



City of Denton

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

Meeting Agenda

Development Code Review Committee

Monday, January 26, 2026

3:00 PM

CANCELLED

*** CANCELLATION NOTICE ***

PLEASE NOTE - THIS MEETING WAS CANCELLED ON JANUARY 26, 2026
AND WILL NOT TAKE PLACE

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, January 26, 2026, at 3:00 p.m. in Training Rooms 3, 4, and 5, at the Development Service Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

1. ITEMS FOR CONSIDERATION

A. [DCRC26-171](#) Consider approval of minutes for January 12, 2026.

Attachments: [January 12, 2026](#)

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

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

[Exhibit 2- Proposed Redline Markups \(DDC 7.7.4.G and M- Minimum Preservat](#)

[Exhibit 3- Draft Presentation](#)

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

A. [DCRC26-172](#) 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 January 20, 2026, 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
January 12, 2026

After determining that a quorum is present, the Development Code Review Committee of the City of Denton, Texas will convene in a Regular Called Meeting on Monday, January 12, 2026, at 3:02 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, Suzi Rumohr, Eric Pruett, Lisa Dyer, and Clay Riggs

ABSENT:

REGULAR MEETING

1. ITEMS FOR CONSIDERATION

A. DCRC25-168: Consider approval of minutes for December 8, 2025.

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

NAYS (0): None

ABSENT FOR VOTE (0):

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

B. DCRC25-170: Receive a report, hold a discussion, and give staff direction regarding prioritizing future potential Denton Development Code amendments.

Angie Manglaris, Assistant Planning Director, presented the item.

Discussion occurred regarding the prioritization of topics to update amendments for moving forward.

There was consensus from the Committee to continue with the staff recommendation and include drainage as a priority topic.

C. DCRC25-162a: Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to the building design of single-family homes and other residential use types.

Matt Bodine, Assistant Planner, presented the item.

Committee provided confirmation of the consensus from previous meeting's discussion regarding required design features for single-family homes, requiring at least four of the seventeen items unless a larger design feature was provided. In cases featuring a prioritized design feature, three of seventeen design features shall be provided

There was not a consensus from the Committee for either option presented by staff regarding garage design.

There was a consensus among the Committee to allow offsets be two feet or less for garages.

The official direction is to revisit garage design later with updated options taking into consideration the Committee's concerns.

Consensus from the Committee was to stay with the current standards for the front-entry garage width on smaller lots.

Committee provided direction to look into prioritizing design standards which facilitated alley-loaded designs verses front-loaded designs for smaller residential lots.

The Committee provided consensus to move forward with staff recommendation to update the language regarding architectural variety while keeping the intent of the existing regulations.

The Committee provided consensus to accept the new standard regarding J-Swing garage designs.

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

This item was moved to a later meeting date due to time constraints.

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

A. DCRC25-169: Hold a discussion regarding the Development Code Review Committee Project Matrix.

Angie Manglaris, Assistant Planning Director, presented the item.

Discussion followed.

Member Pruett mentioned concern about the timeline of the Parking Study.

Charlie Rosendahl, Interim Director of Development Services, explained the two-year process and various discussions that prolonged the Parking Study and that it should be coming to Mobility Committee in March.

3. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 4:53 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: January 26, 2026

SUBJECT

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

BACKGROUND

In late 2024, City Council prioritized a review of the Tree Preservation Code, and on December 9, 2024, the Development Code Review Committee (DCRC) held a discussion regarding prioritizing future potential Denton Development Code (DDC) amendment topics and similarly provided direction to staff regarding the prioritization of amendments to the DDC related to Tree Code. Staff has been tasked with assessing the current DDC Tree Code standards and presenting amendments to the DDC where appropriate.

The proposed amendments Staff has identified relate to industry best practices, improving clarity, and simplification of implementation of regulations for applicable development. Examples of sections that Staff is proposing to amend for clarifications include Tree Protection Requirements During Construction, Minimum Preservation Requirements, and Tree Replacement.

