



City of Denton

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

Meeting Agenda

Development Code Review Committee

Monday, July 14, 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, July 14, 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. [DCRC25-104](#) Consider approval of minutes for June 23, 2025.

Attachments: [June 23, 2025 DCRC Minutes - EDITED.pdf](#)

The Development Code Review Committee will convene in a Closed Meeting in Training Rooms 3, 4, and 5 to consider specific item(s) when these items are listed below under the Closed Meeting section of this agenda. The Development Code Review Committee reserves the right to adjourn into a Closed Meeting on any item on its Open Meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

2. CLOSED MEETING

- A. [DCRC25-105](#) Consultation with Attorneys - Under Texas Government Code Section 551.071.
Consult with the City's attorneys on tree preservation and Texas Local Government Code 212.905 where public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton under Texas Disciplinary Rule of Professional Conduct of the State Bar of Texas, or would jeopardize the City's legal position in any administrative or potential litigation.

Any final action, decisions, or vote on a matter deliberated in a Closed Meeting will only be taken in an Open Meeting that is held in compliance with Texas Government Code, Chapter 551, except to the extent such final decision, or vote is taken in the Closed Meeting in accordance with the provisions of Section 551.086 of the Texas Government Code (the 'Public Power Exception'), if applicable. The Development Code Review Committee reserves the right to adjourn into a Closed Meeting or Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda or to reconvene in a continuation of the Closed Meeting on the Closed Meeting items noted above, in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.086 of the Texas Open Meetings Act.

NOTE: Any item for which a formal action at the Regular Meeting has been taken by Development Code Review Committee may be subject to a request for a motion for reconsideration at any time during the meeting, at the Concluding Items Section, or after the meeting. In order to comply with the Texas Open Meetings Act, a request for a motion for reconsideration made during, at the end of, or after a Development Code Review Committee meeting will be placed on the agenda and considered at the next official meeting of the Development Code Review Committee.

3. ITEMS FOR CONSIDERATION - CONTINUED

- A. [DCRC25-009](#) Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Tree Preservation.

[5b](#)

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2- Proposed Redline Markups \(DDC 9.2 Definitions\)](#)

[Exhibit 3- Draft Presentation](#)

4. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

- A. [DCRC25-107](#) Hold a discussion regarding the Development Code Review Committee Project Matrix.

Attachments:

[DCRC Matrix](#)

5. 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 July 10, 2025, in advance of the 72-hour 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 48 HOURS 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

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Legislation Text

File #: DCRC25-104, **Version:** 1

AGENDA CAPTION

Consider approval of minutes for June 23, 2025.

MINUTES
DEVELOPMENT CODE REVIEW COMMITTEE
June 23, 2025

After determining that a quorum is present, the Development Code Review Committee of the City of Denton, Texas convened in a Regular Called Meeting on Monday, June 23, 2025, at 3:11 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 were considered:

PRESENT: Chair Brian Beck, and Members: Vicki Byrd, Lisa Dyer, and Eric Pruett

ABSENT: Member: Clay Riggs

REGULAR MEETING

1. ITEMS FOR CONSIDERATION

A. DCRC25-100: Consider approval of minutes for May 12, 2025.

AYES (4): Chair Brian Beck, and Members: Vicki Byrd, Lisa Dyer, and Eric Pruett

NAYS (0): None

ABSENT FOR VOTE (0):

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

B. DCRC25-099: Receive a report and hold a discussion regarding current and new public engagement initiatives.

Keisha Cyriaano, Assistant Planning Director, presented the item.

Discussion between the Committee and staff followed focused on all materials, tools, and implementation techniques presented. The Committee discussed Marketing and Communications collaboration to push social media engagement, potential incentives for neighborhoods, and what current residents currently interact best with as opposed to what tools are under-utilized.

C. DCRC25-0095a: Receive a report and hold a discussion regarding tree preservation and Texas Local Government Code 212.905.

Staff presented the item.

Discussion that followed provided clarification on certain specifics of the Texas Local Government Code 212.905.

2. CLOSED MEETING

Development Code Review Committee convened into a Closed Meeting at 4:30 p.m.

- A. DCRC25-102:** Consultation with Attorneys – Under Texas Government Code Section 551.071.

