



# 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, June 23, 2025**

**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, June 23, 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. [DCRC25-100](#) Consider approval of minutes for May 12, 2025.

Attachments: [May 12, 2025 DCRC Minutes](#)

- B. [DCRC25-099](#) Receive a report and hold a discussion regarding current and new public engagement initiatives.

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

- C. [DCRC25-009](#) Receive a report and hold a discussion regarding tree preservation and Texas Local  
[5a](#) Government Code 212.905.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2- Draft Presentation](#)

Following the completion of the Regular Meeting, 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. [DCRC25-102](#) 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.

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. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

- A. [DCRC25-103](#) Hold a discussion regarding the Development Code Review Committee Project Matrix.

Attachments: [Matrix](#)

### 4. 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 June 20, 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.



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## Legislation Text

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**File #:** DCRC25-100, **Version:** 1

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### AGENDA CAPTION

Consider approval of minutes for May 12, 2025.

MINUTES  
DEVELOPMENT CODE REVIEW COMMITTEE  
May 12, 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, May 12, 2025, at 3:06 p.m. in Training Rooms 3, 4, and 5 at the Development Services Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

PRESENT: Chair Brian Beck, and Members: Vicki Byrd, Paul Meltzer, Lisa Dyer Eric Pruett, and Clay Riggs

ABSENT: None

**REGULAR MEETING**

**1. ITEMS FOR CONSIDERATION**

**A. DCRC25-096:** Consider approval of minutes for April 14, 2025.

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

AYES (5): Chair Brian Beck, and Members: Vicki Byrd, Paul Meltzer, Eric Pruett, and Clay Riggs

NAYS (0): None

ABSENT FOR VOTE (1): Member Lisa Dyer

Member Dyer arrived at 3:08 p.m.

**B. DCRC25-097:** Consider approval of minutes for April 28, 2025.

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

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

NAYS (0): None

ABSENT FOR VOTE (0):

**C. DCRC25-035e:** Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Landscape Standards.

Staff presented the item.

The Committee provided direction on the following questions:

Question 1: Should the current DDC requirement of “No one species of tree may exceed 30% of the new trees planted” be changed to No one species of tree may exceed 20 percent of the total new street trees, and no more than 30 percent of the same genus may be planted as new trees.

Direction: The Committee was in support of staff’s recommendation.

Question 2: Does the Committee approve of staff’s recommendation to adjust the DDC point option of No one species of tree exceeds 10% of newly planted trees on-site, no one genus exceeds 20 percent of newly planted large or medium trees on-site, and no family exceeds 30 percent of newly planted trees on-site.

Direction: The Committee was in support of staff’s recommendation.

Question 3: Staff recommended an update to the DDC requirement 7.7.7E: “Each planted tree shall have a minimum size of two-inch caliper measured six inches above grade”.

Direction: The consensus was to leave the language as “Each planted tree shall have a minimum size of three-inch caliper measured six inches above grade”

Question 4: Staff recommended an update to the DDC requirement 7.7.7 F Street Trees Maintenance: 7. **Trees Adjacent to Overhead Electric Utilities.** a. Street trees planted adjacent to overhead electric distribution lines shall be of a species having a mature height less than 30 feet to accommodate maintenance of a 10-foot minimum separation between vegetation and electric lines. b. Street trees shall be planted outside of the provided electric utility easements where possible.

Direction: The consensus was to change the language to Street trees shall be planted outside of the provided electrical easements; encroachments may be allowed provided by the Director.

Question 4: Staff recommended an update to the DDC requirement 7.7.7 G Street Tree Alternatives: 1. **Applicability.**

a. All alternatives to the required street trees above are subject to Director approval and shall meet one of the following criteria:

i. Sites with significant site constraints such as unique property shape, easements, topography, existing driveway placement, or utility infrastructure, etc.; or

ii. Infill development as defined in Subsection 9.2.

2. **Authorized Alternatives.**

a. Street trees located more than 10 feet from the right-of-way shall be called out as alternative street tree placements on the Landscape Plan.

b. Street tree requirement may be reduced by 10% or a minimum of 2 trees by providing an additional element from Table 7.E: Landscape Area Point System, Section A: ROW Screening Elements

Direction: The Committee was in support of staff's recommendation as presented.

Question 4: Staff recommended an update to Section 9.2 Definitions to add **Street Tree**: a large or medium canopy tree planted along the sidewalk and/or in the public right-of-way adjacent to the portion of the street reserved for vehicular traffic. This also includes trees planted in planting strips within the roadway right-of-way, i.e., islands, medians, pedestrian refuges.

Direction: The Committee was in support of staff's recommendation as presented.

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

Staff provided an overview of the DDC's current tree preservation and mitigation requirements and identified where staff will be recommending code amendments.

