 7.7.4.M Incentives

- 2. Heritage Tree Credit.** A replacement credit of 4.0 times the ~~dbh~~ DBH of a heritage tree preserved beyond the minimum preservation requirements may be counted toward meeting the required replacement.

## 7.7.4.M Incentives

- 3. Conservation Easement Credit.** Required replacement trees may be credited 2.0 times if planted within the dedicated Conservation Easement.

## 7.7.4.M Incentives

- 4. Tree Cluster(s).** In order to emphasize the importance of preserving trees in a cluster during development, additional mitigation credit will be given for a cluster(s) of three or more trees that are to be preserved. ~~whose bases are located less than 10 feet apart and whose drip lines overlap.~~ The trunks of each tree to be counted toward this credit must be located no more than 10 feet away from the central tree trunk of the cluster. Credit shall be calculated at 1.15 times the ~~dbh~~ DBH of each tree within the cluster. ~~;~~ ~~and~~

## 7.7.4.M Incentives

5. **Parking Space Reduction.** Upon application and verification by the Director, an individual shall be entitled to a reduction in the minimum parking to help meet the minimum tree preservation requirements. ~~For the purpose of providing an incentive, t~~The minimum parking requirements in Subsection 7.9.4, may be reduced by one parking space for every 12 inches ~~dbh~~ DBH of trees that have been protected ~~or mitigated~~ on a site. Up to 15 percent of the required spaces may be reduced in addition to the total reduction allowed in Section 7.9.5: *Parking Alternatives.* ~~;~~ ~~or~~

## 7.7.4.M Incentives

- ~~6. **Certification in Lieu of Mitigation.** The Director shall assist those who wish to have a site certified under the Denton Wildscape Program in lieu of meeting replacement requirements as long as 20 percent of existing trees on-site are preserved.~~ **Upland Habitat ESA Preservation.** When Upland Habitat ESA exists within 100 feet of the DIA, the owner may elect to preserve an additional 25% of the ESA in exchange for 15% reduction in required mitigation.

## 7.7.4.M Incentives

7. Height Increase. An additional 10 feet of maximum building height allowed in the applicable zoning district in Section 3.2– 3.5 may be granted to accommodate for the preservation of one or more protected trees located on the subject property or an adjacent developed property with Driplines within 30 feet but no closer than 10 feet of a proposed building.

a. The amount of floor area on the additional story is limited to:

i. 25% of the first floor gross floor area for the preservation of each Quality Tree;

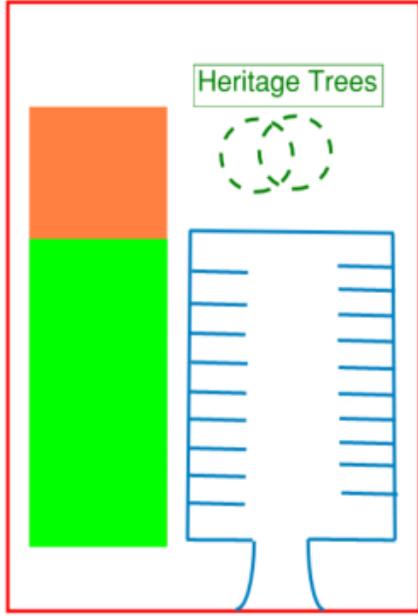
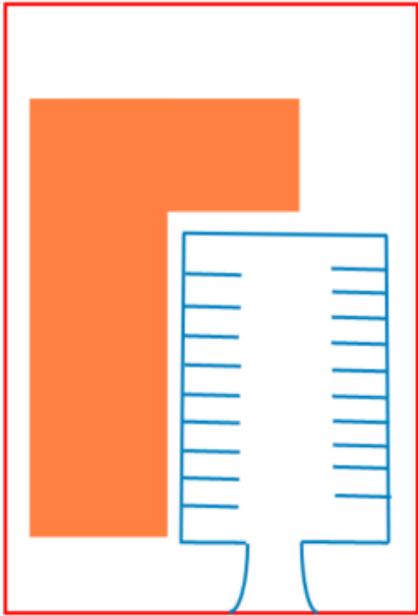
and

ii. 35% of the first floor gross floor area for the preservation of each Heritage Tree.