Consult with the City’s attorneys on tree preservation and Texas Local Government Code 212.905 where public discussion of these legal matters would conflict with the duty of the City’s attorneys to the City of Denton under Texas Disciplinary Rule of Professional Conduct of the State Bar of Texas, or would jeopardize the City’s legal position in any administrative or potential litigation.

The closed meeting started at 4:30 p.m. and ended at 5:06 p.m. No votes or actions were taken during the closed meeting.

3. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

- A. DCRC25-103:** Hold a discussion regarding the Development Code Review Committee Project Matrix.

Angie Manglaris, Development Review Manager, presented the item.

The Committee had no further comments.

4. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 5:08p.m.

X

Brian Beck
Chair

X

Carly Blondin
Administrative Assistant

Minutes approved on: _____



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File #: DCRC25-105, **Version:** 1

AGENDA CAPTION

Consultation with Attorneys - Under Texas Government Code Section 551.071.

Consult with the City's attorneys on tree preservation and Texas Local Government Code 212.905 where public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton under Texas Disciplinary Rule of Professional Conduct of the State Bar of Texas, or would jeopardize the City's legal position in any administrative or potential litigation.



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Legislation Text

File #: DCRC25-0095b, **Version:** 1

AGENDA CAPTION

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



AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: July 14, 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 will be continued in closed session along with an overview of takings law at the July 14, 2025 DCRC Meeting (this Agenda).

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

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 – Draft Presentation

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/
Planning Director

Erin Stanley & Bryce VanArsdale
Assistant Planners

9.2 Definitions

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.

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~~ feet 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 trunk diameter 4.5 feet above ground.

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 at 4.5 feet above ground.

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 expected to contribute to a failure in near future, 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 expected to cause fail in near future, 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. Hercules Club ([Zanthoxylum clava-hercules](#)), unless part of a Preserved Habitat or Conservation Easement;

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

9. 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.

DCRC25-0095b Tree Code Definitions

Bryce Van Arsdale & Erin Stanley
Assistant Planners

July 14, 2025



Department Staff



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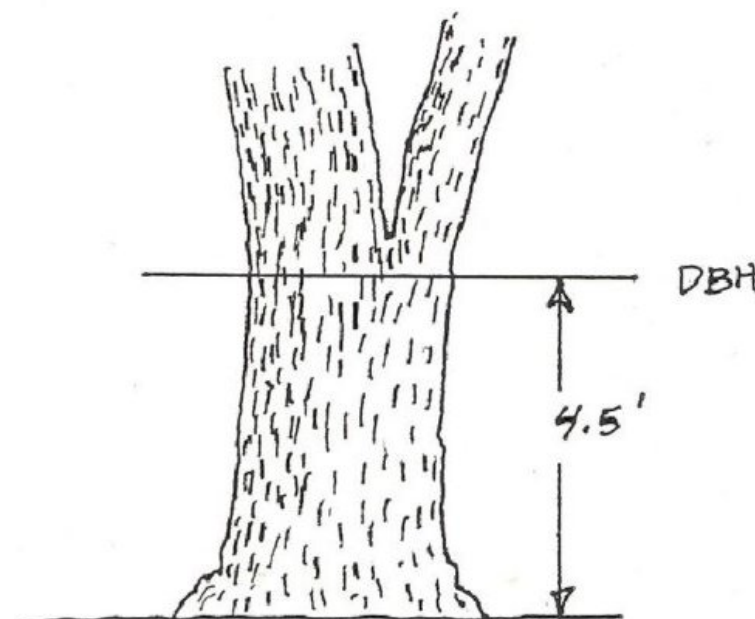


Erin Stanley
Assistant Planner
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DDC Subsection 9.2