At the May 12, 2025, DCRC meeting, Staff introduced the current Tree Preservation Code regulations in DDC Subsection 7.7.4 and provided an overview of current standards. The discussion included an array of topics including but not limited to tree removal requirements, mitigation and replacement requirements, and City canopy goals.

At the June 23, 2025, DCRC meeting, Staff presented background on the City of Denton's Tree Code ordinance and how it relates to various provisions in the Texas Local Government Code, including discussions on vesting and state law relating to a city's authority to regulate tree preservation. A portion of the discussion regarding state law was held in a Closed Session meeting. The discussion on TLGC 212.905 was continued in closed session along with an overview of takings law at the July 14, 2025 DCRC Meeting.

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

At the September 22, 2025 DCRC meeting, Staff continued discussion of proposed amendments to the Tree Code, and revisited Subsection 9.2: Definitions, taking into consideration feedback gathered from the Committee at the July 14, 2025 meeting. Following the presentation of the proposed amendments, Staff

presented proposed amendments to Subsection 7.7.4.A and B: Purpose and Intent and Applicability and Exemptions.

At the October 13, 2025 DCRC meeting, Staff presented proposed amendments to Subsections 7.7.4.C through E. Specifically, these amendments addressed tree removal permits, tree protection during construction, and tree preservation plans.

At the October 27, 2025 DCRC meeting, Staff provided an overview of the Tree Preservation Plan (TPP) review process. This demonstration included a brief overview of a TPP and the associated Tree Inventory Excel file, as well as a brief overview of common issues that are found on TPP's. This presentation demonstrated how a TPP evolves over the course of a project.

At the November 17, 2025 DCRC meeting, staff presented amendments to Subsections 7.7.4.F and 7.7.4.G, Alternative TPP's and Minimum Preservation Requirements. Following this discussion, Staff requested feedback from the Committee regarding proposed replacement rates, reaching a consensus in agreement with Staff's recommendation. In addition, the Committee asked staff to research methods which could be codified to provide flexibility for infill and encumbered sites without requiring Director or City Council approval.

At the December 8, 2025 DCRC meeting, Staff introduced results from testing related to the guidance previously provided by the Committee regarding replacement rates. Following this discussion, Staff requested feedback from the Committee regarding higher mitigation replacement rates and tree preservation credits.

At the January 26, 2026 DCRC meeting, Staff will present Tree Code amendments and incentives related to infill development. Following this discussion, Staff will present results from the testing of higher mitigation rates and replacement rates, requesting confirmation on these items from the committee.

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

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2- Redline markup (DDC 7.7.4.G and M)

Exhibit 3 – Draft Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Bryce Van Arsdale
Assistant Planner

7.7.4 Tree Preservation.

G. Minimum Preservation Requirements.

1. Tree Types and Required Preservation.

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.

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

- a. Removed trees shall be mitigated at the following rates: [INSERT];
- 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

M. Incentives.

5. **Parking Space Reduction.** Upon application and verification by the Director, an individual shall be entitled to a reduction in the minimum parking to help meet the minimum tree preservation requirements. ~~For the purpose of providing an incentive, the minimum parking requirements in Subsection 7.9.4, may be reduced by one parking space for every 12 inches ~~dbh~~ DBH of trees that have been protected or mitigated on a site. Up to 15 percent of the required spaces may be reduced in addition to the total reduction allowed in Section 7.9.5: Parking Alternatives, or~~
7. The enforcement and penalty provisions of Section 1.6 shall apply to this subsection. Height Increase. An additional 10 feet of maximum building height allowed in the applicable zoning district in Section 3.2– 3.5 may be granted to accommodate for the preservation of one or more protected trees located on the subject property or an adjacent developed property with Driplines within 30 feet but no closer than 10 feet of a proposed building.
 - a. The amount of floor area on the additional story is limited to:
 - i. 25% of the first floor gross floor area for the preservation of each Quality Tree; and
 - ii. 35% of the first floor gross floor area for the preservation of each Heritage Tree.
 - b. In no instance shall the total gross floor area added on an additional story exceed 10,000 square feet unless otherwise permitted elsewhere in this DDC.
 - c. If this incentive is taken in combination with Section 2.12: Affordability Incentives Procedures, the additional building height granted herein shall be counted towards any height increase permitted as an Affordability Incentive.
 - d. Height increases must comply with Section 7.10.6: Building Height in Transition Areas.
8. Reduced Setbacks. Where the critical root zone of a protected tree whose trunk lies within a required side or rear yard setback or an adjacent developed property encroaches into the buildable area, the opposite side yard setback may be reduced by the amount that the critical root zone of the protected tree encroaches into the buildable area, provided the setback is reduced no more than 10 feet and that a required setback is no less than 5 feet.

