



City of Denton

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

Meeting Agenda

Development Code Review Committee

Monday, October 27, 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, October 27, 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. [DCRC25-154](#) Consider approval of minutes for October 13, 2025.

Attachments: [October 13, 2025](#)

- B. [DCRC25-156](#) Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Accessory Dwelling Units.

Attachments: [Exhibit 1 - Agenda Information Sheet.pdf](#)
[Exhibit 2 - DDC 5.4.3 General Standards for Accessory Uses and Structures](#)
[Exhibit 3 - DDC 5.4.4 Additional Standards for Specific Accessory Uses](#)
[Exhibit 4 - Propsoed ADU Amendments Redline Markups](#)
[Exhibit 5 -Discuss Denton Community Survey Results](#)
[Exhibit 6 - Draft Presentation](#)

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

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Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2- Tree Preservation Plan](#)
[Exhibit 3- Tree Inventory Excel File](#)
[Exhibit 4- Draft Presentation](#)

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

- A. [DCRC25-155](#) 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 October 21, 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
October 13, 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, October 13, 2025, at 3:07 p.m. in Training Rooms 3, 4, and 5 at the Development Services Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

PRESENT: Chair Brian Beck, and Members: Suzi Rumohr, Eric Pruett, Lisa Dyer, and Clay Riggs
ABSENT:

REGULAR MEETING

1. ITEMS FOR CONSIDERATION

A. DCRC25-151: Consider approval of minutes for September 22, 2025.

AYES (4): Chair Brian Beck, and Members: Suzi Rumohr, Lisa Dyer, and Clay Riggs

NAYS (0): None

ABSENT FOR VOTE (1):Member: Eric Pruett

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

Member Pruett joined the meeting at 3:08 p.m.

B. DCRC25-153: Receive a report, hold a discussion, and give staff direction regarding tree canopy goals contained within the Denton Development Code Subsection 7.7.2 and the Urban Forest Master Plan.

Angie Manglaris, Assistant Planning Director, presented the item. The Committee was in agreement with changes presented via red-line edits and requested staff bring back a follow-up discussion item relating to how the various preservation and landscaping elements within the Denton Development Code contribute to the City's overall canopy goals.

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

Staff presented the item. The Committee had additional questions relating to tree protection during construction and clarification was provided. The Committee was in agreement with the red-line edits as proposed.

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

A. DCRC25-152: 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 4:44 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: October 27, 2025

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Accessory Dwelling Units.

BACKGROUND

On December 9, 2024, the Development Code Review Committee (DCRC) held a discussion regarding prioritizing future potential Denton Development Code (DDC) amendment topics and provided final direction to staff, including the prioritization of amendments to the DDC related to Accessory Dwelling Units (ADUs). The Accessory Dwelling Unit topic is a priority since it aligns with Affordable Housing Toolkit strategies, as well as the Southeast Denton Area Plan recommended actions, both of which were adopted by City Council. In addition, Staff has identified areas within the ADU regulations which could be revised to improve clarity, thereby simplifying implementation of the regulations both for residents trying to add ADUs and Staff during plan review. Examples of areas for clarification include the allowable location of ADUs and requirements for architectural compatibility and/or screening.

At the January 27, 2025, DCRC meeting, staff introduced the Accessory Dwelling Unit (ADU) topic, provided an overview of the current regulations related to ADUs within the DDC, and discussed areas of the Code proposed to be refined as part of this amendment. At the end of the discussion, staff sought consensus on areas identified to be amended as well as direction from the Committee regarding any additional topics related to ADUs that may not have been included in Staff's presentation. Conversation centered around architectural compatibility between ADUs and the primary dwelling unit, the allowable locations of ADUs, expanding the uses in which ADUs may be accessory to (townhomes, duplex, etc.), and the maximum allowable size of ADUs.

At the February 10, 2025, DCRC meeting, staff provided a brief recap of ADU regulations in the DDC before reviewing the feedback heard during the January 27, 2025, DCRC meeting. In addition, staff sought input from the Committee on the remaining staff-identified areas to be refined as part of this amendment, as well as consensus from the Committee on additional topics to be explored as part of this amendment. During this meeting, extensive conversation was held regarding architectural compatibility, allowable locations on a lot for ADUs, maximum size of ADUs, primary uses to which an ADU may be accessory, and allowing "ADU condos" within the City. Conversation regarding architectural compatibility focused on ADUs, or portions thereof, visible from the public right-of-way.

During the February 10, 2025 DCRC meeting, the Committee provided direction that ADUs visible from the public right-of-way should be reviewed for architectural compatibility, and that a lighter touch of the architectural compatibility requirements should be applied in these cases. Regarding ADU locations on a

lot, the Committee agreed detached ADUs should be allowed in the side yard of a residential structure but shall not project in front of the front building line. Additionally, attached ADUs shall follow the same setback requirements of the primary structure. In addition, the DCRC provided consensus on the following topics: removal of minimum parking requirements for ADUs, allowing ADUs to be the same size as the primary dwelling unit, allowing ADUs to be accessory to other types of residential units, interest in pursuing “ADU Condos” as a means of separate ownership. Furthermore, the DCRC agreed additional clarification relating to minimum setbacks and utility meter locations would be better addressed in a criteria manual rather than in the DDC. Staff is working with Utilities to investigate the DCRC’s question regarding allowing separate metering of water and wastewater meters.

At the February 24 and March 3, 2025 meetings, staff presented proposed ADU amendments to the Committee based upon conversations held at the January 27, 2025 and February 10, 2025 DCRC meetings. Amendments discussed included:

- Increase in the maximum allowable square footage of an ADU.
- Allowances for ADUs to be constructed in the side yard.
- Refined language surrounding architectural compatibility and when it applies.
- Update parking requirements to remove minimum parking requirements for ADUs.
- Language to allow for ADUs to be independently owned as condos.
- Clarification of which primary uses an ADU may be accessory to, including townhomes, duplex, triplexes, and fourplexes.
- Minimum parking requirements for ADUs.

At the March 24, 2025 meeting, staff presented a finalized version of the proposed ADU amendments which incorporate additional items the DCRC wanted to see added as part of the revisions, including:

- Height limitations for ADUs.
- A minimum allowable square footage of 800 square feet for all ADUs.
- Revision of the maximum allowable size to 75% of the primary structure for ADUs.

The DCRC reached consensus regarding allowing a minimum 800 square feet and maximum allowable size to 75% of the primary structure for ADUs. The DCRC did not reach consensus regarding height limitations and provided direction to staff to seek feedback regarding the topic during public engagement.

At the October 27, 2025 DCRC meeting, staff will review public engagement efforts with the Committee, including community survey results, and discuss amendments needed to the proposed ADU standards as a result.

EXHIBITS

1. Agenda Information Sheet
2. DDC 5.4.3 – General Standards for Accessory Uses and Structures
3. DDC 5.4.4A – Additional Standards for Specific Accessory Uses
4. Proposed ADU Amendments Redline Markups
5. Discuss Denton Community Survey Results
6. Draft Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:

Angie Manglaris, AICP
Assistant Planning Director

5.4.3 General Standards for Accessory Uses and Structures.

- A. The combined square footage of the principal structure and accessory structure(s) shall not exceed the zoning district maximum building coverage specified in Subchapter 3: Zoning Districts.
- B. Accessory structures, with the exception of non-residential detached carports, gas station canopies, gas station car wash facilities, and security/entry booths, are prohibited in front and side yards. Accessory structures for public or private schools may be located in side yards, but shall not be located in front yards.
- C. Where permitted, accessory structures shall be set back a minimum of three feet from all property lines.
- D. No portion of an accessory structure may be located in, or encroach upon, any easement.
- E. All accessory structures that require a building permit shall be architecturally compatible with its associated principal structure and/or screened from view of abutting properties and public rights-of-way.
- F. Where permitted, accessory outdoor storage shall be located to the rear of the principal structure, shall be subject to the screening standards in Subsection 7.7.8: Walls, Fences, and Screening, and shall be limited to goods or materials sold or used on the premises as part of the principal use of the property.

5.4.4 Additional Standards for Specific Accessory Uses.

- A. **Accessory Dwelling Unit.** Accessory dwelling units ("ADUs") shall comply with the following standards:
1. **Generally.**
 - a. Only one ADU shall be allowed per lot.
 - b. ADUs shall only be permitted on lots where the principal use is a single-family detached dwelling.
 2. **Size.**
 - a. **ADUs on Lots Smaller than 10,000 Square Feet.**
 - i. ADUs shall not exceed 50 percent of the square footage of the principal dwelling unit on the lot.
 - ii. ADUs shall not exceed 1,000 square feet per lot.
 - b. **ADUs on Lots 10,000 Square Feet or Larger.** ADUs shall not exceed 50 percent of the square footage of the principal dwelling unit on the lot.
 3. **Location and Design.**
 - a. ADUs may be attached or detached units.
 - i. Attached ADUs shall be fully attached to or within the principal structure on the lot. "Attached" shall mean at least one-quarter of the total wall area or the floor or ceiling of the ADU shall be fully connected to a wall, floor, or ceiling of the principal residential structure.
 - ii. Detached ADUs shall be located to the side or rear of the principal dwelling unit.
 - b. ADUs shall have a separate exterior entrance from the principal dwelling unit and shall contain cooking, sleeping, and sanitary facilities.
 4. **Public Services and Utilities.** Separate water or sewer service for the ADU shall not be allowed. Separate metering of other utilities is allowed.
 5. **Ownership Requirements.** Ownership of the ADU may not be legally severed from ownership of the associated lot and any other structures on such lot.

5.4.3 General Standards for Accessory Uses and Structures.

- A. The combined square footage of the principal structure and accessory structure(s) shall not exceed the zoning district maximum building coverage specified in Subchapter 3: Zoning Districts.
- B. Accessory structures, are only permitted in the rear yard with the following exceptions:
 - i. ~~of~~ Non-residential detached carports, gas station canopies, gas station car wash facilities, and security/entry booths, are prohibited in front and side yards.
 - ii. Accessory structures for public or private schools may be located in side yards, but shall not be located in front yards.
 - iii. Accessory Dwelling Units may be located in side yards but shall not be located in front yards.
- C. Where permitted, accessory structures shall be set back a minimum of three feet from all property lines.
- D. No portion of an accessory structure may be located in, or encroach upon, any easement.
- E. All accessory structures that require a building permit shall be architecturally compatible with its associated principal structure and/or screened from view of abutting properties and public rights-of-way, unless as provided for in Subsection 5.4.4.A.3c.
- F. Where permitted, accessory outdoor storage shall be located to the rear of the principal structure, shall be subject to the screening standards in Subsection 7.7.8: Walls, Fences, and Screening, and shall be limited to goods or materials sold or used on the premises as part of the principal use of the property.