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

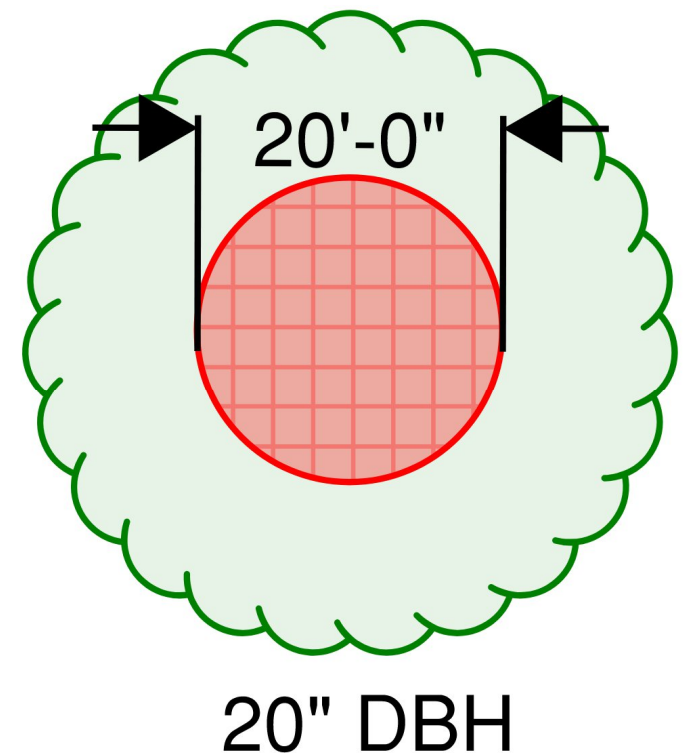
The tree trunk diameter measured in inches at a height of 4.5 feet above ground level. For multi-trunk trees, combine the diameter of the largest stem or trunk with one-half of the diameter of each additional stem or trunk, all measured at four and one-half 4.5 feet above ground level.



DDC Subsection 9.2

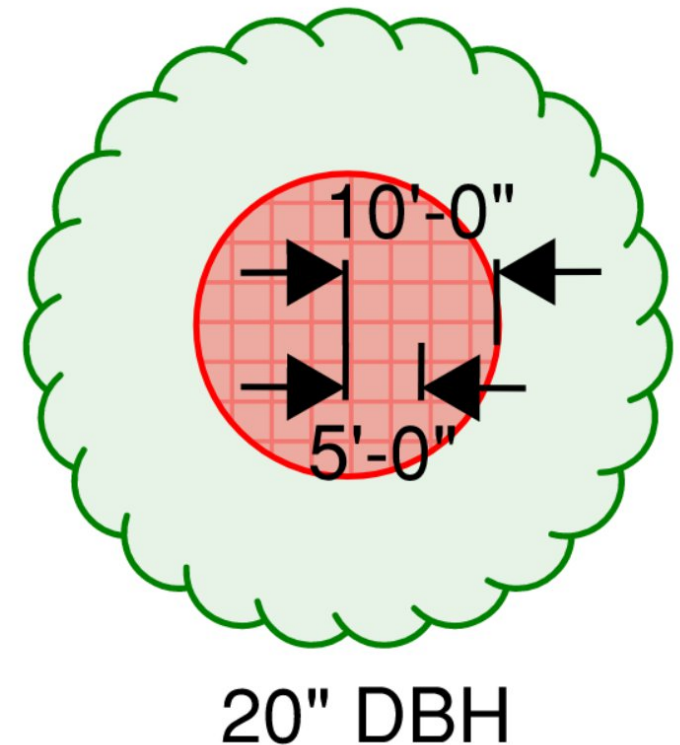
Critical Root Zone (CRZ)

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~~ feet 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 trunk diameter 4.5 feet above ground.