The committee provided feedback regarding topics they would like to have additional discussion on at the next meeting, including amendments to the minimum preservation and mitigation standards, prioritizing preservation of certain species, enforcement, and community engagement. The Chair indicated that he would be providing written comment to staff in advance of the next meeting and encouraged other committee members to do the same.

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

**A. DCRC25-098:** Hold a discussion regarding the Development Code Review Committee Project Matrix.

Angie Manglaris, Development Review Manager, presented the item.

Chair Beck requested with tree code and public engagement topics at next meeting what are Staff's ideas for community engagement on tree and landscape. Also concept on needs for enforcement of these codes (staffing, budget, etc).

## **3. CONCLUDING ITEMS**

With no further business, the Regular Meeting was adjourned at 5:10 p.m.

X  
\_\_\_\_\_  
Brian Beck  
Chair

X  
\_\_\_\_\_  
Carly Blondin  
Administrative Assistant

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



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**File #:** DCRC25-099, **Version:** 1

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### **AGENDA CAPTION**

Receive a report and hold a discussion regarding current and new public engagement initiatives.





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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** June 23, 2025

### **SUBJECT**

Receive a report and hold a discussion regarding current and new public engagement initiatives.

### **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 similarly provided direction to staff regarding receiving an overview of public engagement practices. At this work session, staff will present information for discussion related to current and new public engagement initiatives.

The Denton Development Code (DDC) Subsection 2.4.3B (Citizen Participation) provides for a citizen participation process that recommends applicants prepare and execute a Citizen Participation Plan and submit a Citizen Participation Report prior to submitting applications listed in Table 2.2-A Summary of Development Review Procedures. The current citizen participation also encourages applicants to contact property owners within 200 feet of the subject property and residents within 500 feet of the subject party to discuss the project and hold at least two neighborhood meetings. During the past six years, staff has received only one Citizen Participation Report and no Citizen Participation Plans associated with development applications. Instead, staff typically attends neighborhood meetings for zoning entitlement projects to understand community concerns.

While DDC Subsection 2.3.3B (Planning and Zoning Commission, Operational Procedures) recommends neighborhood engagement for development projects, there are currently no built-in incentives for applicants (developers and property owners) to participate, nor any assurances that neighborhood engagement and applicant concessions will lead to project support. Given that the 2019 DDC has been in effect for six years and considering the Planning and Zoning Commission and City Council's continued emphasis on resident engagement, about a year ago, staff proposed revising this DDC section. The aim was to offer development process incentives (community engagement incentives) for applicants who actively engage with nearby residential neighborhoods for projects requiring zoning entitlements (e.g., zoning changes, specific use permits).

The proposed community engagement incentives were presented to the Planning and Zoning Commission during two work sessions in May and June 2024. After substantial discussion, the Commission decided not to proceed with the incentives at that time. They concluded sufficient neighborhood engagement was already occurring between applicants seeking zoning entitlements and nearby affected residents, and expressed concerns regarding the City's enforcement ability of the required memorandum of understanding between the applicant and neighborhood to receive the incentives. As such, staff continues to advise applicants of the importance of engaging with nearby residents prior to submission of zoning entitlement

applications and scheduling of public hearings, since that is the expectation of the Commission and City Council.

Understanding resident engagement is a top City priority and to encourage increased neighborhood engagement City-wide, staff has created a neighborhood planning engagement program and several new public engagement initiatives have been completed or are in progress:

- A new, “Successful Community Engagement” webpage is available on the City’s website, offering best practices and tips for applicants to improve communication with neighborhoods.
- Targeted neighborhood engagement initiatives are underway. These include but are not limited to: revamping the Community Leader Registration Map and Form, developing a program to assist residents with forming neighborhood groups, and planning the creation of a cross-department community outreach team.

Longer term, staff is interested in expanding the City’s neighborhood planning engagement program as additional resources become available, building upon past activities that have been successful in Denton as well as other communities.

## **EXHIBITS**

1. Exhibit 1 - Agenda Information Sheet

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

Prepared by:  
Keisha Cyriaano  
Assistant Planning Director



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## Legislation Text

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

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### **AGENDA CAPTION**

Receive a report and hold a discussion regarding tree preservation and Texas Local Government Code 212.905.



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** June 23, 2025

### **SUBJECT**

Receive a report and hold a discussion regarding tree preservation and Texas Local Government Code 212.905.

### **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 will present 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 will be held in a Closed Session meeting, and discussion of how these topics relate to property takings law will follow at the July 14, 2025, meeting. Following an overview of the topics, Staff will entertain discussion and questions on the presented material.