5.4.4 Additional Standards for Specific Accessory Uses.

- A. Accessory Dwelling Unit. Accessory Dwelling Units ("ADUs") shall comply with the following standards:
 - 1. Generally.
 - a. ADUS may be attached or detached units.
 - b. ~~a. Only one~~ A maximum of one ADU shall be allowed per dwelling unit lot, provided the combined square footage complies with the size requirements outlined in Subsection 5.4.4.A.2.
 - c. ~~b.~~ ADUs shall only be permitted on lots where the principal use is a single-family detached dwelling, townhome, duplex, or triplex.
 - 2. Size.
 - a. Measurements for both the ADU and the primary dwelling unit shall follow the specifications of Subsection 3.7.7.
 - b. The square footage of the ADU may be a maximum of 800 square feet or 75 percent of the square footage of the principal dwelling unit, whichever is greater.
 - c. ~~ADUs on Lots Smaller than 10,000 Square Feet~~
 - i. ~~ADUs shall not exceed 50 percent of the square footage of the principal dwelling unit on the lot.~~
 - ii. ~~ADUs shall not exceed 1,000 square feet per lot.~~

- d. ~~ADUs on Lots 10,000 Square Feet or Larger. ADUs shall not exceed 50 percent of the square footage of the principal dwelling unit on the lot.~~
3. Location and Design.
- a. ~~Attached ADUs ADUs may be attached or detached units.~~
- Attached ADUs shall be fully attached to or within the principal dwelling unit structure on the lot.
 - "Attached" shall mean at ~~least either~~ one-quarter of the total wall area of the ADU shall be fully connected to the principal dwelling unit, or the floor ~~or and~~ ceiling of the ADU shall be fully connected to a wall, floor, or ceiling of the principal ~~residential structure~~ dwelling unit.
 - Attached ADUs shall meet the required setbacks of the primary dwelling unit as specified in Subchapter 3: Zoning Districts.
- b. Detached ADUs.
- Detached ADUs shall be located to the side or rear of the principal dwelling unit.
 - ADUs located in the side yard shall be offset a minimum of three feet behind the front building line of the principal dwelling unit.
- c. Any ADU, or portion thereof, visible from the public right-of-way shall be architecturally compatible with the primary dwelling unit on the lot by providing at least two of the following elements:
- Consistency in color;
 - Consistency in roof pitch;
 - Consistency in orientation of building materials (for example vertical vs. horizontal siding);
 - The same architectural design or detail.
- d. ADUs shall not exceed the height of the principal dwelling unit on the lot.
- e. ADUs shall have a separate exterior entrance from the principal dwelling unit and shall contain cooking, sleeping, and sanitary facilities.
4. Public Services and Utilities. Separate water or sewer service for the ADU shall not be allowed. Separate metering of other utilities is allowed.
5. Ownership Requirements. Independent ownership of the ADU may only be allowed as part of a condominium association and the ADU shall not be legally severed from ownership of the associated lot and any other structures on such separately platted as an individual lot.

Table 7.9-I: Minimum Required Off-Street Parking

Accessory Uses	
Accessory Dwelling Unit	1 space per bedroom <u>None, however ADUs that remove required parking spaces for the principal dwelling unit shall be required to replace the same number of spaces.</u>

Townhome and ADU Survey

SURVEY RESPONSE REPORT

13 September 2025 - 12 October 2025

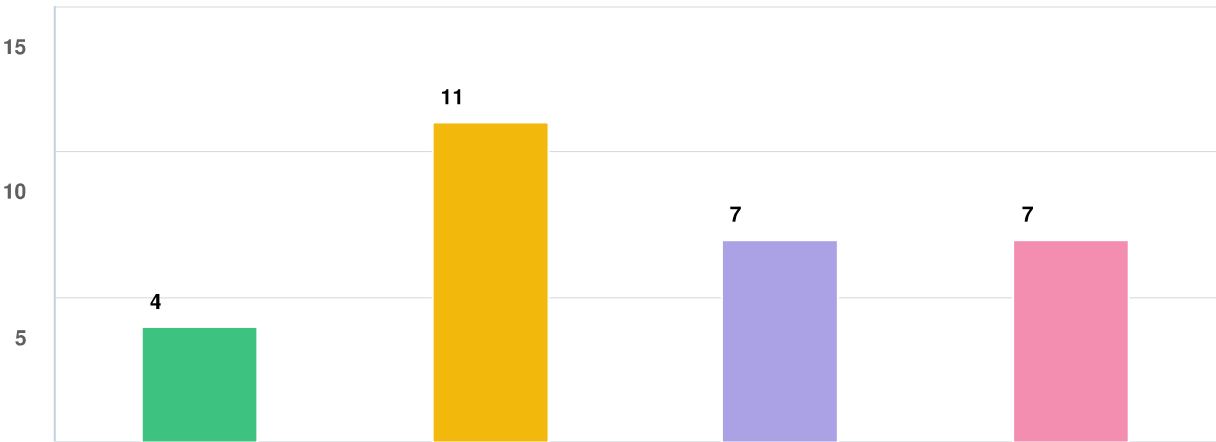
PROJECT NAME:

Denton's Missing Middle Housing



SURVEY QUESTIONS

Q1 What is your age group?

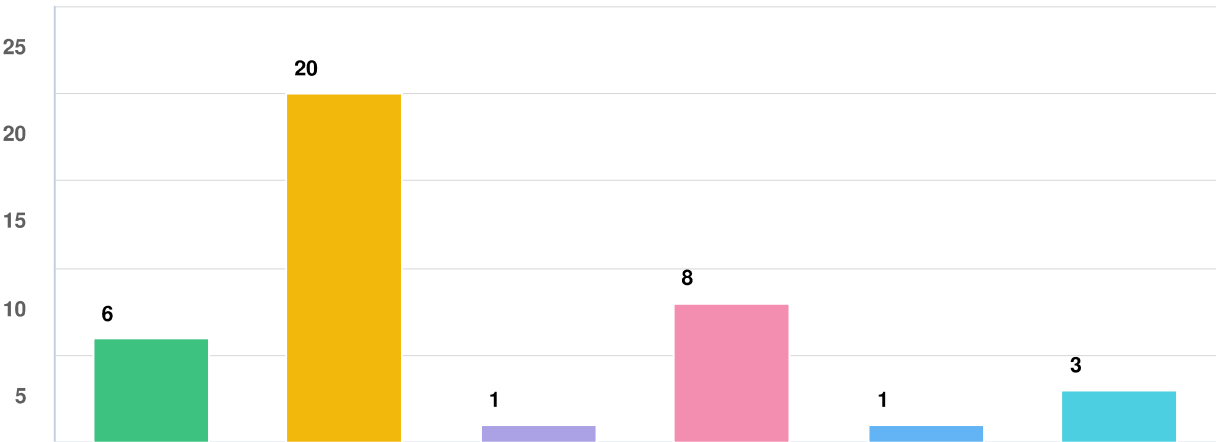


Question options

24 years old or younger 25-44 years old 45-64 years old 65 years old or older

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q2 How would you describe yourself? (select all that apply)

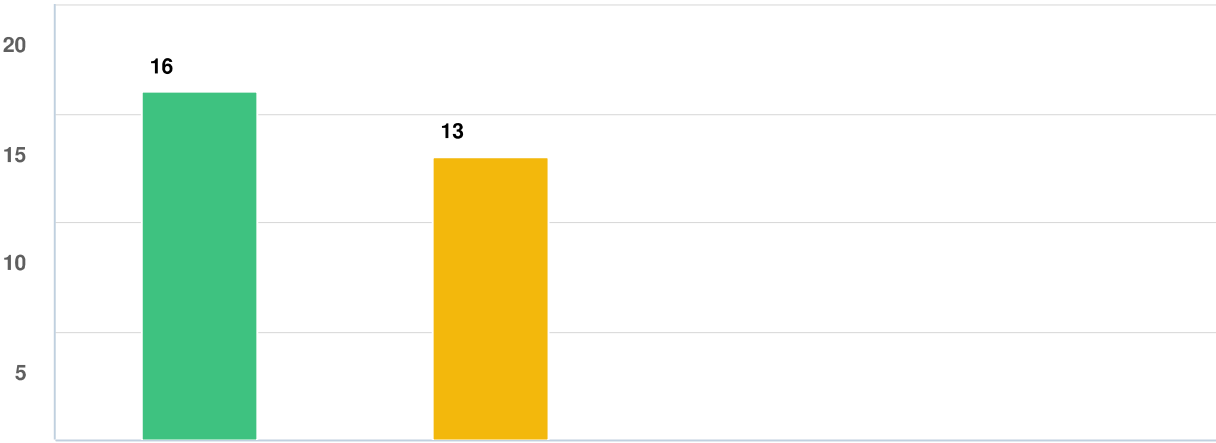


Question options

Student Employed Landlord in Denton Retired Developer Other

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q3 What best describes your housing situation?

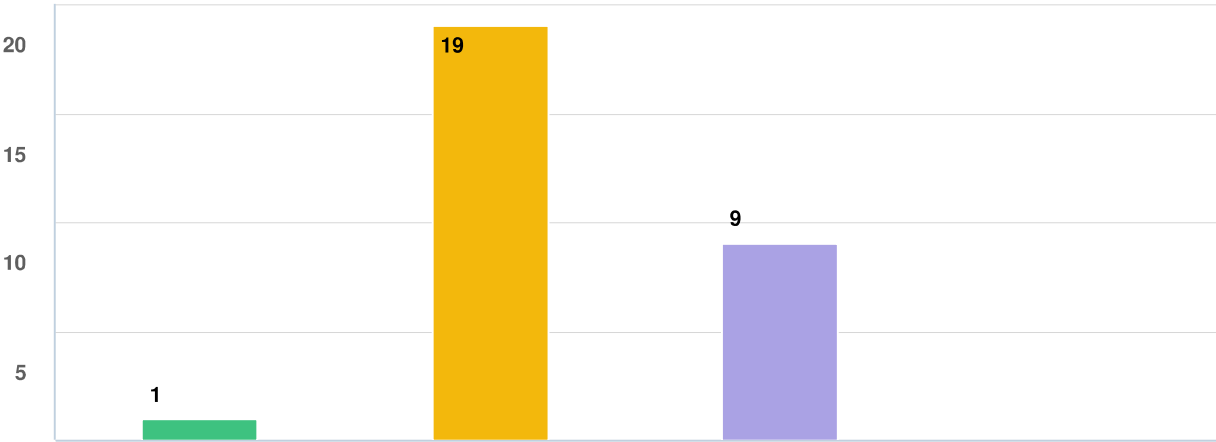


Question options

Homeowner in Denton Renter in Denton Live in Denton but don't own or rent I don't live in Denton

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q4 Do you own or live in an ADU? (select all that apply)

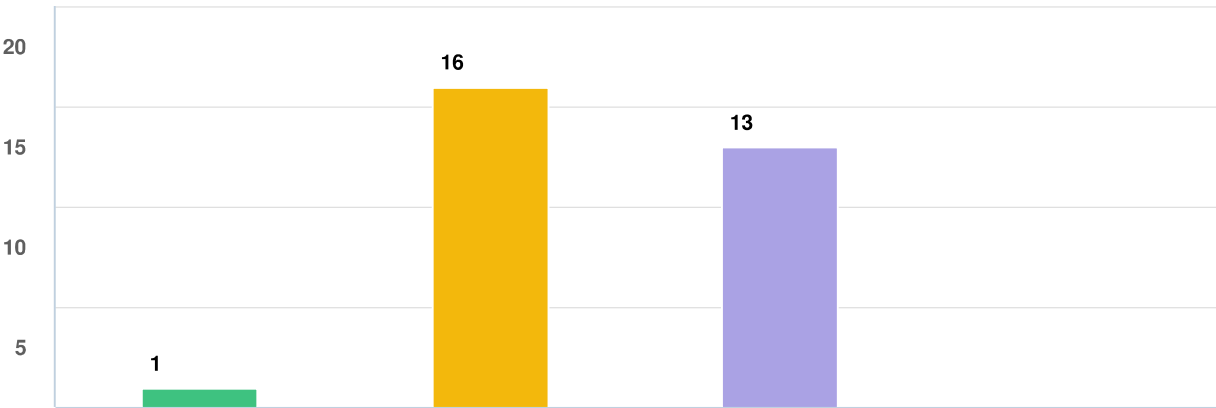


Question options

I own an ADU No, but interested in building/living in an ADU No, not interested I live in an ADU

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q5 Do you own or live in a townhome? (select all that apply)