DDC Subsection 7.7.4D.5E

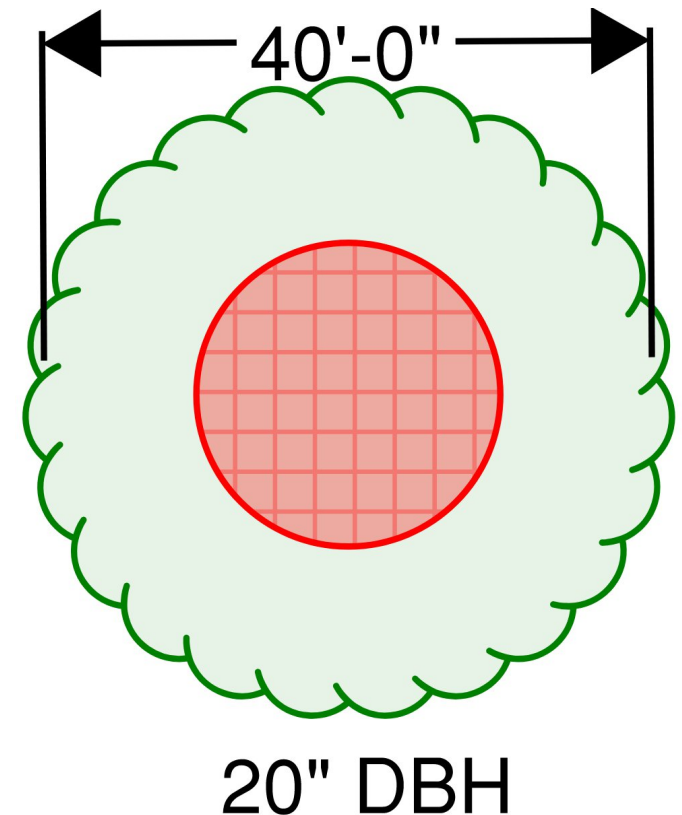
"At no time should a wall, pavement, or porous pavement be placed closer than five feet or one foot for every two inches in caliper, whichever is greater, to the trunk of the tree."



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 at 4.5 feet above ground.



Current Tree Health Categories:

Tree **; nk	Status: Healthy or Dead /Diseased	No
	Healthy	Tree 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

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DDC Subsection 9.2

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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. Hercules Club (Zanthoxylum clava-hercules), unless part of a Preserved Habitat or Conservation Easement;
8. Ash (Fraxinus spp.); or
9. Any tree listed on www.TexasInvasives.org, and as amended ~~the Texas Department of Agriculture Noxious and Invasive Plant List.~~



07/14/2025

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 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.

Questions?



07/14/2025

Tree Mitigation Worksheet (30% Preservation - Non-Residential and Mixed-Use)			
	dbh		
Total (Healthy) in DIA dbh	336		
Total (Healthy) Non-Protected in DIA dbh	53		
Total (Healthy) Heritage/Quality in DIA dbh	155		
Required Preservation (30%)	46.5		
Dead Tree in DIA dbh	0		
Required Preservation dbh Achieved?	Yes		
Protected Trees Removed			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage in DIA	33	2.5:1	82.5
Quality in DIA	53	2:1	106
Subtotal			188.5
	Trees Removed	Replacement Ratio	Calculated DBH
Secondary in DIA	8	4":1 tree	32
Total			220.5
Preliminary Mitigation dbh		40% Reduction	132.3
Trees Preserved			
Type	dbh Preserved		Preservation Credit
Landmark in DIA	0	4:1	0
Heritage in DIA	23	3:1	69
Quality in DIA	46	2:1	92
Secondary in DIA	23	0.5:1	11.5
Add'l Cluster Credit	47	1.15:1	54.05
Total	92		226.55
Mitigation dbh			-94.25

Tree Mitigation Worksheet (30% Preservation - Non-Residential and Mixed-Use)			
	dbh		
Total (Healthy) in DIA dbh	336		
Total (Healthy) Non-Protected in DIA dbh	53		
Total (Healthy) Heritage/Quality in DIA dbh	155		
Required Preservation (30%)	46.5		
Dead Tree in DIA dbh	0		
Required Preservation dbh Achieved?	Yes		
Protected Trees Removed			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage in DIA	33	2.5:1	82.5
Quality in DIA	53	2:1	106
Subtotal			188.5
	Trees Removed	Replacement Ratio	Calculated DBH
Secondary in DIA	8	4":1 tree	32
Total			220.5
Trees Preserved			
Type	dbh Preserved		Preservation Credit
Landmark in DIA	0	4:1	0
Heritage in DIA	23	3:1	69
Quality in DIA	46	2:1	92
Secondary in DIA	23	0.5:1	11.5
Add'l Cluster Credit	47	1.15:1	54.05
Total	92		226.55
Mitigation dbh			-6.05

