



City of Denton

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

Meeting Agenda

Development Code Review Committee

Monday, November 17, 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, November 17, 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. [DCRC25-159](#) Consider approval of minutes for October 27, 2025.

Attachments: [October 27, 2025](#)

B. [DCRC25-160](#) Receive a report, hold a discussion, and consider approval of the 2026 Development Code Review Committee meeting calendar.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - 2026 Draft DCRC Calendar](#)

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

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2- Redline DDC 7.7.4.F-7.7.4.G](#)
[Exhibit 3- Draft Presentation](#)

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

A. [DCRC25-161](#) Hold a discussion regarding the Development Code Review Committee Project Matrix.

Attachments: [DCRC Matrix.pdf](#)

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 November 7, 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 27, 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 27, 2025, at 3:05 p.m. in Training Rooms 3, 4, and 5 at the Development Services Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

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

ABSENT: Member: Vicki Byrd

REGULAR MEETING

1. ITEMS FOR CONSIDERATION

A. DCRC25-154: Consider approval of minutes for October 13, 2025.

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

NAYS (0): None

ABSENT FOR VOTE (0):

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

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

Angie Manglaris, Assistant Planning Director, presented the item.

Consensus on discussions regarding Accessory Dwelling Unit height restrictions was no change needed from current code.

Consensus on discussions regarding parking requirements for Accessory Dwelling Units is to move forward with staff proposal: "...ADUs that remove a required parking space for the principal dwelling unit shall be required to replace the same number of spaces."

Consensus on allowable size of Accessory Dwelling Units was to move forward with staff proposal: "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."

Further discussion is needed when deciding on the number of units allowed on lots containing duplexes and townhomes.

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

Staff presented the item.

No official direction was given at this time.

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

A. DCRC25-155: 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 5:06 p.m.

X

Brian Beck
Chair

X

Carly Blondin
Administrative Assistant

Minutes approved on: _____



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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: November 17, 2025

SUBJECT

Receive a report, hold a discussion, and consider approval of the 2026 Development Code Review Committee meeting calendar.

BACKGROUND

Staff has prepared a proposed 2026 meeting calendar for the Development Code Review Committee (DCRC) to review and approve. The meeting calendar generally places DCRC meetings on the second and fourth Monday of each month, with exceptions in May, July, November, and December to account for City Holidays. Meetings take place in the afternoon, from 3:00 p.m. to 5:00 p.m.

Please note that the DCRC meets on an as needed basis, per Council direction. The calendar reflects the dates when the Committee will be asked to meet when there is a code amendment topic to discuss. The proposed calendar is provided as Exhibit 2.

OPTIONS

1. Approve as submitted.
2. Approve with modifications
3. Deny and request modifications

EXHIBITS

1. Agenda Information Sheet
2. 2026 Draft DCRC Calendar

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:

Angie Mangliris, AICP
Assistant Planning Director

2026 Calendar

JANUARY 2026						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3				
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY 2026						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

MARCH 2026						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

APRIL 2026						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

MAY 2026						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JUNE 2026						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

JULY 2026						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST 2026						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
26	27	28	29	30	31	

SEPTEMBER 2026						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER 2026						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER 2026						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

DECEMBER 2026						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
6	7	8	9	10	11	12
13	14	15	16</td			



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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: November 17, 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 provided an overview of the Tree Preservation Plan (TPP) review process. This demonstration included a brief overview of a TPP and the associated Tree Inventory Excel file, as well as a brief overview of common issues that are found on TPP's. This presentation demonstrated how a TPP evolves over the course of a project.

At the November 17, 2025 DCRC meeting, staff will present and propose amendments to Subsections 7.7.4.F and 7.7.4.G, Alternative TPP's and Minimum Preservation Requirements, respectively. Following this discussion, Staff will request feedback from the committee regarding proposed replacement rates and preservation credits.