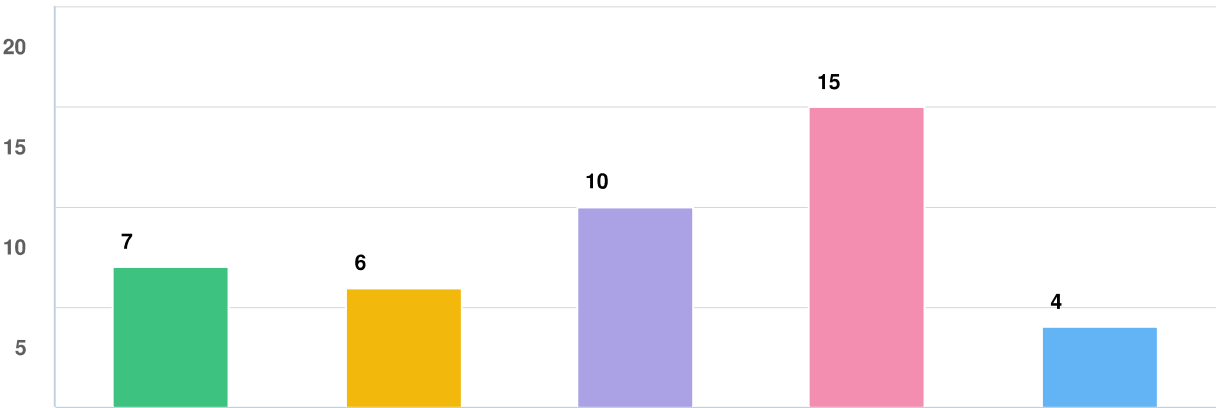


Question options

- I live in a townhome
- No, but I am interested in buying/living in a townhome
- No, not interested
- I own a townhome

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q6 Do you have any concerns about ADUs, and if so what are they? (select all that apply)

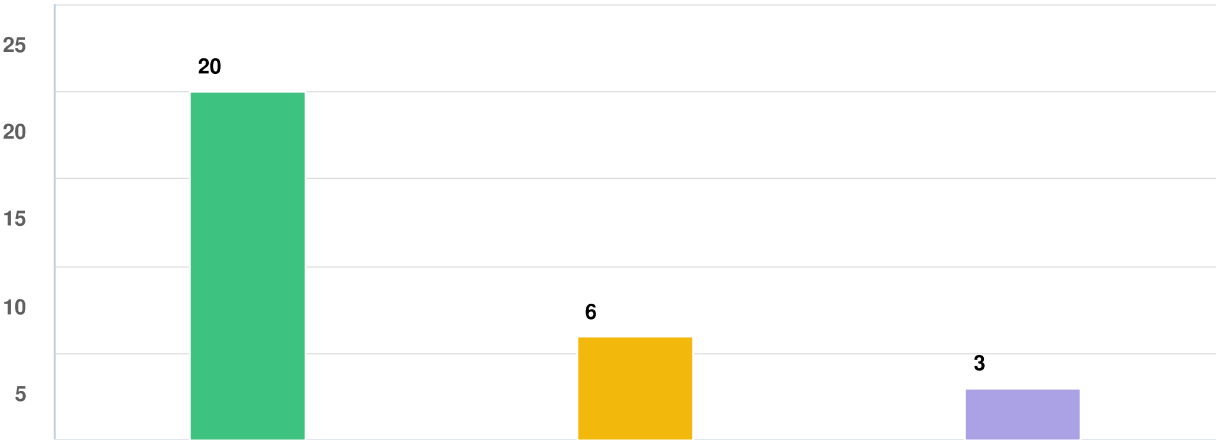


Question options

- Incompatible Size and/or Height
- Incompatible Architectural Design
- Parking
- No Concerns
- Other Concerns (please specify)

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q7 Is allowing ADUs with townhomes, duplexes, and triplexes appropriate?

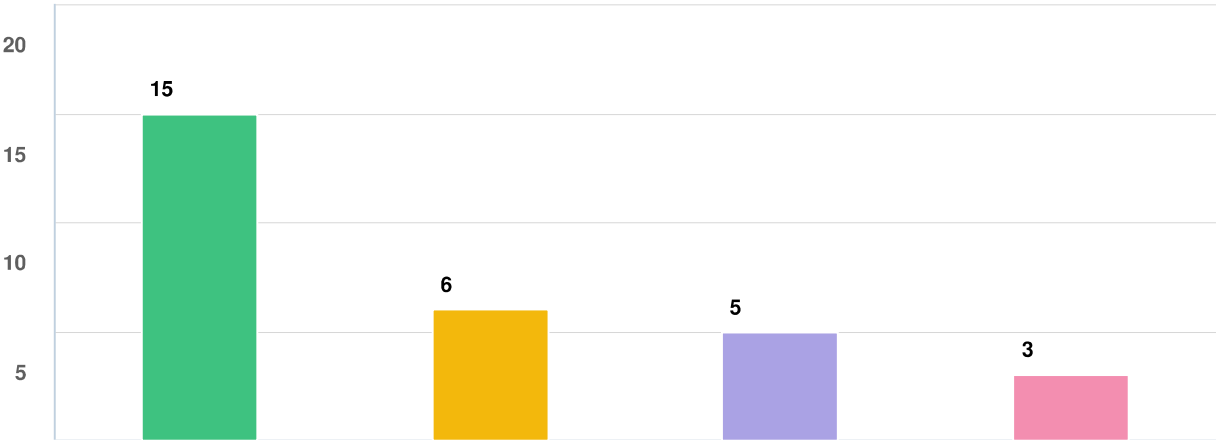


Question options

● Yes ● No ● No Opinion

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q8 Are the proposed limits on ADU size appropriate?

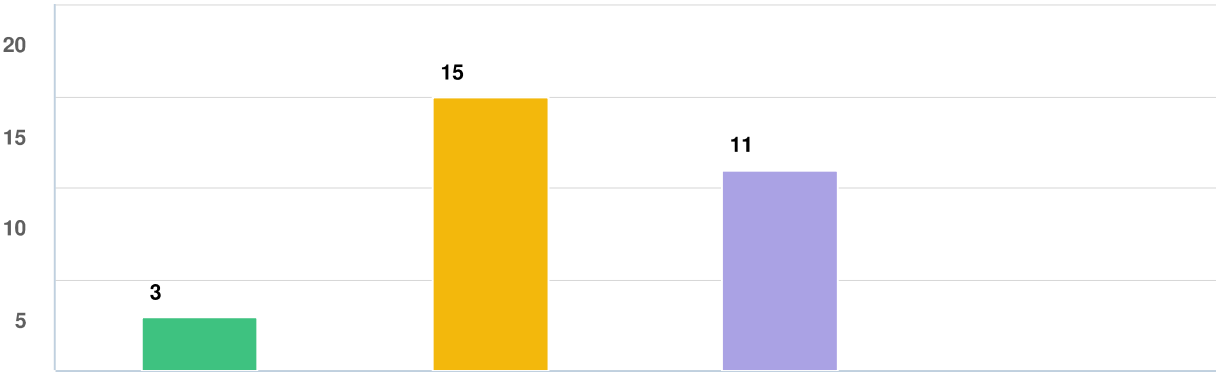


Question options

● Yes ● No, too small ● No, too large ● No Opinion

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q9 What is an appropriate maximum height for an ADU?

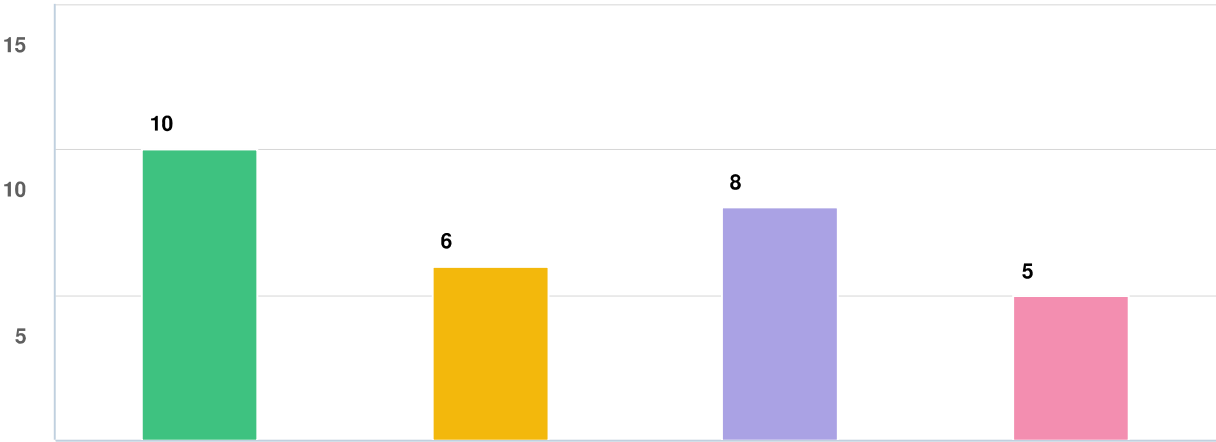


Question options

- 20 ft or 15 ft if within 3 ft of a property line
- Height of primary structure (varies)
- Same as zoning district (40 ft - current standards)
- Other (please specify - responses under 15 ft and over 40 ft will not be considered)

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q10 Is the proposed parking requirement appropriate?

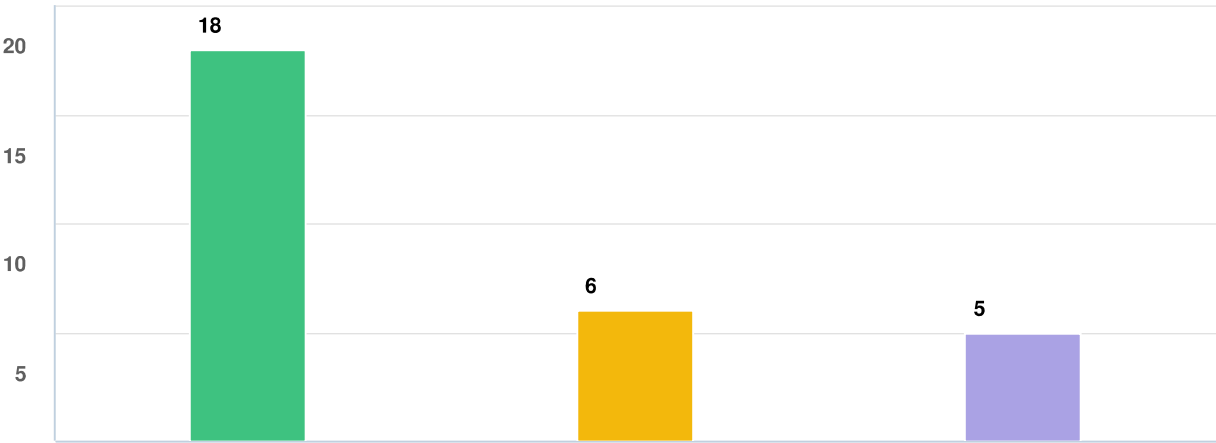


Question options

- Yes
- No, too restrictive
- No, too relaxed
- No Opinion

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q11 | Is 1,000 sq ft an appropriate lot size for townhomes in mixed-use areas (MN, MD, and MR zoning districts)

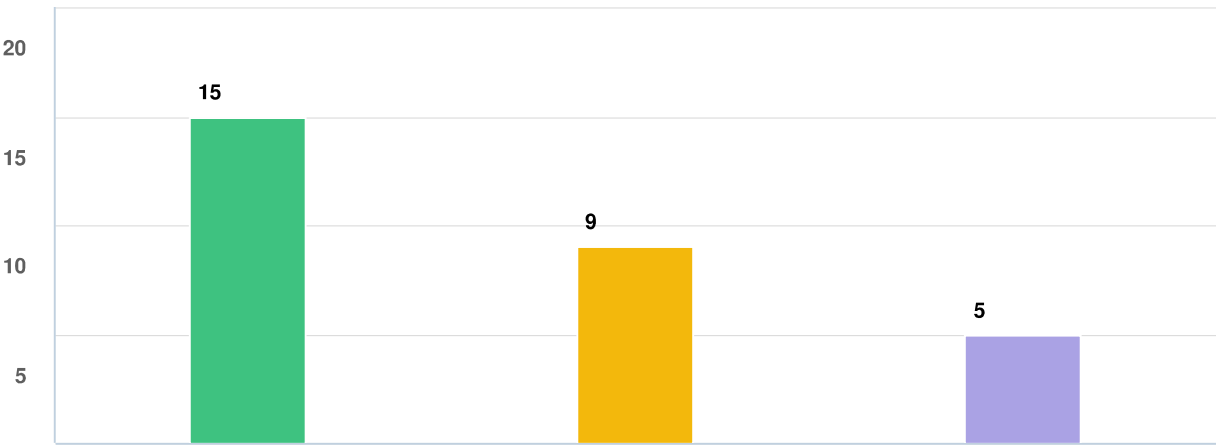


Question options

● Yes ● No ● No Opinion

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q12 | Should the "townhomes max units" restriction be removed?