11. **Off-Site Trees.** Where a canopy of a protected tree on an adjacent developed lot or parcel overlaps with the subject property and no development is proposed under within the Dripline, the adjacent tree may receive 0.5 times the amount of the preservation credit prescribed in Subsection 7.7.4I. The off-site tree must be included on the Tree Survey and Tree Preservation Plan and protected in accordance with Subsection 7.7.4D in order to receive credit. Off-site trees shall not account towards the minimum preservation required in Subsection 7.7.4G.
12. **Adjacent Residential Property.** Where protected trees lie within 10 feet of an adjacent property with an occupied residential use, preservation of said trees may receive 1.15 times the amount of preservation credit prescribed in Subsection 7.7.4I so long as no development activity occurs within the Dripline of said trees or 1.25 times the amount of preservation credit prescribed in Subsection 7.7.4I if a common area lot or conservation easement are designated on the plat encompassing the entire Dripline of the trees and providing for permanent preservation.

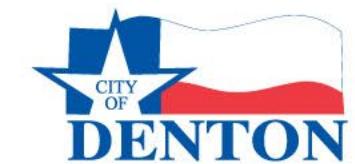
DCRC25-0095h Tree Code Definitions

**Bryce Van Arsdale
Assistant Planner**

January 26, 2026



Infill Development



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.M Incentives

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

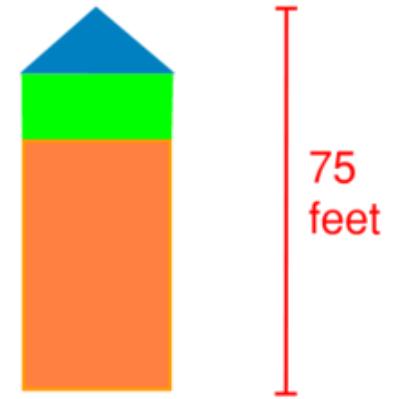
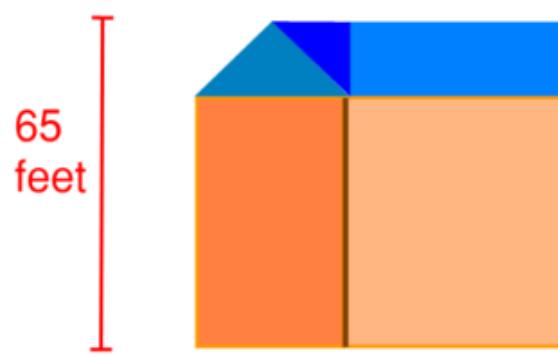
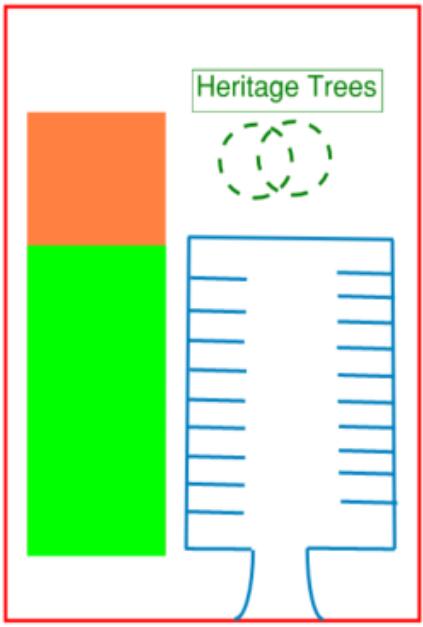
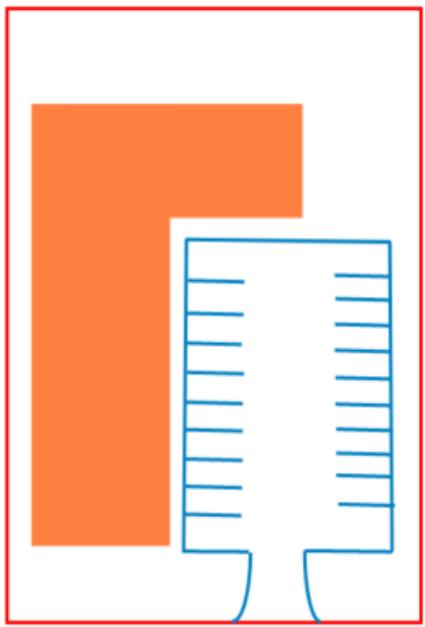
a. The amount of floor area on the additional story is limited to:

- i. 25% of the first floor gross floor area for the preservation of each Quality Tree; and
- ii. 35% of the first floor gross floor area for the preservation of each Heritage Tree.

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

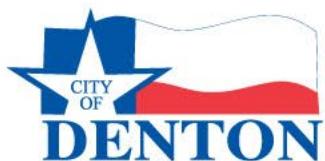
c. If this incentive is taken in combination with Section 2.12 : Affordability Incentives Procedures, the additional building height granted herein shall be counted towards any height increase permitted as an Affordability Incentive.

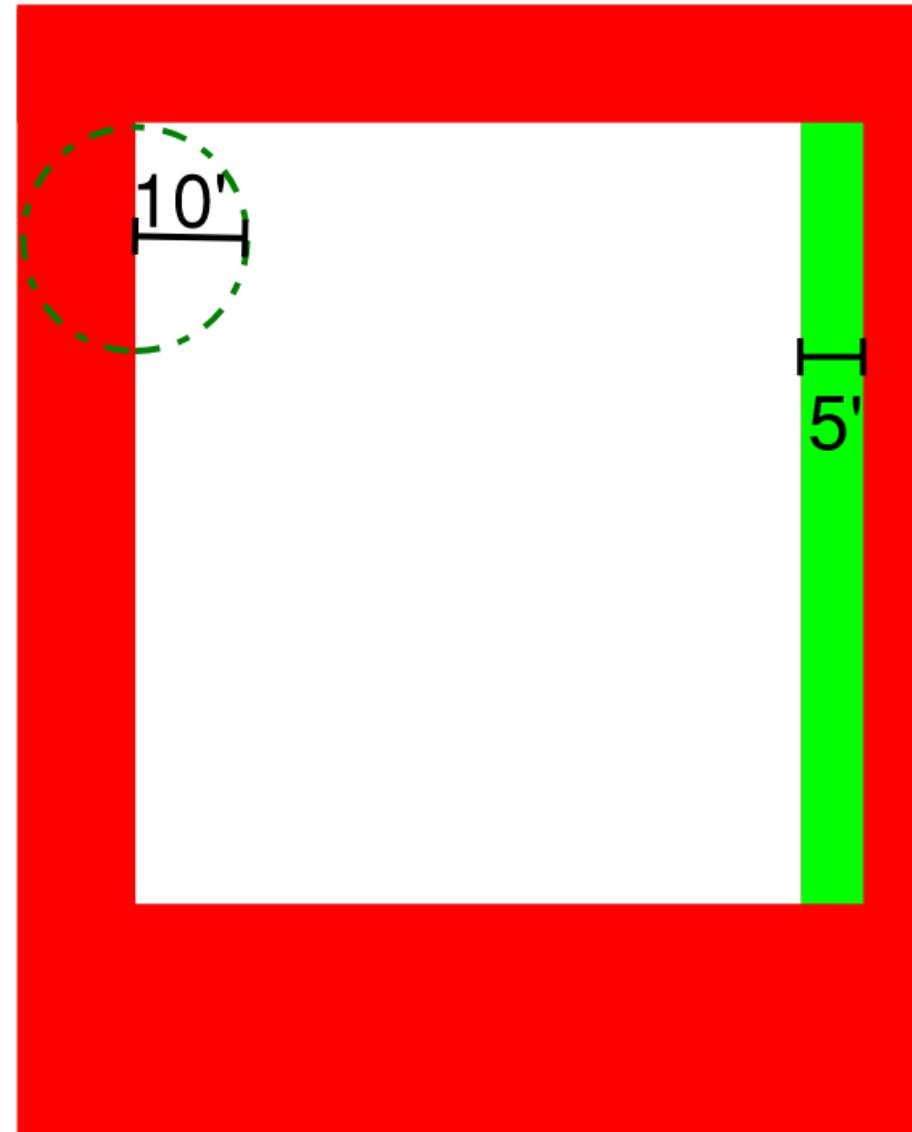
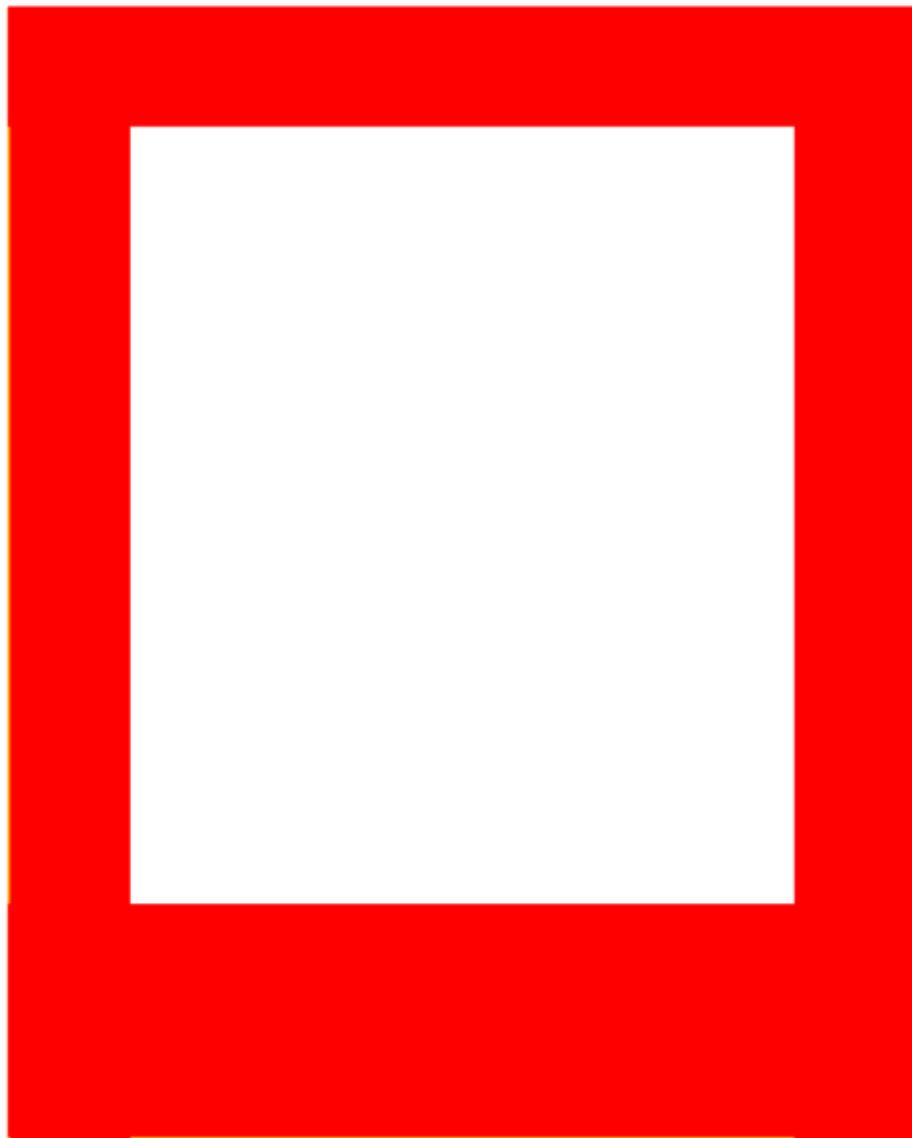
d. Height increases must comply with Section 7.10.6: Building Height in Transition Areas.