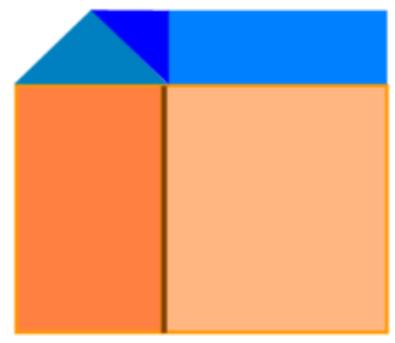
b. In no instance shall the total gross floor area added on an additional story exceed 10,000 square feet, or 100% of the first floor gross floor area, unless otherwise permitted elsewhere in this DDC.

c. If this incentive is taken in combination with Section 2.12 : Affordability Incentives Procedures, the additional building height granted herein shall be counted towards any height increase permitted as an Affordability Incentive.

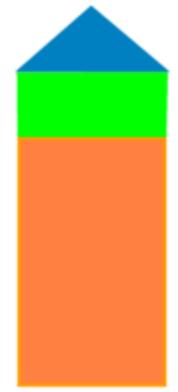
d. Height increases must comply with Section 7.10.6: Building Height in Transition Areas.



65 feet

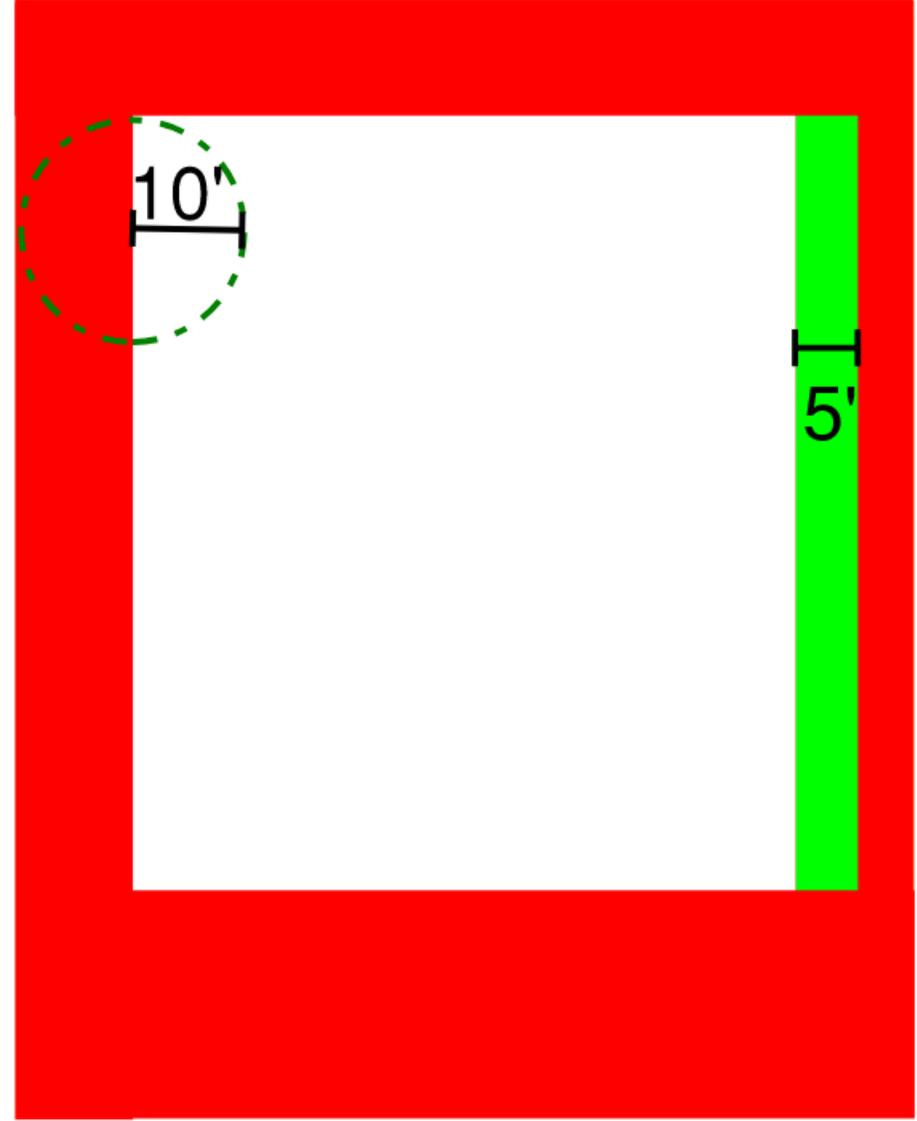
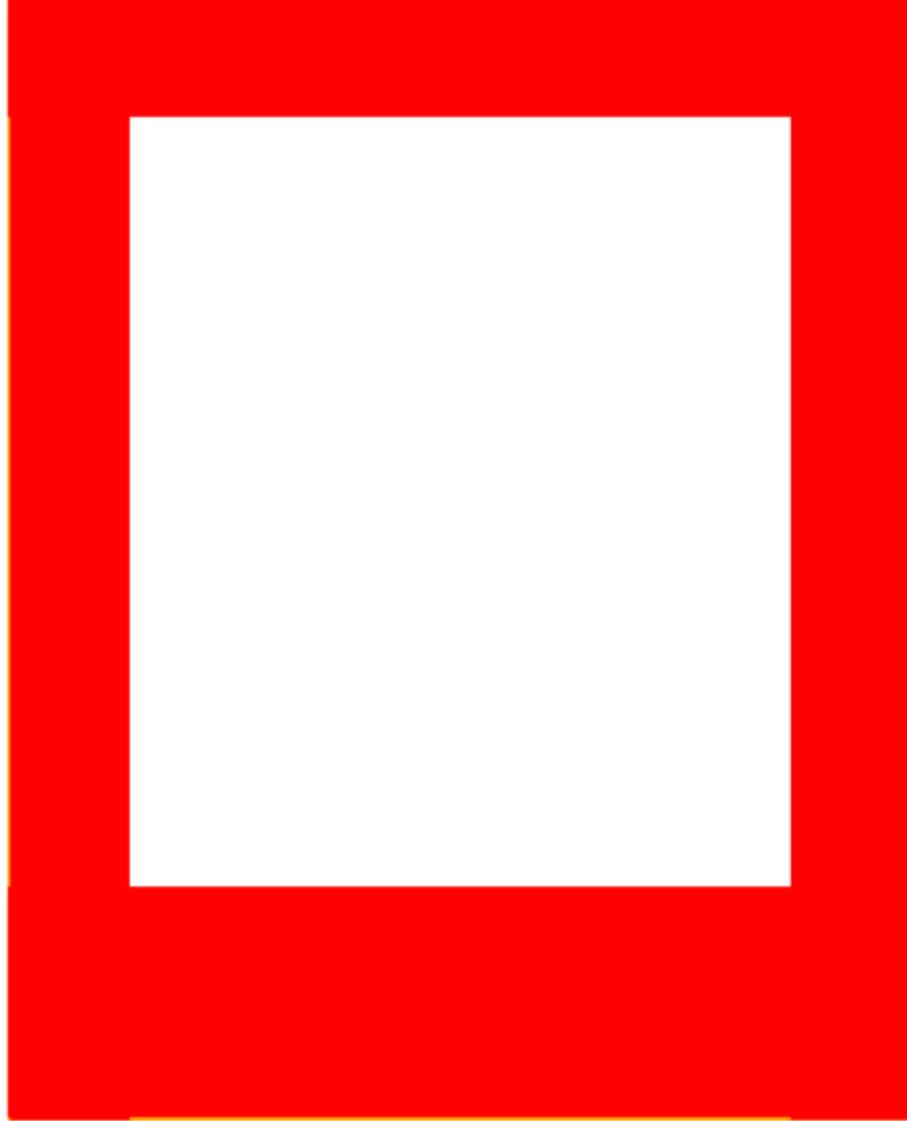