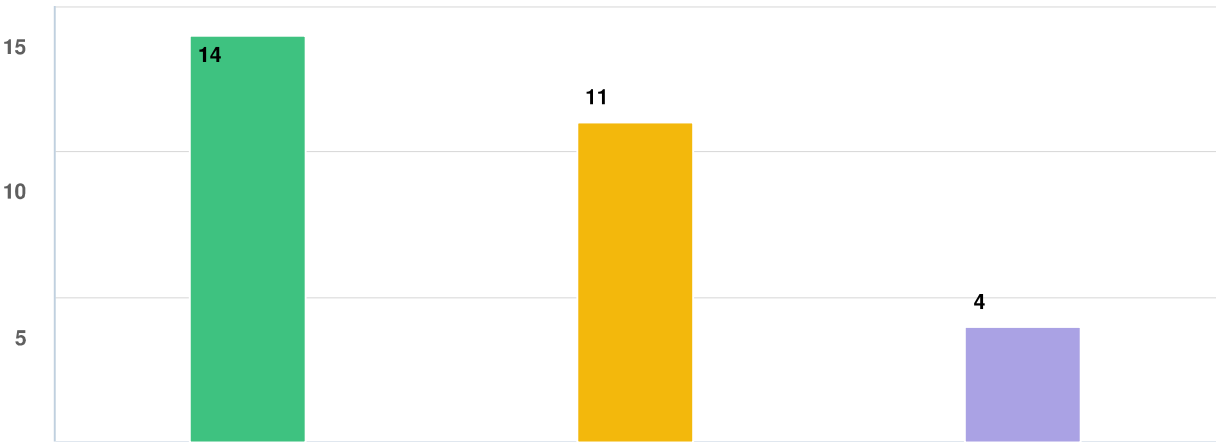


Question options

● Yes ● No ● No Opinion

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q13 Is requiring private, open space appropriate for development projects under 3 acres?

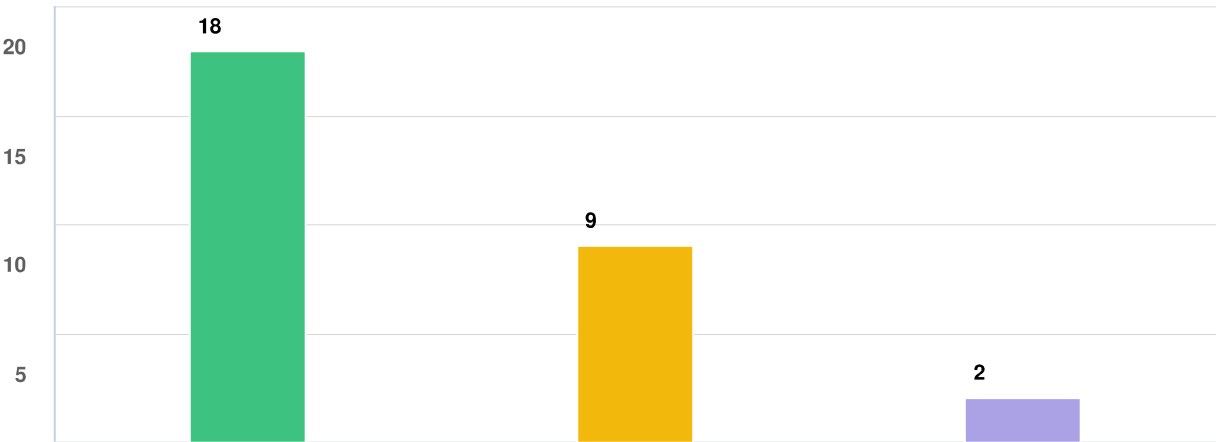


Question options

Yes No No Opinion

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q14 Is an open space exemption for projects near city parks appropriate?



Question options

Yes No No Opinion

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q15 | Is there anything else you would like to tell staff about ADUs and townhomes?

[REDACTED]

i really appreciate your attention to this issue!

[REDACTED]

These alternate housing options are vital for students and low income residents, especially in the current housing climate with overpriced housing being almost impossible to avoid. Denton has two colleges and as a result I feel that it is only right for the city to accommodate them.

[REDACTED]

I think more housing is needed to help support the community as a whole. Having affordable housing for students and lower-income individuals is incredibly important. Increasing the number of ADUs and townhomes could be part of a solution to the housing crisis.

[REDACTED]

As long as the developer uses great care in sound proofing the shared walls.

[REDACTED]

Please stop building these! These are horrendous looking. The 2 on Bonnie brae look like prison camps! Build homes that people can afford to BUY!!!!

[REDACTED]

Leave Idiot's Hill out of this. We all purchased here because we like the neighborhood as it is. We do not want more renters. Denton only has a few good neighborhoods. Hopefully this initiative will help revitalize other neighborhoods and improve Denton as a whole.

[REDACTED]

Lot size for ADU's should be a minimum size to avoid on street parking. One parking space per bedroom for off street parking strictly enforced.

[REDACTED]

I am less opposed to townhome development than the current number of apartment complexes being built. We need, smart, community-minded building, long-term proposals and planning to take place and not development that simply financially benefits the developer.

[REDACTED]

I am very allergic to grass. Honestly I would love to buy a town house

9/24/2025 12:31 PM

with a garage, but no yard. Outdoor space other than a driveway is really not ideal or needed for me. Due to having a lot of heavy and expensive equipment needed for my job I'd like to have a garage to park in, which is attached to my dwelling, but something like an apartment in where I don't have my own yard is great.

More middle housing options would really help with affordability and availability.

It should be easier to build townhomes and ADU's less bureaucracy and cost. they should be allowed to be built more places by Right in in all residential districts

Smaller and infill that adds density little increments in existing neighborhoods adds to the tapestry of the neighborhood, and should not be held back because it's missing a parking spot or far from a park. Monolithic development of hundreds of units built to maximize ROI do not create a community, upset existing neighbors, and need protection for parking, green space, height, facade, etc. Allow the small infill while regulating the race-to-the-bottom, maximize rentable space developers.

Developing ADUs should be as easy as possible and there should be an expedited permitting process. The City should also consider looking into standardized designs (templates) that comply with the DDC to be made available to residents that would allow for a quick and painless permitting process. Townhomes and multiplexes should be permitted to be built by right on any lot in any zoning district, even in current SFH areas.

The city should have pre-approved plans for ADUs to save residents time and money.

Optional question (14 response(s), 15 skipped)

Question type: Essay Question

DCRC25-156

Accessory Dwelling Units

Angie Manglaris, AICP
Assistant Planning Director
October 27, 2025



Today's Agenda:

1. Brief Overview of Proposed Amendments
2. Community Engagement and Feedback
3. Next Steps



Proposed Amendments



Table of Allowed Uses

Table 5.2-A: Table of Allowed Uses

P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Residential Uses																	
Household Living																	
Single-Family Detached Dwelling	P+	P+	P+	P+	P+	P+	P+	P+									5.3.3A
Townhome					S+	P+	P+	P+	P+	P+							5.3.3B
Duplex					S+	P+	P+	P+	P+	P+							5.3.3C
Triplex						P+	P+	P+	P+	P+							5.3.3C
Fourplex						P+	P+	P+	P+	P+							5.3.3C
Multifamily Dwelling							S+	P+	P+	P+	S+	S+	S+				5.3.3D
Accessory Uses																	
Accessory Dwelling Unit	P+	P+	P+	P+	P+	P+	P+	P+	<u>P+</u>	<u>P+</u>							5.4.4A

5.4.3 - General Standards for Accessory Uses and Structures.

- A. The combined square footage of the principal structure and accessory structure(s) shall not exceed the zoning district maximum building coverage specified in Subchapter 3: Zoning Districts.
- B. Accessory structures are only permitted in the rear yard with the following exceptions:
 - ~~i. of Non-residential detached carports, gas station canopies, gas station car wash facilities, and security/entry booths. are prohibited in front and side yards.~~
 - ii. Accessory structures for public or private schools may be located in side yards, but shall not be located in front yards.
 - iii. Accessory Dwelling Units may be located in side yards but shall not be located in front yards.



5.4.4 Additional Standards for Specific Accessory Uses.

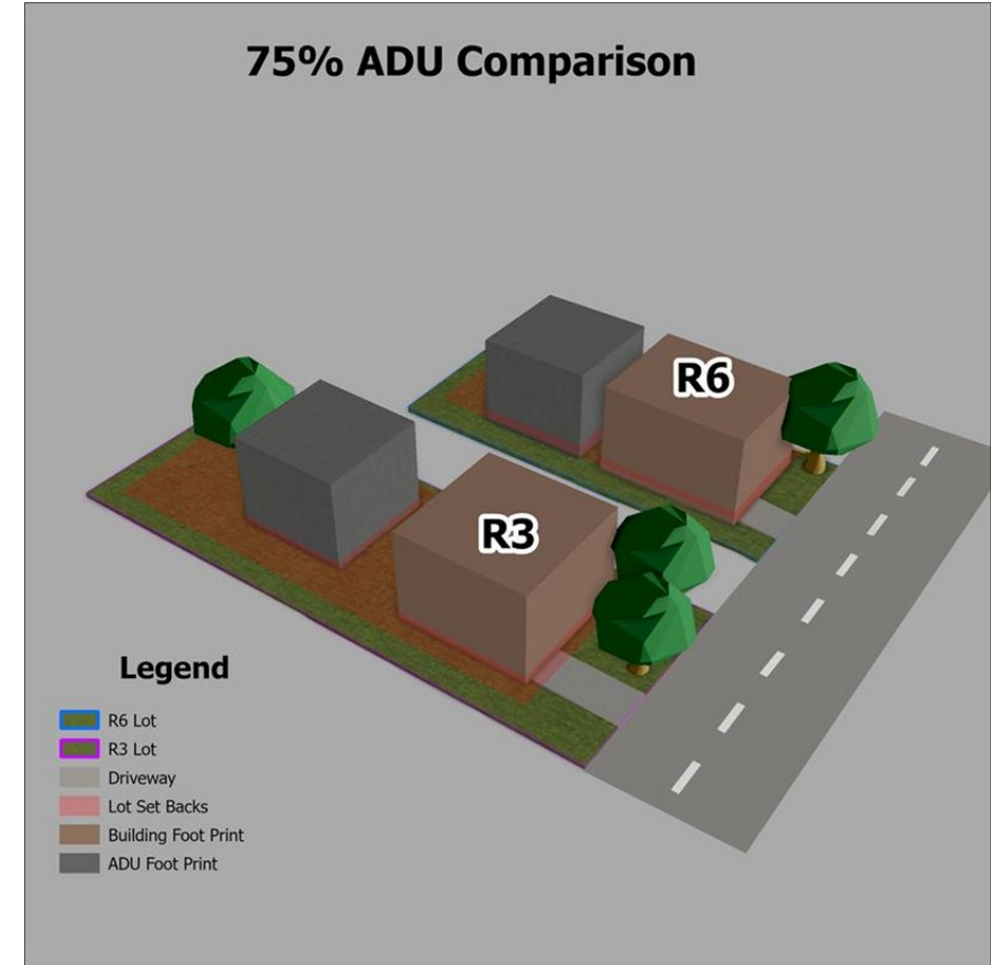
- A. Accessory Dwelling Unit. Accessory Dwelling Units ("ADUs") shall comply with the following standards:
1. Generally.
 - a. ADUS may be attached or detached units.
 - b. ~~a. Only one~~ A maximum of one ADU shall be allowed per ~~lot~~ principal dwelling unit, provided the combined square footage complies with the size requirements outlined in Subsection 5.4.4.A.2.
 - c. ADUs shall only be permitted on lots where the principal use is a single-family detached dwelling, townhome, duplex, or triplex.