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- Redline: DDC 7.7.4.F-G
3. Exhibit 3 – Draft Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Bryce VanArsdale
Assistant Planner

7.7.4 Tree Preservation.

F. Alternative Tree Preservation/Replacement Plan.

1. **Description and Intent.** The alternative tree preservation/replacement plan provides the option to further the purpose and intent of these regulations through a flexible process reviewed and approved by the Director for one of the following purposes:
 - a. To allow trees measuring below the minimum ~~dbh~~ DBH to be counted for Protected Trees when:
 - i. The allowance would result in the preservation of a greater number of ~~Post Oak~~ Quercus stellata and Blackjack Oak (Quercus marilandica) trees, regardless of ~~dbh~~ DBH; or
 - ii. The preservation of protected tree(s) would cause a substantial burden, but smaller ~~dbh~~ DBH non-secondary trees are located in such a way that the trees can be incorporated into the site design such as the parking lot, buffer, or front yard landscaping.
 - b. To allow secondary trees to count towards the minimum required preservation instead of quality trees.
2. **Criteria for Approval.**
 - a. The proposed alternative tree preservation/replacement plan adequately achieves, or is an improvement on, the intent of the requirements of this subsection; and
 - b. The proposed site design has minimized the loss of protected trees to the greatest extent possible or has maintained existing tree stands.
3. **Replacement Trees.** Required replacement and mitigation contained in paragraphs 7.7.4H and 7.7.4I shall be required for those alternatives in paragraph 7.7.4F.1 above.

G. Minimum Preservation Requirements.

1. **Tree Types and Required Preservation.**
 - a. **Landmark Trees.** One hundred percent of all Landmark trees shall be preserved.
 - b. **Heritage and Quality Trees.** A minimum of 30 percent of the total ~~dbh~~ DBH shall be preserved within the development impact area. Removal of trees shall be replaced in accordance with Subsection 7.7.4H or 7.7.4I.
 - i. The 30 percent minimum preservation requirement may be reduced to 20 percent provided:
 - a. The 20 percent preserved ~~dbh~~ DBH is in either a dedicated conservation easement or in a preserved habitat. All protected and non-invasive protected trees, unless dead or diseased, that are greater than six inches ~~dbh~~ DBH may be counted toward meeting the 20 percent requirement.
 - b. Preserved habitats may be dedicated as a conservation easement, and if not dedicated as a conservation easement must otherwise be restricted on a plat. Preserved habitat shall contain the prescribed minimum preservation amount, contain a stand of trees and understory, and shall be the greater of 10 percent of the property or 5,000 square feet.
 - c. All other trees remaining in the development impact area but removed shall be replaced in accordance with subsection 7.7.4H or 7.7.4I., if applicable.

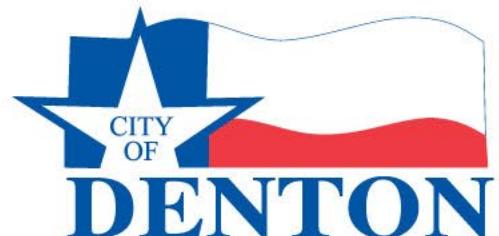
- ii. Properties without a preserved habitat or conservation easement may reduce the 30 percent minimum to 20 percent provided:
 - a. ~~The 10 percent reduction~~ Trees proposed for removal shall be mitigated at the following rates: ~~heritage trees at three two and three-quarters inches for every inch removed; and quality trees at two and one-quarter half inches for every inch removed.~~
~~b. All other trees remaining in the development impact area but removed shall be replaced in accordance with Subsection 7.7.4H or 7.7.4I., if applicable.~~
- iii. Properties without a preserved habitat or conservation easement may reduce the 30 percent minimum to 10 percent provided:
 - a. Trees proposed for removal shall be mitigated in accordance with 7.7.4.G.1.b.ii, above:
 - b. Subject lot meets the definition of Infill Development;
 - c. Fewer than 10 protected trees exist on site; and
 - d. Multifamily and non-residential uses outside of the MD zoning district as identified on the Official Zoning Map of City, as amended, shall provide an additional 10 landscape points from Table 7.E: Landscape Area Points System.
- c. **Secondary Trees.** There is no minimum preservation of secondary trees required when there are quality and heritage trees located on a property. In instances where there are no quality or heritage trees located on a property, then a minimum of 20 percent of the total ~~dbh~~DBH for secondary trees on the property must be preserved within the development impact area.
- d. **Preservation Relief.** City Council may approve relief of the Preservation Requirements in accordance with Tree Preservation Relief Provisions in Subsection 7.7.4J, and where required by State law.