A draft of Staff's public presentation is provided as Exhibit 2. 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 – Draft Presentation

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

Prepared by:  
Hayley Zagurski  
Assistant Planning Director

Erin Stanley & Bryce VanArsdale  
Assistant Planners



# DCRC25-0095a

# Tree Code State Statute

**Hayley Zagurski**  
**Assistant Planning Director**

**Erin Stanley & Bryce Van Arsdale**  
**Assistant Planners**

**June 23, 2025**





# Agenda

- Vested Rights
- State Law
- Closed Session

# Tree Preservation Plans + Vested Rights

- Tree Preservation Plans (TPP) are a required application type for any development where trees are located with the development impact area.
- DDC requires TPP be submitted with the initial application for either:
  - Site plans (SUP, standard PD, or ZCP) or
  - Preliminary plat or replat
- This means a TPP application could trigger “vested rights” for a project.



# What does “Vested Rights” mean?

- “**Vested Rights**” refers to an applicant’s rights to undertake and complete a development project and use a property under the regulations and conditions in place at the time of their initial application for the first in a series of required applications for the project.
- This ensures **uniformity and consistency** in regulations for the duration of a project by “**freezing**” the regulations in place at a given time by filing a permit application with the City.
  - Applicants may “cherry pick” later adopted regulations which they feel may benefit their project.
- Vesting is address at the state and local level:
  - Texas Local Government Code Chapter 245 – sets minimum standards for all cities to follow
  - Denton Development Code Section 2.5.6 – local process for someone to claim vested rights

# Vested Rights – TLGC Ch. 245

- Under state statute:
  - **"Permit"** means a license, certificate, **approval**, registration, consent, **permit**, contract or other agreement for construction related to, or provision of, service from a water or wastewater utility owned, operated, or controlled by a regulatory agency, or **other form of authorization required by law, rule, regulation, order, or ordinance** that a person **must obtain to** perform an action or **initiate, continue, or complete a project** for which the permit is sought.
  - **"Project"** means an endeavor over which a regulatory agency exerts its jurisdiction and for which **one or more permits are required** to initiate, continue, or **complete the endeavor**.
- An applicant's vested rights begin **accruing with the filing of the original plan or plat** that gives the city "fair notice" of a project.
  - **Filing:** application or plan is either submitted directly or sent via USPS certified mail to the City
  - If a series of permits is required for a project, those **rules in effect at the time of the original application for the first permit** shall be **applied to all permits, plans, plats, etc.** that are a part of the project.
- Cities can adopt regulations that establish an expiration date that is:
  - Not less than **45 days for a permit application** if it was incomplete upon filing
  - Not less than **2 years for a permit**
  - Not less than **5 years for a project**
- Permits and Projects can only expire if **no progress** has been made towards completion of the project **in that time**

# Vested Rights – TLGC Ch. 245.004

- Vesting **applies** to municipal zoning regulations that affect:
  - **Landscaping or tree preservation**
  - Open space or park dedication
  - Property classification
  - Lot size
  - Lot dimensions
  - Lot coverage
  - Building size
- Vesting **does not apply** to regulations for:
  - Construction permits of at least 2 years old for structures intended for human occupancy that were issued under building/fire/electric/plumbing/mechanical codes adopted by a national code organization
  - Colonias
  - Sexually oriented businesses
  - Development permit fees
  - Annexation (unless the regulation affects landscaping, tree preservation, open space, or park dedication)
  - Utility connection
  - Flood protection within a FEMA floodplain
  - Construction standards for public improvements on public land or easements
  - Prevention of imminent property destruction or injury to persons (unless the regulations address the topics listed in the section above)

## DDC 2.5.6

- Process to establish vested rights by submitting a petition providing the facts and legal bases for their claim.
  - Staff reviews and forwards the complete application to the City Manager and City Attorney.
  - The City Manager must render a final determination within 30 days of the petition being filed.
- Determination is binding on City and applicant for a project's duration.

*In practice, this process is not used for projects actively in review when new regulations go into effect; vested rights are assumed in those instances. This process is utilized when a project has been inactive and new regulations are in effect when it resumes.*

### Criteria for Decision:

1. Whether the city received **fair notice** of the project and the nature of the permit sought;
2. Whether the **nature and scope** of the project **prevents the city from applying one or more current regulations** to the proposed or pending applications;
3. Whether **any prior approved applications** for the property **have expired** or have been terminated in accordance with law;
4. Whether any **statutory exception** to a right asserted pursuant to TLGC, Chapter 245, is applicable to one or more current regulations;
5. Whether **any exemption from one or more regulations** under the DDC or city ordinances is applicable to the project; and
6. Whether the **project is dormant**.



# What does this mean for Tree Code Updates?

- Although the City may update its tree preservation regulations periodically, projects already in review will continue to be processed under prior regulations.
  - There are still projects in development today that utilized the 2002 DDC tree regulations.
  - Developers may “opt in” to the new regulations if they find it would benefit their project.