5.4.4 Additional Standards for Specific Accessory Uses.

2. Size.

- a. Measurements for both the ADU and the primary dwelling unit shall follow the specifications of Subsection 3.7.7.
- b. The square footage of the ADU may be a maximum of 800 square feet or 75 percent of the square footage of the principal dwelling unit, whichever is greater.
- c. ~~ADUs on Lots Smaller than 10,000 Square Feet~~
 - i. ~~ADUs shall not exceed 50 percent of the square footage of the principal dwelling unit on the lot.~~
 - ii. ~~ADUs shall not exceed 1,000 square feet per lot.~~
- d. ~~ADUs on Lots 10,000 Square Feet or Larger. ADUs shall not exceed 50 percent of the square footage of the principal dwelling unit on the lot.~~



5.4.4 Additional Standards for Specific Accessory Uses.

3. Location and Design.

a. ~~Attached ADUs~~ ADUs may be attached or detached units.

- i. Attached ADUs shall be fully attached to or within the principal dwelling unit structure on the lot.
- ii. "Attached" shall mean ~~at least~~ either one-quarter of the total wall area of the ADU shall be fully connected to the principal dwelling unit, or the floor ~~or~~ and ceiling of the ADU shall be fully connected to a wall, floor, or ceiling of the principal residential ~~structure~~ dwelling unit.
- iii. Attached ADUs shall meet the required setbacks of the primary dwelling unit as specified in Subchapter 3: Zoning Districts.

5.4.4 Additional Standards for Specific Accessory Uses.

3. Location and Design.

b. Detached ADUs.

i. Detached ADUs shall be located to the side or rear of the principal dwelling unit.

ii. ADUs located in the side yard shall be offset a minimum of three feet behind the front building line of the principal dwelling unit.

c. Any ADU, or portion thereof, visible from the public right-of-way shall be architecturally compatible with the primary dwelling unit on the lot by providing two of the following elements: consistency in color, consistency in roof pitch, consistency in the orientation of building materials (for example vertical vs. horizontal siding), or the same architectural design or detail.



5.4.4 Additional Standards for Specific Accessory Uses.

3. Location and Design.

d. ADUs shall not exceed the height of the principal dwelling unit on the lot.

e. ADUs shall have a separate exterior entrance from the principal dwelling unit and shall contain cooking, sleeping, and sanitary facilities.



5.4.4 Additional Standards for Specific Accessory Uses.

1. Public Services and Utilities. Separate water or sewer service for the ADU shall not be allowed. Separate metering of other utilities is allowed.
2. Ownership Requirements. Independent ownership of the ADU may only be allowed as part of a condominium association and the ADU shall not be ~~legally severed from ownership of the associated lot and any other structures on such~~ separately platted on an individual lot.



Minimum Parking Requirements

Accessory Uses

Accessory Dwelling Unit

~~1 space per bedroom~~ None, however ADUs that remove a required parking space for the principal dwelling unit shall be required to replace the same number of spaces.



Placeholder for Combined Engagement Results



Questions?





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: October 27, 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 will review a Tree Presentation Plan (TPP) and its associated Tree Inventory Excel File with the Committee. This presentation is intended to provide background on the TPP review process, demonstrate how a TPP evolves over the course of a project, and allow the Committee to provide feedback on requirements related to TPP's.

A draft of Staff's presentation is provided as Exhibit 4. 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- Tree Preservation Plan
3. Exhibit 3- Tree Inventory Excel File
4. Exhibit 4 – Draft Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Erin Stanley & Bryce VanArsdale
Assistant Planners

EXISTING TREE LEGEND

- 

EXISTING QUALITY TREE
- 

EXISTING HERITAGE TREE
- 

EXISTING SECONDARY TREE
- 

EXISTING OFFSITE TREE
- 

EXISTING TREE, TO BE REMOVED
- 

EXISTING TREE, DAMAGED, TO BE REMOVED
- 

ADDITIONAL TRUNK PROTECTION
- 

EXISTING TREE NOT TO BE REMOVED BUT NOT COUNTED AS PRESERVED IN TREE MITIGATION CALCS.
- 

TREE PROTECTION FENCING REF. DET. 1 / THIS SHEET
- 

DEVELOPMENT IMPACT AREA

1. TREE SURVEY DATA COLLECTION
Name: Matthew Raabe
Profession: Registered Professional Land Surveyor
License No: 6402
Date of Survey and Data Collection: 12/21/2022
Contact Information: 940.222.3009,
mason@eglesurveying.com, 222 South Elm Street, Suite
#200, Denton, Texas, 76201

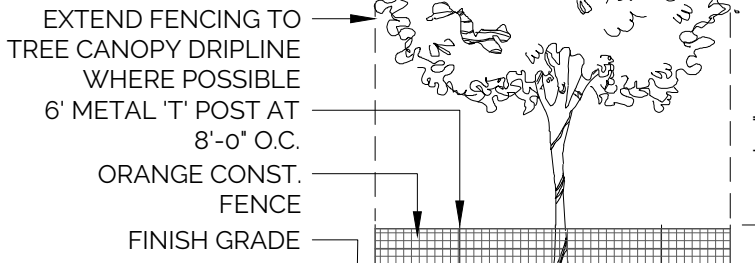
2. TREE SURVEY DATA COLLECTION
Name: Jeremy Blad
Profession: Registered Landscape Architect
License No: 2734
Date of Survey and Data Collection: 1/10/2023
Contact Information: 214.783.1715, jeremy@vq-design.com,
222 South Elm Street, Suite #102, Denton, Texas, 76201

I, Jeremy Blad, being a registered landscape architect as defined in the Denton Development Code, attest that the identification and dbh of trees identified on the survey are correct and that all trees 6" and greater dbh have been shown.

Signature 

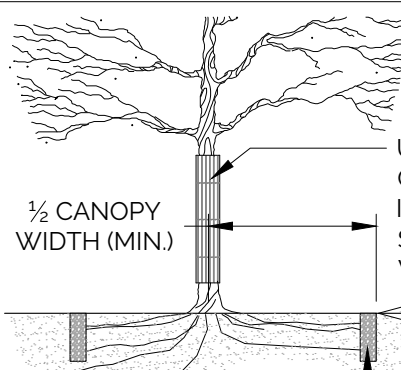
Date: March 13, 2023
NOTE: AT NO TIME SHOULD A WALL, PAVEMENT, OR POROUS PAVEMENT BE PLACED CLOSER THAN FIVE FEET OR ONE FOOT FOR EVERY TWO INCHES IN CALIPER, WHICHEVER IS GREATER TO THE TRUNK OF THE TREE

NOTES:
NO GRADING, STORAGE PARKING OR ANY OTHER CONSTRUCTION ACTIVITY WITHIN THE PROTECTION FENCE



STANDARD TREE PROTECTION

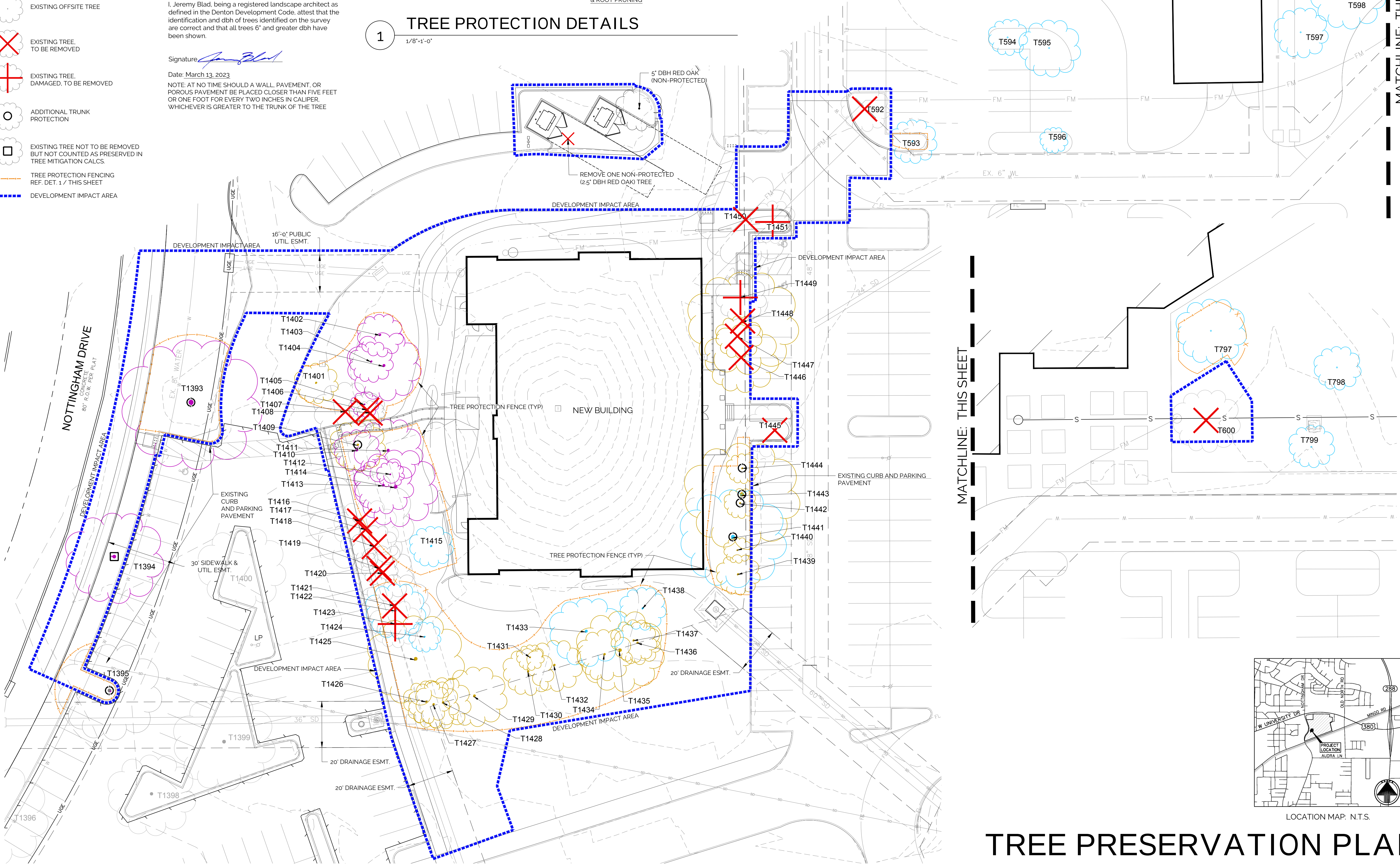
NOTES:
HAND DIG TRENCH (NO MECHANICAL TRENCHING) CUT ROOTS WITH A SHARP PRUNING TOOL.
BACKFILL WITH EXISTING SOIL.
PERFORM ROOT PRUNING A MINIMUM OF 2 WEEKS PRIOR TO CONSTRUCTION.