7.7.4.M Incentives

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





7.7.4.M Incentives

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



7.7.4.M Incentives

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

Replacement Rates and Preservation Credits



1/26/2026

12

Replacement Rates and Preservation credits

- With this round of updates 50/40% reduction has been removed
- Staff is seeking **confirmation** on the following item:
 - Replacement rates for 20% preservation

20% Preservation

- Sub-categories are not used within classification
- “Fair” health classification is not permitted
- Percent increase is compared to Standard Preservation scenario

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

Tree Mitigation Worksheet (20% Preservation)

Reduction due to Higher Mitigation

	dbh
Total (Healthy) dbh	0
Dead Tree dbh	0
Total (Healthy) Heritage/Quality dbh	0
Required Preservation (20%)	0
Provided Heritage/Quality Preservation dbh:	0
Preservation dbh Above Required	0
Requires Higher Mitigation (Max 10%)	0
Required Preservation dbh	Yes
Achieved?	

Higher Mitigation			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	0.00	2.75:1	0.00
Quality	0.00	2.25:1	0.00
Subtotal	0		0.00
Higher Mitigation Total dbh achieved?		Yes	
Protected Trees Removed			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	0.00	2.5:1	0.00
Quality	0.00	2:1	0.00
Subtotal			0.00
Trees Removed	Replacement Ratio	Calculated DBH	
Secondary	0	4":1 tree	0.00
Total			0.00
Preliminary Mitigation dbh	40% Reduction		0.00

Type	dbh Preserved		Preservation Credit
Landmark	0.00	4:1	0.00
Heritage	0.00	3:1	0.00
Quality	0.00	2:1	0.00
Add'l Cluster Credit	0.00	1.15:1	0.00
Total/2026	0		0.00
Required Mitigation dbh			0

Replacement Rates- 20% Preservation

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

DCRC Preferred Scenario Analysis

Sample Sites

- 8 sites
 - All 2025 higher mitigation projects + 4 from past years
- Percentage difference compared to standard mitigation scenario
 - Previously approved amendment

Findings

- Average % increase in mitigation: ~59%
 - Median: ~64%
 - Range: ~34% to ~72%
- Generally: sites with more heritage removal saw the largest change

Discussion

Replacement Rates

- With this round of updates 50/40% reduction has been removed
- Staff is seeking **confirmation** on the following items:
 - Preservation credits for all Tree Preservation Plans

Preservation Credits

- Credits which are applied against required mitigation
- Apply to all TPP's regardless of preservation percentage
- DCRC Direction: Scenario 3
 - Covers ~55% of owed mitigation with 30% tree preservation
 - No mitigation owed at ~44% preservation

Trees Preserved			
Type	dbh Preserved		Preservation Credit
Landmark	0	5:1	0
Heritage	90	3.5:1	315
Quality	90	2:1	180
Secondary*	0	0.5:1*	0
Addt'l Cluster Cred	0	1.15:1	0
Total	180		495
Mitigation dbh			397.5

DCRC Preferred Scenario Analysis

Sample Sites

- 18 sites
 - All 2025 projects + several from past years
- Percentage difference compared to current preservation credit rates

Findings*

- Average % increase in mitigation: ~8%
 - Median: ~6%
 - Range: ~0% to ~29%
- Sites with more heritage preservation saw the largest change

* One outlier removed: 169%

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
26-Jan-26	Tree Code Continued
	Tree Code Continued
09-Feb-26	DDC 7.10.3 Relating to Single-Family Building Design
23-Feb-26	Tree Code Continued Definitions/Table of Allowed Uses

Running Topic List

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

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