Tree Mitigation Worksheet (30% Preservation - Residential)			
	dbh		
Total (Healthy) dbh	8856.9		
Total (Healthy) Non-Protected dbh	15		
Dead Tree dbh	227.3		
Total (Healthy) Heritage/Quality dbh	7,107		
Required Preservation (30%)	2132.19		
Provided Heritage/Quality Preservation dbh:	2155.8		
Required Preservation dbh Achieved?	Yes		
Protected Trees Removed			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	4331.9	2.5:1	10829.75
Quality	619.6	2:1	1239.2
Subtotal			12068.95
	Trees Removed	Replacement Ratio	Calculated DBH
Secondary	23	4":1 tree	92
Total			12160.95
Preliminary Mitigation dbh		50% Reduction	6080.475
Trees Preserved			
Type	dbh Preserved		Preservation Credit
Landmark	0	4:1	0
Heritage	1772.4	3:1	5317.2
Quality	383.4	2:1	766.8
Secondary*	28.8	0.5:1*	14.4
Add'l Cluster Credit	0	1.15:1	0
Total	2184.6		6098.4
Mitigation dbh			-17.925

Tree Mitigation Worksheet (30% Preservation - Residential)			
	dbh		
Total (Healthy) dbh	8856.9		
Total (Healthy) Non-Protected dbh	15		
Dead Tree dbh	227.3		
Total (Healthy) Heritage/Quality dbh	7,107		
Required Preservation (30%)	2132.19		
Provided Heritage/Quality Preservation dbh:	2155.8		
Required Preservation dbh Achieved?	Yes		
Protected Trees Removed			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	4331.9	2.5:1	10829.75
Quality	619.6	2:1	1239.2
Subtotal			12068.95
	Trees Removed	Replacement Ratio	Calculated DBH
Secondary	23	4":1 tree	92
Total			12160.95
Trees Preserved			
Type	dbh Preserved		Preservation Credit
Landmark	0	4:1	0
Heritage	1772.4	3:1	5317.2
Quality	383.4	2:1	766.8
Secondary*	28.8	0.5:1*	14.4
Add'l Cluster Credit	0	1.15:1	0
Total	2184.6		6098.4
Mitigation dbh			6062.55

Tree Mitigation Worksheet (20% Preservation)			
Reduction due to Higher Mitigation			
	dbh		
Total (Healthy) dbh	514		
Dead/Diseased Tree dbh	0		
Total (Healthy) dbh	514		
Heritage/Quality dbh Required	102.8		
Preservation (20%) Provided	107		
Heritage/Quality Preservation dbh:			
Preservation dbh Above Required	4.2		
Requires Higher Mitigation (Max 10%)	47.2		
Required Preservation dbh Achieved?	Yes		
Required Higher Mitigation			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	47.20	2.75:1	129.80
Quality	0.00	2.25:1	0.00
Subtotal	47.2		129.80
Higher Mitigation Total dbh achieved?			Yes
Protected Trees Removed			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	359.80	2.5:1	899.50
Quality	0.00	2:1	0.00
Subtotal			899.50
	Trees Removed	Replacement Ratio	Calculated DBH
Secondary	0	4":1 tree	0.00
Total			1029.30
Preliminary Mitigation dbh	50% Reduction		514.65
Trees Preserved (DIA)			
Type	dbh Preserved		Preservation Credit
Landmark	0	4:1	0
Heritage	91	3:1	273
Quality	16	2:1	32
Add'l Cluster Credit	26	1.15:1	29.9
Total	107		334.9
Required Mitigation dbh			179.75

Tree Mitigation Worksheet (20% Preservation)			
Reduction due to Higher Mitigation			
	dbh		
Total (Healthy) dbh	514		
Dead/Diseased Tree dbh	0		
Total (Healthy) Heritage/Quality dbh	514		
Required Preservation (20%)	102.8		
Provided Heritage/Quality Preservation dbh:	107		
Preservation dbh Above Required	4.2		
Requires Higher Mitigation (Max 10%)	47.2		
Required Preservation dbh Achieved?	Yes		
Required Higher Mitigation			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	47.20	2.75:1	129.80
Quality	0.00	2.25:1	0.00
Subtotal	47.2		129.80
Higher Mitigation Total dbh achieved?			Yes
Protected Trees Removed			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	359.80	2.5:1	899.50
Quality	0.00	2:1	0.00
Subtotal			899.50
	Trees Removed	Replacement Ratio	Calculated DBH
Secondary	0	4":1 tree	0.00
Total			1029.30
Trees Preserved (DIA)			
Type	dbh Preserved		Preservation Credit
Landmark	0	4:1	0
Heritage	91	3:1	273
Quality	16	2:1	32
Add'l Cluster Credit	26	1.15:1	29.9
Total	107		334.9
Required Mitigation dbh			694.40