TRUNK PROTECTION & ROOT PRUNING

1 TREE PROTECTION DETAILS

1/8"=1'-0"



Tree Inventory

Tree Number	Common Name of Tree	Avg. Canopy Spread (sqft)	Landmark Tree Circumference (Inch)	Diameter (dbh)	Part of 3+ Tree Cluster***: Yes/blank	Status: Healthy or Dead /Diseased	Notes:	Classification*	Action: Preserve/ Remove	Site Location**
xxxx	Example: Texas Ash	xx	xx	xx		Healthy	Tree compromised by Emerald Ash Borer	Quality	Remove	DIA
1393	LIVE OAK	1256		30.50		Healthy		Heritage	Preserve	DIA
1394	LIVE OAK	1256		21.50		Healthy		Heritage	Remove	DIA
1395	LIVE OAK	1256		22.50		Healthy		Heritage	Preserve	DIA
1396	LIVE OAK	1256		23.00		Healthy		Heritage	Preserve	OFF
1397	LIVE OAK	1256		31.00		Healthy		Heritage	Preserve	OFF
1398	BRADFORD PEAR	1256		19.00		Healthy		Non-protected	Preserve	OFF
1399	BRADFORD PEAR	1256		22.00		Healthy		Non-protected	Preserve	OFF
1400	BRADFORD PEAR	1256		19.00		Healthy		Non-protected	Preserve	OFF
1401	SUGAR HACKBERRY	1256		9.00		Healthy		Secondary	Preserve	DIA
1402	POST OAK	1256		10.00		Healthy		Heritage	Preserve	DIA
1403	POST OAK	1256		9.00		Healthy		Heritage	Preserve	DIA
1404	POST OAK	1256		16.00		Healthy		Heritage	Preserve	DIA
1405	POST OAK	1256		6.00		Healthy		Heritage	Preserve	DIA
1406	POST OAK	1256		8.00		Healthy		Heritage	Remove	DIA
1407	POST OAK	1256		6.00		Healthy		Heritage	Remove	DIA
1408	POST OAK	1256		14.00		Healthy		Heritage	Remove	DIA
1409	SUGAR HACKBERRY	1256		12.00		Healthy		Secondary	Preserve	DIA
1410	POST OAK	1256		10.00		Healthy		Heritage	Preserve	DIA
1411	POST OAK	1256		15.00		Healthy		Heritage	Preserve	DIA
1412	POST OAK	1256		6.00		Healthy		Heritage	Preserve	DIA
1413	POST OAK	1256		13.00		Healthy		Heritage	Preserve	DIA
1414	POST OAK	1256		18.00		Healthy		Heritage	Preserve	DIA
1415	AMERICAN ELM	1256		15.00		Healthy		Quality	Preserve	DIA
1416	BLACKJACK OAK	1256		23.00		Healthy		Heritage	Remove	DIA
1417	BLACKJACK OAK	1256		14.00		Healthy		Quality	Remove	DIA
1418	COMMON HACKBERRY	1256		10.00		Healthy		Secondary	Remove	DIA
1419	SUGAR HACKBERRY	1256		8.00		Healthy		Secondary	Remove	DIA
1420	SUGAR HACKBERRY	1256		13.00		Healthy		Secondary	Remove	DIA
1421	SUGAR HACKBERRY	1256		15.00		Healthy		Secondary	Remove	DIA
1422	CHITTAMWOOD	1256		13.00		Healthy		Quality	Preserve	DIA
1423	SHAGBARK HICKORY	1256		11.00		Dead/Diseased		Quality	Remove	DIA
1424	SHAGBARK HICKORY	1256		7.00		Healthy		Quality	Preserve	DIA
1425	COMMON HACKBERRY	1256		21.00		Healthy		Secondary	Preserve	DIA
1426	SUGAR HACKBERRY	1256		10.00		Healthy		Secondary	Preserve	DIA
1427	SUGAR HACKBERRY	1256		11.00		Healthy		Secondary	Preserve	DIA
1428	SUGAR HACKBERRY	1256		12.00		Healthy		Secondary	Preserve	DIA
1429	SUGAR HACKBERRY	1256		14.00		Healthy		Secondary	Preserve	DIA
1430	COMMON HACKBERRY	1256		11.00		Healthy		Secondary	Preserve	DIA
1431	SHAGBARK HICKORY	1256		6.00		Healthy		Secondary	Preserve	DIA
1432	SHAGBARK HICKORY	1256		12.00		Healthy		Secondary	Preserve	DIA
1433	AMERICAN ELM	1256		16.00		Healthy	12,7	Quality	Preserve	DIA
1434	COMMON HACKBERRY	1256		12.00		Healthy		Secondary	Preserve	DIA
1435	COMMON HACKBERRY	1256		19.00		Healthy		Secondary	Preserve	DIA
1436	SUGAR HACKBERRY	1256		10.00		Healthy		Secondary	Preserve	DIA
1437	SUGAR HACKBERRY	1256		10.00		Healthy		Secondary	Preserve	DIA
1438	SHAGBARK HICKORY	1256		10.00		Healthy		Quality	Preserve	DIA
1439	SUGAR HACKBERRY	1256		9.00		Healthy		Secondary	Preserve	DIA
1440	SUGAR HACKBERRY	1256		6.00		Healthy		Secondary	Preserve	DIA
1441	AMERICAN ELM	1256		23.00		Healthy	12,7,5,5,4	Heritage	Preserve	DIA
1442	SUGAR HACKBERRY	1256		7.00		Healthy		Secondary	Preserve	DIA
1443	SUGAR HACKBERRY	1256		25.00		Healthy	13,13,10	Secondary	Preserve	DIA
1444	SUGAR HACKBERRY	1256		7.00		Healthy		Secondary	Preserve	DIA
1445	LIVE OAK	1256		13.00		Healthy		Quality	Remove	DIA
1446	SUGAR HACKBERRY	1256		16.00		Healthy		Secondary	Remove	DIA
1447	SUGAR HACKBERRY	1256		10.00		Healthy		Secondary	Remove	DIA
1448	SUGAR HACKBERRY	1256		24.00		Healthy	20,8	Secondary	Remove	DIA
1449	SUGAR HACKBERRY	1256		11.00		Dead/Diseased		Secondary	Remove	DIA
1450	SUGAR HACKBERRY	1256		21.00		Healthy	14,13	Secondary	Remove	DIA
1451	LIVE OAK	1256		10.00		Dead/Diseased		Quality	Remove	DIA
592	LACEBARK	1256		10.00	Healthy	Healthy		Quality	Preserve	DIA
593	LACEBARK	1256		9.50	Healthy	Healthy		Quality	Preserve	OFF
594	LACEBARK	1256		8.50	Healthy	Healthy		Quality	Preserve	OFF
595	LACEBARK	1256		13.00	Healthy	Healthy		Quality	Preserve	OFF
596	LACEBARK	1256		5.00	Healthy	Healthy		Quality	Preserve	OFF
597	CEDAR ELM	1256		12.00	Healthy	Healthy		Quality	Preserve	OFF
598	CEDAR ELM	1256		16.00	Healthy	Healthy		Quality	Preserve	OFF
600	LIVE OAK	1256		14.50	Healthy	Healthy		Quality	Remove	DIA
797	LIVE OAK	1256		15.00	Healthy	Healthy		Quality	Preserve	OFF
798	LIVE OAK	1256		10.00	Healthy	Healthy		Quality	Preserve	OFF
799	LIVE OAK	1256		10.00	Healthy	Healthy		Quality	Preserve	OFF

Tree Mitigation Worksheet (30% Preservation - Non-Residential and Mixed-Use)			
	dbh		
Total (Healthy) dbh	917		
Total (Healthy) Non-Protected dbh	0		
Dead Tree dbh	32		
Total (Healthy) Heritage/Quality dbh	364		
Required Preservation (30%)	109.2		
Provided Heritage/Quality Preservation dbh:	250		
Required Preservation dbh Achieved?	Yes		
Protected Trees Removed			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	72.5	2.5:1	181.25
Quality	41.5	2:1	83
Subtotal			264.25
	Trees Removed	Replacement Ratio	Calculated DBH
Secondary	8	4":1 tree	32
Total			296.25
Preliminary Mitigation dbh		40% Reduction	177.75
Trees Preserved			
Type	dbh Preserved		Preservation Credit
Landmark in DIA	0	4:1	0
Heritage in DIA	179	3:1	537
Quality in DIA	71	2:1	142
Secondary in DIA	223	0.5:1	35.5
Addt'l Cluster Credit	0	1.15:1	0
Total	473		714.5
Mitigation dbh			-536.75

*Note: Secondary preservation credit cannot exceed 50% of the dbh of preserved protected trees. The formula will not return a result for "Secondary Preservation Credit" that is higher than permitted.



Valley Quest
DESIGN

LANDSCAPE ARCHITECTS
222 S. Elm St. Ste. 102
Denton, Texas 76201
ph: 214.783.1715

CONSULTANT:

OWNER / CLIENT:

DENTON BIBLE CHURCH
(940) 297-6700
2300 E UNIVERSITY DR.
DENTON, TX 76209

Project No:	2022-059
Drawn By:	MAD
Reviewed By:	JDB
Issue Type:	TPP - 7th Submittal
Issue Date:	07/22/2024

REVISIONS:

No.	Date	Description



July 22, 2024

PROJECT:
CITY PROJECT No.
TPP23-0014

DENTON BIBLE CHURCH
ADMINISTRATION
BUILDING

DENTON, TEXAS

SHEET TITLE:

TREE INVENTORY
TABLE & MITIGATION
WORKSHEET

SHEET NUMBER:

TP.02

Tree Inventory

[illegible]

All Trees	
Total dbh	514.50
Total healthy dbh	482.5
Total dead dbh	32
Total healthy dbh in DIA	482.5
Total Healthy dbh in CE	0
Total Healthy dbh in PH	0
Total Healthy Preserved in DIA	358.5
Total Healthy CE Preserved dbh	0
Total Healthy PH Preserved dbh	0
Total Healthy CE/PH Preserved dbh	0
Total healthy CE Preserved 6+ dbh	0
Total healthy PH Preserved 6+ dbh	0
Total healthy CE/PH Preserved 6+ dbh	0
Total Trees Preserved dbh	358.5
Landmark Trees (healthy)	
Total (healthy) Count:	0
Total (healthy) Circumference:	0
Heritage & Quality Trees	
Total Heritage dbh in DIA:	216.5
Total Heritage in CE:	0
Total Heritage in PH:	0
Total Preserved Heritage dbh in DIA:	165.5
Total Quality dbh in DIA:	62
Total Quality dbh in CE:	0
Total Quality dbh in PH:	0
Total Preserved Quality dbh in DIA:	35
Total Protected dbh in DIA:	278.5
Total Preserved Protected dbh in DIA	200.5
Secondary	
Total Count In DIA:	15
Total dbh in DIA:	204
Non-Protected (healthy)	
Total dbh in DIA:	0
Cluster Trees	
Total Heritage dbh Preserved :	0
Total Quality dbh Preserved:	0
Total Secondary dbh Preserved:	0
Total Preserved dbh:	0