75 feet



## 7.7.4.M Incentives

8. **Reduced Setbacks.** Where the Dripline of a protected tree whose trunk lies within a required side yard setback, front yard setback, or an adjacent developed property encroaches into the buildable area, the opposite side yard setback may be reduced by the amount that the Dripline of the protected tree encroaches into the buildable area, provided the setback is reduced no more than 10 feet and that a required setback is no less than 5 feet.



## 7.7.4.M Incentives

9. **Privet/Invasive Species Removal.** Submittal, approval, and execution of a privet/invasive species removal plan may reduce mitigation by 1% for every 200 sq ft of privet/invasive species removal area. Credited areas shall be located on the subject site and otherwise undisturbed. Mitigation shall not be reduced by more than 30%. Privet/invasive species removal that occurs as part of an Alternative ESA shall not be considered under this incentive. The following shall be provided with the Tree Preservation Plan:

- a. Areas for privet/invasive species removal shall be clearly marked on the plan;
- b. Photos of existing conditions shall be provided for verification; and
- c. A written removal plan shall include the process of removal, timeline of work to be performed, five-year management plan preventing the return of invasive species, and name/contact information of the professional who will perform the work.

## 7.7.4.M Incentives

10. **Understory Preservation.** In order to protect non-invasive understory habitat, preserved trees within an undisturbed area greater than or equal to the tree's Dripline may receive 1.15 times the amount of preservation credit prescribed in Subsection 7.7.4l.

## 7.7.4.M Incentives

11. Off-Site Trees. Where a canopy of a protected tree on an adjacent developed lot or parcel overlaps with the subject property and no development is proposed under within the Dripline, the adjacent tree may receive 0.5 times the amount of the preservation credit prescribed in Subsection 7.7.4I. The off-site tree must be included on the Tree Survey and Tree Preservation Plan and protected in accordance with Subsection 7.7.4D in order to receive credit. Off-site trees shall not account towards the minimum preservation required in Subsection 7.7.4G.

## 7.7.4.M Incentives

12. **Adjacent Residential Property.** Where protected trees lie within 10 feet of an adjacent property with an occupied residential use, preservation of said trees may receive 1.15 times the amount of preservation credit prescribed in Subsection 7.7.4I so long as no development activity occurs within the Dripline of said trees or 1.25 times the amount of preservation credit prescribed in Subsection 7.7.4I if a common area lot or conservation easement are designated on the plat encompassing the entire Dripline of the trees and providing for permanent preservation.

# Replacement Rates and Preservation Credits

# Replacement Rates and Preservation credits

- Staff has updated the tree mitigation spreadsheet in accordance with DCRC direction
- Staff is seeking **confirmation** on the following item:
  - Replacement Rates and Preservation Credits for **30% Preservation**

# DCRC Preferred Scenario Analysis

## Sample Sites

- 13 sites
- Range of data
  - 31-13,121 Q/H inches
- Percentage difference compared current standard mitigation scenario
  - 40% reduction

## Findings\*

- Average % increase in mitigation: ~199%
  - Median: ~40%
  - Range: ~-8.12% to ~760.54%
- Generally: sites with no Heritage saw greatest change

\*More detail provided on next slide

## 3 major outliers

### TPP25-0006

- 654.9% increase
  - 5.1" to 38.5"
- 31" Q on-site
- Quality preservation credit is unchanged
- Impact due to removal of 40% reduction

### TPP25-0018

- 615.72% increase
  - 203" to 1457"
- 2942" Q on-site
- Quality preservation credit is unchanged
- Impact due to removal of 40% reduction

### TPP25-0036

- 760.54% increase
  - 24.2" to 208.25"
- 573" Q on-site
- Quality preservation credit is unchanged
- Impact due to removal of 40% reduction

# Data without major outliers

## Sample Sites

- 10 sites
- Range of data
  - 33-13,121 Q/H inches
- Percentage difference compared current standard mitigation scenario
  - 40% reduction

## Findings

- Average % increase in mitigation:  
~56% (down from 199%)
  - Median: ~16.99%
  - Range: ~-8.12% to ~266.54%
    - 8 sites below 62%
    - 2 sites with negative %
      - Smaller Q trees removed
- Generally: sites with more Heritage removal saw the largest change
  - Site with ~266% increase removed 70% of Heritage trees

# Discussion

# Replacement Rates

- With this round of updates 50/40% reduction has been removed
- Staff is seeking **confirmation** on the following items:
  - Replacement Rates and Preservation Credits for **20% preservation scenario**

# 20% Preservation

- Sub-categories are not used within classification
- Current practice: Higher mitigation for 10% delta removed
- Recommended Practice: All removals mitigated at a higher rate

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

# DCRC Preferred Scenario Analysis

## Sample Sites

- 8 sites
  - All completed 2025 projects + several from past years
- Percent increase is compared to current 20% preservation scenario
- Sites with more heritage preservation saw the largest change

## Findings

- Average % increase in Preservation Credit: ~303%
  - Median: ~327%
  - Range: ~142% to ~429%
- Heritage removal
  - 4 sites: 100% H removal
    - No H Preservation
  - 3 sites: >70% H removal

# Questions?

**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.*

<b>Meeting Date</b>	<b>Topic</b>
	Tree Code Continued
23-Feb-26	Definitions/Table of Allowed Uses
	Tree Code Continued
	Definitions/Table of Allowed Uses
	Tree Code Continued
23-Mar-26	Definitions/Table of Allowed Uses

## 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	
Definitions	
Detention Basins	
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	