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	382		
Required Preservation (30%)	114.6		
Provided Heritage/Quality Preservation dbh:	268		
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	89	2:1	178
Secondary in DIA	205	0.5:1	44.5
Add'l Cluster Credit	0	1.15:1	0
Total	473		759.5
Mitigation dbh			-581.75

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	382		
Required Preservation (30%)	114.6		
Provided Heritage/Quality Preservation dbh:	268		
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
Trees Preserved			
Type	dbh Preserved		Preservation Credit
Landmark in DIA	0	4:1	0
Heritage in DIA	179	3:1	537
Quality in DIA	89	2:1	178
Secondary in DIA	205	0.5:1	44.5
Add'l Cluster Credit	0	1.15:1	0
Total	473		759.5
Mitigation dbh			-463.25

Tree Mitigation Worksheet (20% Preservation)			
Reduction due to Higher Mitigation			
	dbh		
Total (Healthy) dbh	14413.4		
Dead Tree dbh	457.7		
Total (Healthy) Heritage/Quality dbh	10,754		
Required Preservation (20%)	2150.76		
Provided Heritage/Quality Preservation dbh:	2370.3		
Preservation dbh Above Required	219.54		
Requires Higher Mitigation (Max 10%)	855.84		
Required Preservation dbh Achieved?	Yes		
Higher Mitigation			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	667.24	2.75:1	1834.90
Quality	188.60	2.25:1	424.36
Subtotal	855.84		2259.26
Higher Mitigation Total dbh achieved?			Yes
Protected Trees Removed			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	5868.76	2.5:1	14671.91
Quality	1658.90	2:1	3317.79
Subtotal			17989.70
	Trees Removed	Replacement Ratio	Calculated DBH
Secondary	3	4":1 tree	12.00
Total			20260.96
Preliminary Mitigation dbh		40% Reduction	12156.58
Trees Preserved (DIA)			
Type	dbh Preserved		Preservation Credit
Landmark	0.00	4:1	0.00
Heritage	1568.80	3:1	4706.40
Quality	801.50	2:1	1603.00
Add'l Cluster Credit	853.50	1.15:1	981.53
Total	2370.3		7290.93
Required Mitigation dbh			4865.651

Tree Mitigation Worksheet (20% Preservation)			
Reduction due to Higher Mitigation			
	dbh		
Total (Healthy) dbh	14413.4		
Dead Tree dbh	457.7		
Total (Healthy) Heritage/Quality dbh	10,754		
Required Preservation (20%)	2150.76		
Provided Heritage/Quality Preservation dbh:	2370.3		
Preservation dbh Above Required	219.54		
Requires Higher Mitigation (Max 10%)	855.84		
Required Preservation dbh Achieved?	Yes		
Higher Mitigation			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	667.24	2.75:1	1834.90
Quality	188.60	2.25:1	424.36
Subtotal	855.84		2259.26
Higher Mitigation Total dbh achieved?			Yes
Protected Trees Removed			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	5868.76	2.5:1	14671.91
Quality	1658.90	2:1	3317.79
Subtotal			17989.70
	Trees Removed	Replacement Ratio	Calculated DBH
Secondary	3	4":1 tree	12.00
Total			20260.96
Trees Preserved (DIA)			
Type	dbh Preserved		Preservation Credit
Landmark	0.00	4:1	0.00
Heritage	1568.80	3:1	4706.40
Quality	801.50	2:1	1603.00
Add'l Cluster Credit	853.50	1.15:1	981.53
Total	2370.3		7290.93
Required Mitigation dbh			12970.04



City of Denton

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Legislation Text

File #: DCRC25-107, **Version:** 1

AGENDA CAPTION

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

DCRC Matrix	
<p><i>*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.</i></p>	
Meeting Date	Topic
14-Jul-25	Tree Code Continued HABSCO Sustainability Update
11-Aug-25	Tree Code Continued Sustainability and Tree Canopy Goals (Tentative)*
25-Aug-25	Tree Code Continued ADU Update

*At the July 14, 2025 DCRC Meeting, staff will be seeking input on this item *

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.