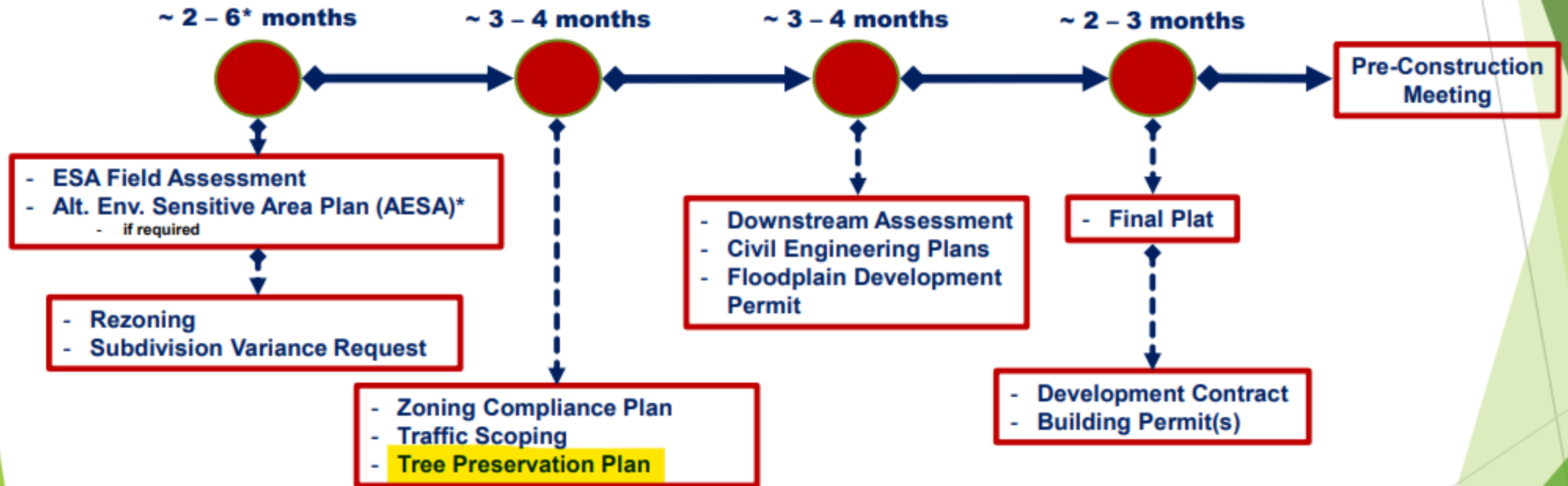
DCRC25-0095e Tree Preservation Plan (TPP) Overview

Bryce Van Arsdale & Erin Stanley
Assistant Planners

October 27, 2025



Sample Development Process



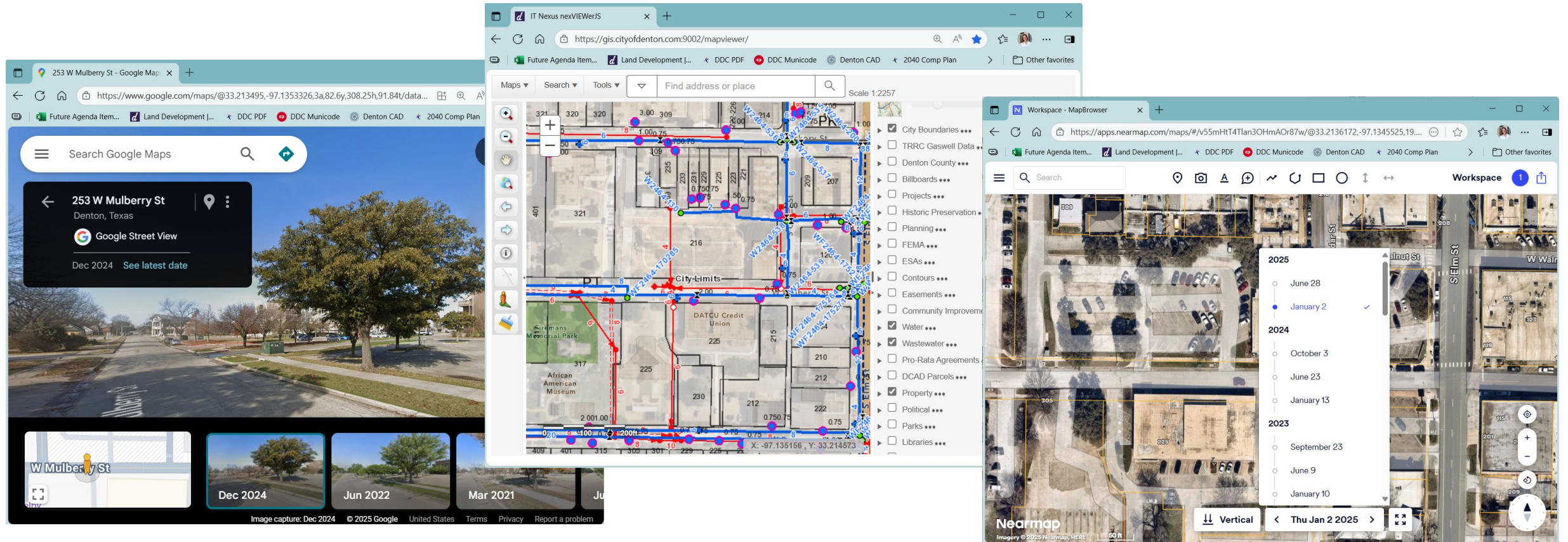
Site Plan

- Site Plan
 - Improvements (building, paving, etc.)
 - Mechanical equipment
 - Walls and fences
- Existing Drainage Plan
- ***Preliminary** Proposed Drainage Plan
- Landscape Plan

Civil Plans

- Site Plan
 - Improvements (building, paving, etc.)
 - Mechanical equipment
 - Walls and fences
- Existing Drainage Plan
- Proposed Drainage Plan
- Landscape Plan
- **Demolition Plan**
- **Grading Plan**
- **Utility Plan**
- **Paving Plan**
- **Erosion Control Plan**

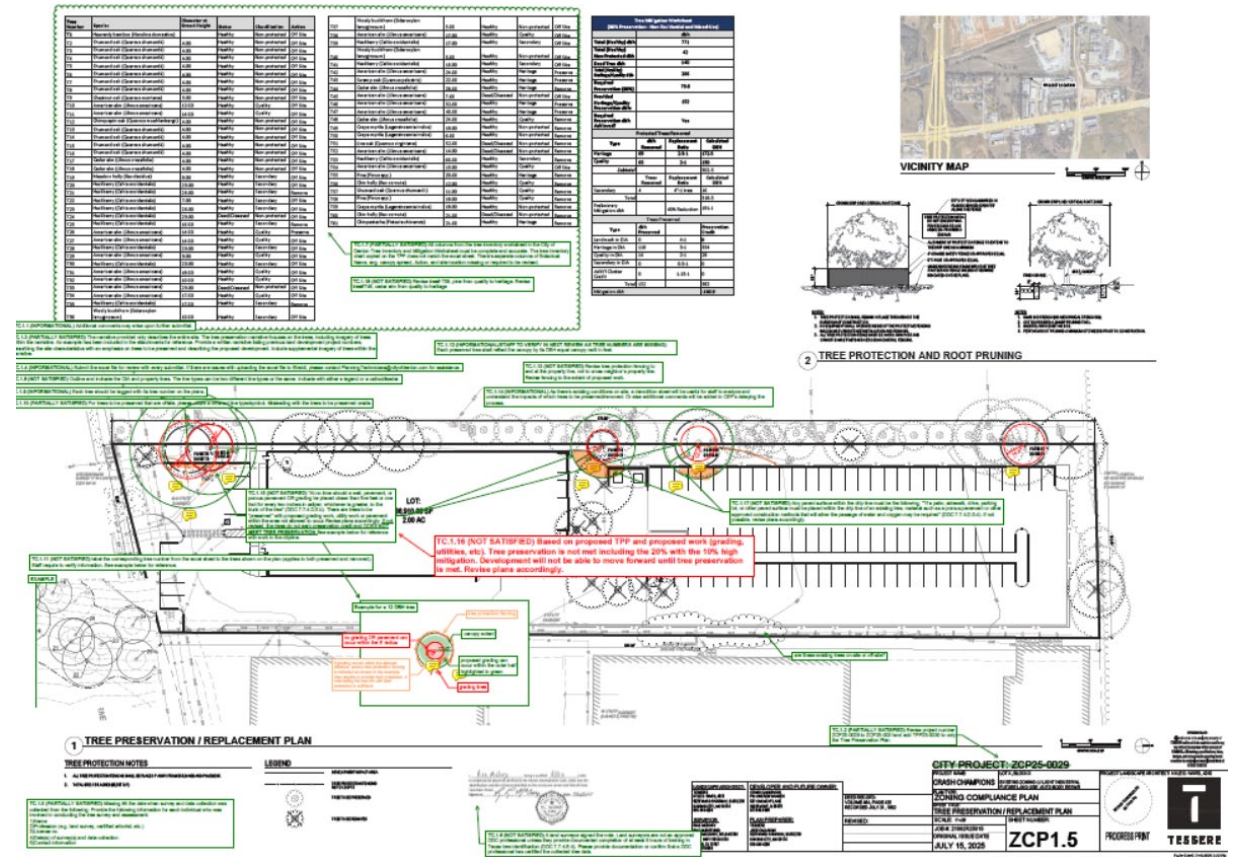
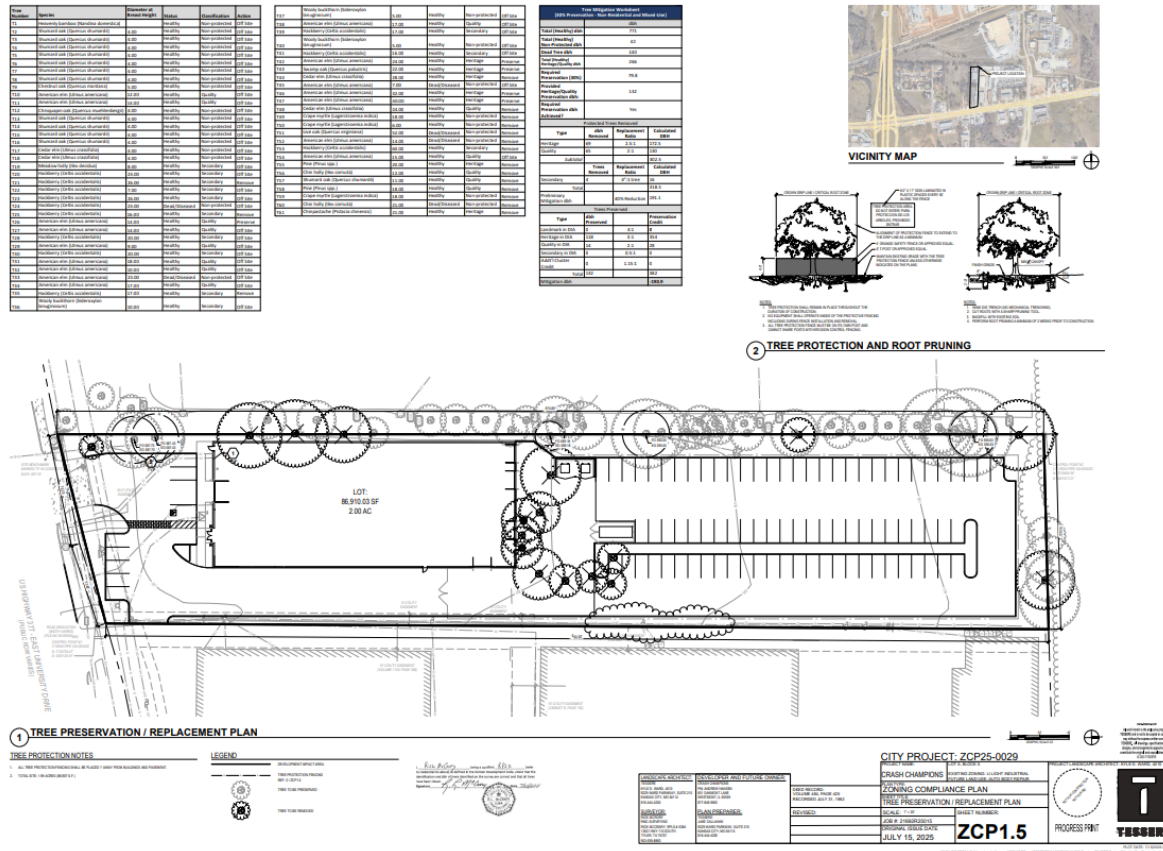
Review Resources