DCRC25-0095f

Tree Code Definitions

Bryce Van Arsdale
Assistant Planner

November 17, 2025



7.7.4.F. Alternative Tree Preservation/Replacement Plan

Allows for trees measuring below 6" to count towards preservation if:

- a) The allowance would result in the preservation in a greater number of post oak or blackjack oak trees
- b) Protected species under 6" can be incorporated into the site design AND the preservation of >6" trees causes a substantial burden
- c) OR to allow for secondary trees to count toward the minimum required preservation of quality trees

7.7.4.F. Alternative Tree Preservation/Replacement Plan

Criteria for approval:

1. The proposed alternative TPP adequately achieves, or is an improvement on, the intent of the requirements of 7.7.4.
2. The proposed site design has minimized the loss of protected trees to the greatest extent possible or has maintained existing stands



7.7.4.G. Minimum Preservation Requirements

- 1.a. Landmark trees: 100% of Landmark trees shall be preserved
- 1.b. 30% (of total DBH) of heritage and quality trees shall be preserved



7.7.4.G. Minimum Preservation Requirements

1.b.i.a The 20 percent preserved ~~dbh~~ DBH is in either a dedicated conservation easement or in a preserved habitat. All protected and non-invasive ~~protected~~ trees, unless dead or diseased, that are greater than six inches ~~dbh~~DBH may be counted toward meeting the 20 percent requirement.

7.7.4.G. Minimum Preservation Requirements

1.b.i.b. Preserved habitats may be dedicated as a conservation easement, and if not dedicated as a conservation easement must otherwise be restricted on a plat. Preserved habitat shall contain the prescribed minimum preservation amount, contain a stand of trees and understory, and shall be the greater of 10 percent of the property or 5,000 square feet.



7.7.4.G. Minimum Preservation Requirements

1.b.ii. Properties without a preserved habitat or conservation easement may reduce the 30 percent minimum to 20 percent provided:

a. ~~The 10 percent reduction~~ Trees proposed for removal shall be mitigated at the following rates:



7.7.4.G Minimum Preservation Requirements

iii. Properties without a preserved habitat or conservation easement may reduce the 30 percent minimum to 10 percent provided:

- a. Trees proposed for removal shall be mitigated in accordance with 7.7.4.G.1.b.ii, above;
- b. Subject lot meets the definition of Infill Development;
- c. Fewer than 10 protected trees exist on site; and
- d. Multifamily and non-residential uses outside of the MD zoning district as identified on the Official Zoning Map of City, as amended, shall provide an additional 10 landscape points from Table 7.E: Landscape Area Points System

7.7.4.G. Minimum Preservation Requirements

1.c. **Secondary Trees.** There is no minimum preservation of secondary trees required when there are quality and heritage trees located on a property. In instances where there are no quality or heritage trees located on a property, then a minimum of 20 percent of the total ~~dbh~~DBH for secondary trees on the property must be preserved within the development impact area.

7.7.4.G. Minimum Preservation Requirements

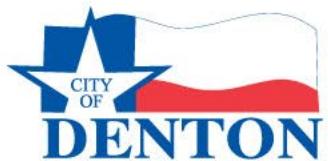
1.d. Preservation Relief. City Council may approve relief of the Preservation Requirements in accordance with Tree Preservation Relief Provisions in Subsection 7.7.4J, and where required by State law.

Criteria for approval:

- Unique physical circumstance on the property
- Proposed design has minimized the loss of trees
- Preservation and/or mitigation unduly burdens the development of the property



Questions on these sections?



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
17-Nov-25	Tree Code Continued 2026 Calendar
8-Dec-25	Tree Code Continued DDC 7.10.3 Relating to Single-Family Building Design

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.