# State Law: Tree Removal, Mitigation, Maintenance

- Texas Agriculture Code Chapter 251
- Tree Trimming Case Law
- Texas Local Government Code Chapter 212.905
- Closed Session

# Texas Agriculture Code Chapter 251

- Applicable sections effective since 1981; most recent revision effective September 1, 2023
- Restricts governmental regulations (tree preservation standards and tree removal fees) for agricultural uses unless necessary to protect persons from immediate health/safety danger.

***Agricultural uses are exempt from Tree Code***

# Tree Trimming

- While Texas does not have a specific state statute, there have been court cases over the years that address this topic
- Texas case law gives property owners the right to trim overhanging limbs (considered encroachments) up to the property line
- The tree must not be trimmed to such an extent as to damage or harm the long-term health of the tree (civil matter)
- [Trees - Neighbor Law - Guides at Texas State Law Library](#)



# TLGC 212.905

- Effective December 1, 2017
- Gives municipal authority to set tree preservation standards and charge tree removal fees
- Specifies required tree replacement credit
- Provides situations in which tree removals cannot be prohibited and fees cannot be assessed

# Tree Mitigation Fees TLGC 212.905

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

(1) is located on a property that is an **existing one-family or two-family dwelling** [*single family dwelling or duplex*] that is the person's residence; and

(2) is **less than 10 inches in diameter** at the point on the trunk 4.5 feet above the ground

**DDC Subsection 7.7.4B.1c: preservation requirements only applicable to trees 10 inches and greater for single-family and duplex uses**

# Tree Credit TLGC 212.905

(c) A municipality that imposes a tree mitigation fee for tree removal on a person's property must allow that person to apply for a credit for tree planting under this section to offset the amount of the fee.

(d) An application for a **credit** under Subsection (c) **must be in the form and manner prescribed by the municipality**. To qualify for a credit under this section, a tree must be:

(1) **planted on property:**

(A) for which the tree mitigation fee was assessed; or

(B) **mutually agreed upon** by the municipality and the person; and

(2) **at least two inches in diameter** at the point on the trunk 4.5 feet above ground

# Municipal Discretion TLGC 212.905

(g) As long as the municipality meets the requirement to provide a person a credit under Subsection (c), this section does not affect the ability of or require a municipality to determine:

- (1) the **type of trees** that must be planted to receive a credit under this section, except as provided by Subsection (d);
- (2) the **requirements for tree removal** [**minimum preservation & tree protection**] and corresponding tree mitigation fees, if applicable;
- (3) the requirements for **tree-planting methods and best management practices** to ensure that the tree grows to the anticipated height at maturity; or
- (4) the **amount of a tree mitigation fee**.



# Tree Removal TLGC 212.905

(h) A municipality may not prohibit the removal of or impose a tree mitigation fee for the removal of a tree that:

- (1) is diseased or dead; or
- (2) poses an imminent or immediate threat to persons or property.

**DDC Tree  
Preservation  
subsection  
exemptions:**

- c. Any tree determined to be diseased beyond recovery, dying, dead, creating a public nuisance or damaging a foundation by a qualified professional;
- d. Any tree determined to be causing a danger, or to constitute a hazardous condition, as a result of a natural event such as tornado, storm, flood or other act of God, that endangers the public health, welfare or safety and requires immediate removal;

# Next Steps

- 7/14/2025 Meeting: Discussion around Takings and possible Sustainability presentation
- Subsequent meetings: Code Amendment Presentations
- Reminder: Please submit any Tree Code questions to Staff

# Questions?



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## Legislation Text

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**File #:** DCRC25-102, **Version:** 1

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### **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

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**File #:** DCRC25-103, **Version:** 1

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### **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  discusss each topic.</i></p>	
Meeting Date	Topic
23-Jun-25	Tree Code Continued Public Engagement Overview/Goals
14-Jul-25	Tree Code Continued HABSCO Sustainability Update
11-Aug-25	Tree Code Continued

## Running Topic List

*\*The following includes a list of running topics the DCRC has identified as items for discussion as well as a list of topics staff is monitoring and may require DCRC review.*

Running DCRC Priorities	Topics Being Monitored
Access and Circulation	Food Trucks
Affordable and Missing Middle Housing	Public Notification*
Definitions	
Land Disturbance and ESAs	
Land-use and Land-preservation	
Low-intensity Neighborhood Commercial (ACUs)	
Site and Building Design	
Subdivision Design Improvements	
Table of Allowed Uses and Use-Specific Standards	

\*An overview of this item was provided at the April 14, 2025 DCRC Meeting. The item has been placed on hold until the conclusion of the 89th Texas Legislative Session.