Field Visits

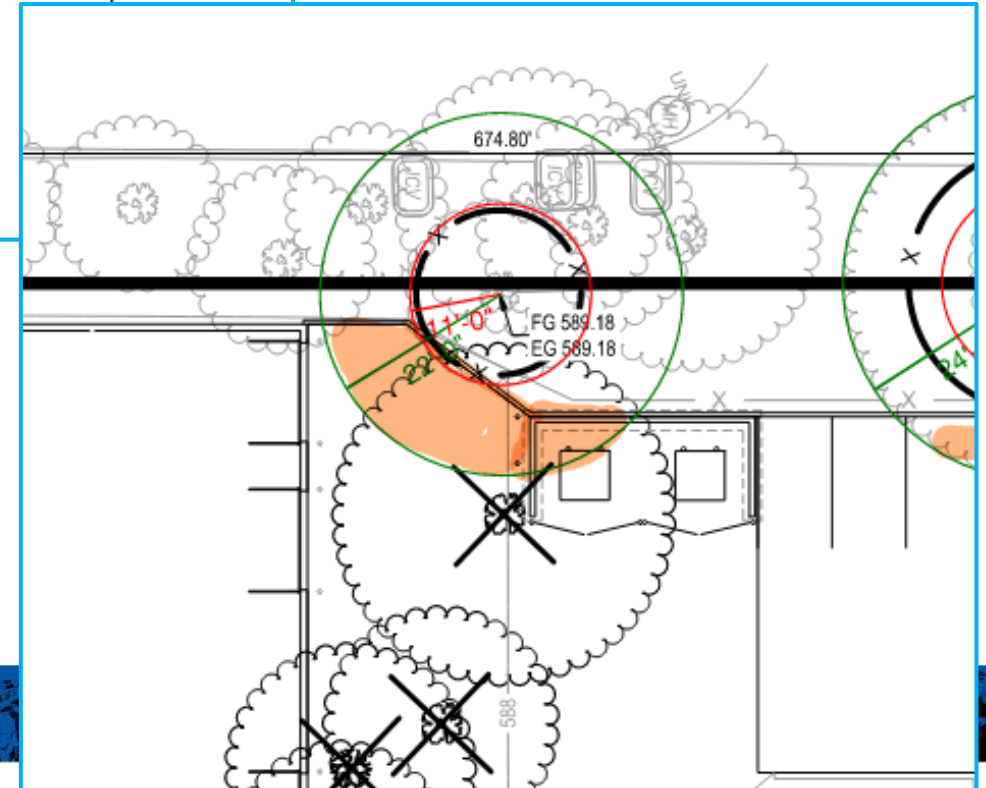
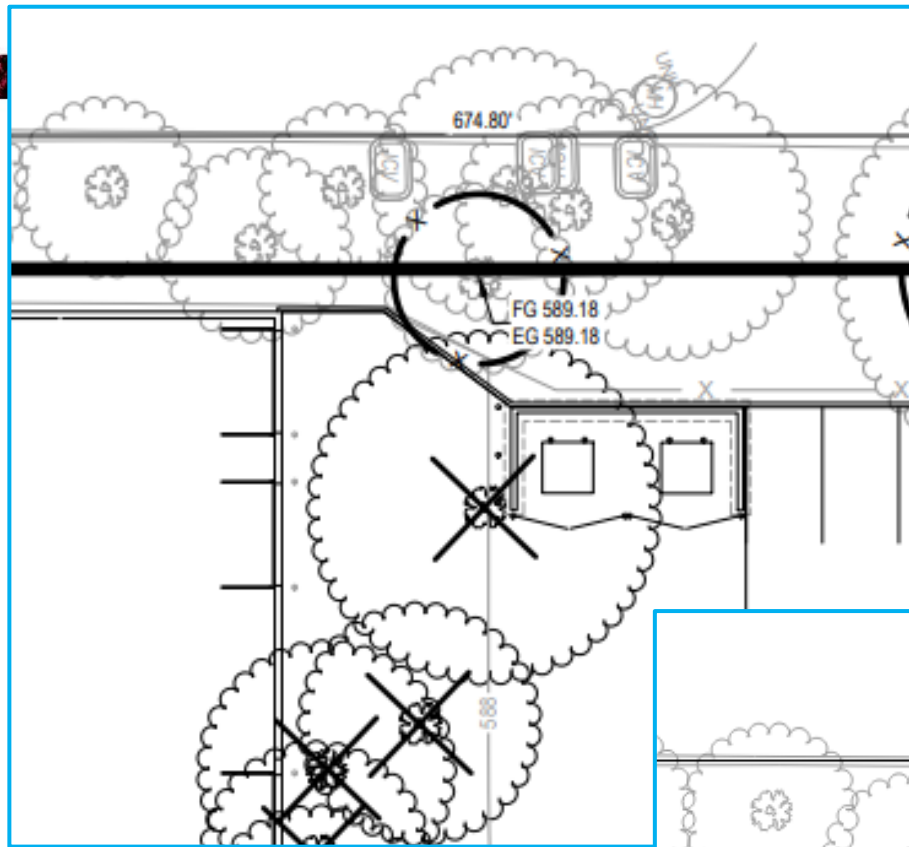


1st Submittals

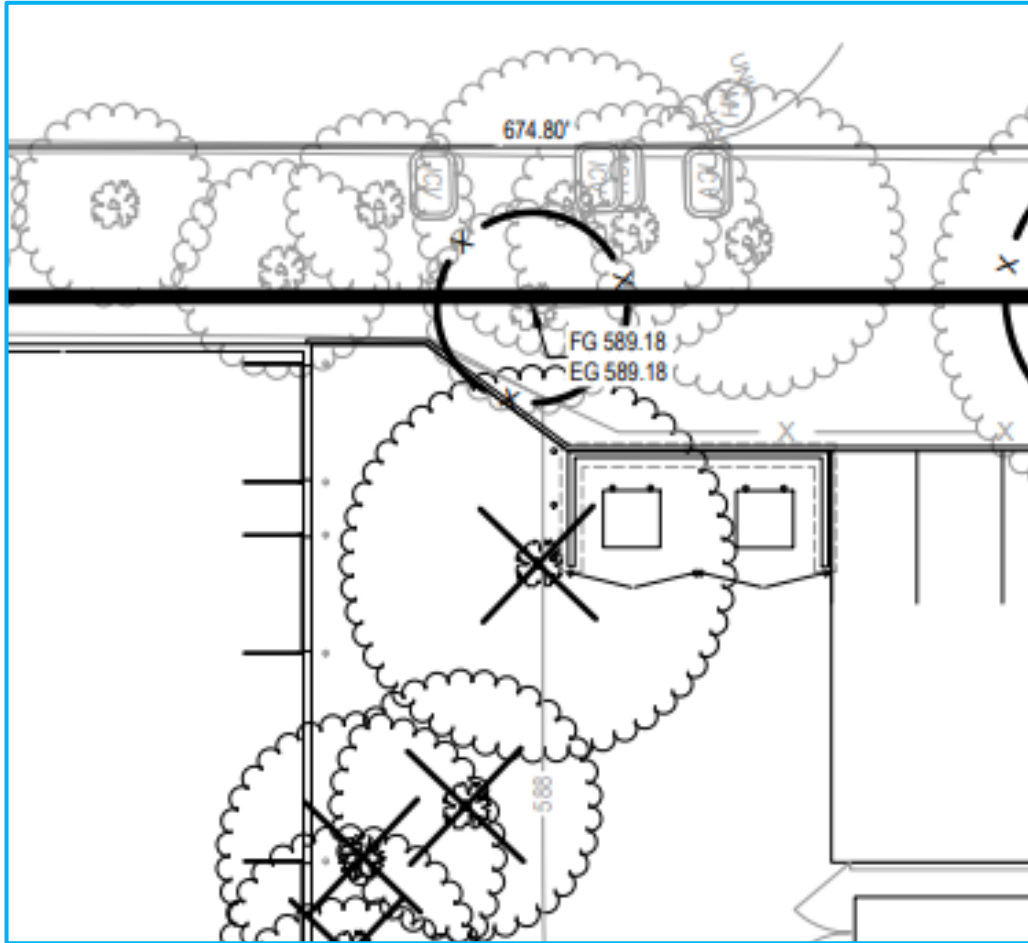


Common Mistakes

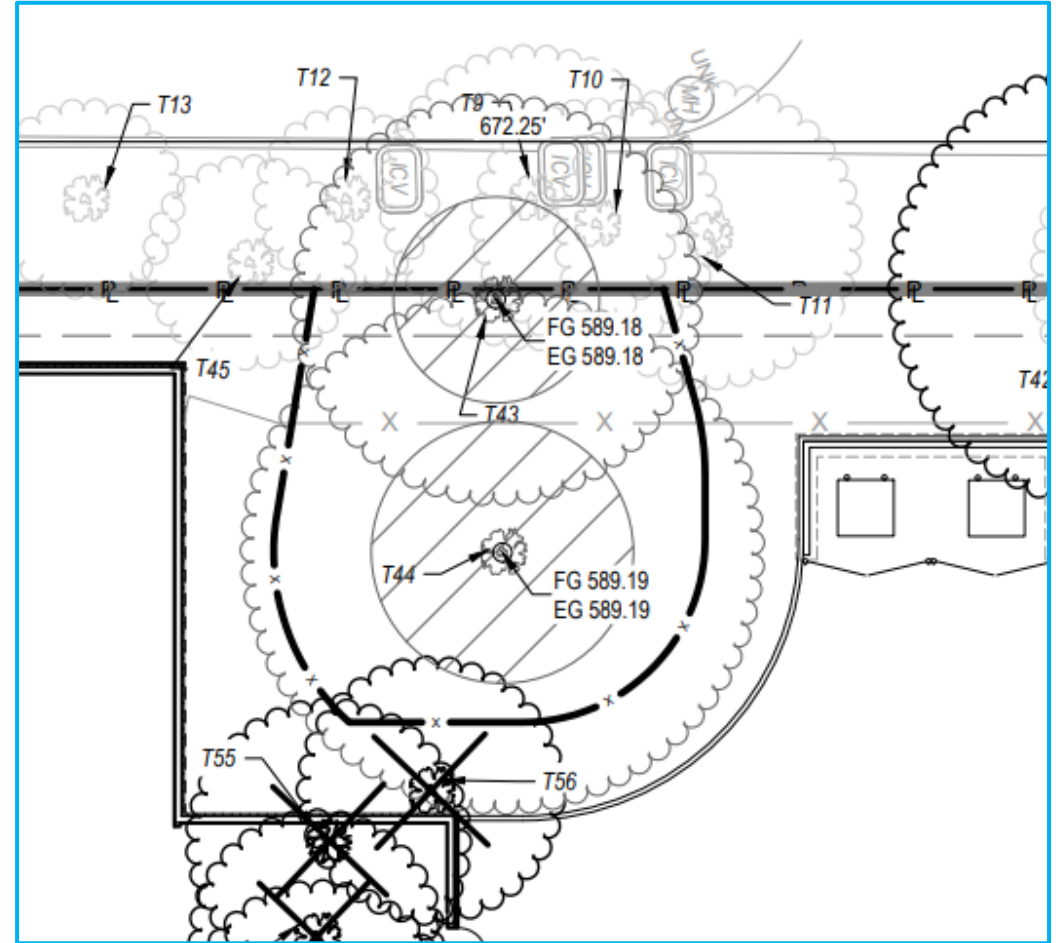
- Incorrect dripline shown
- No tree numbering
- Mis-classification of trees
- Encroachments in the dripline/CRZ
- Fencing not shown at the dripline
- Missing or incorrect inventory spreadsheet
- Not meeting preservation minimums



1st Submittal



3rd Submittal



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.***

Meeting Date	Topic
27-Oct-25	Tree Code Continued ADU Amendments Prioritize staff-suggested topics*
17-Nov-25	Tree Code Continued Begin staff-initiated DDC Amendment

*Staff-suggested topics:

1. Use-Specific Standards/Table of Allowed Uses/Definitions
2. DDC 7.10.3 Relating to Single-Family Building Design
3. DDC 8.3.6 Relating to Gated Communities and HOA Requirements

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.