



City of Denton

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

Meeting Agenda

Development Code Review Committee

Monday, May 12, 2025

3:00 PM

Development Service 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, May 12, 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. [DCRC25-096](#) Consider approval of minutes for April 14, 2025.

Attachments: [April 14, 2025](#)

- B. [DCRC25-097](#) Consider approval of minutes for April 28, 2025.

Attachments: [April 28, 2025](#)

- C. [DCRC25-035](#) Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Landscape Standards.

[e](#)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - DDC Subsection 7.7.7.E-7.7.7.F](#)
[Exhibit 3 - Proposed Redline Markups](#)
[Exhibit 4- April 28, 2025, Presentation](#)
[Exhibit 5- Draft Presentation](#)

- D. [DCRC25-095](#) 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- DDC 7.7.4](#)
[Exhibit 3- Draft Presentation](#)

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

- A. [DCRC25-098](#) 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 May 9, 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

City Hall
215 E. McKinney St.
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Legislation Text

File #: DCRC25-096, **Version:** 1

AGENDA CAPTION

Consider approval of minutes for April 14, 2025.

MINUTES
DEVELOPMENT CODE REVIEW COMMITTEE
April 14, 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, April 14, 2025, at 3:05p.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, Eric Pruett, Lisa Dyer, and Clay Riggs

ABSENT:

REGULAR MEETING

1. ITEMS FOR CONSIDERATION

Chair Beck introduced new Member Dyer to the Committee. Member Dyer gave a brief introduction of herself and her experience.

A. DCRC25-079: Consider approval of minutes for March 24, 2025.

Member Riggs joined meeting at 3:06pm.

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

NAYS (0): None

ABSENT FOR VOTE (0):

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

B. DCRC25-078: Receive a report, hold a discussion, and consider approval of amendments to the 2025 Development Code Review Committee meeting calendar.

Staff presented the item.

Question 1: Should the Committee continue with current adopted calendar, move to Mondays from 11:00am to 1:00pm, or move to Thursdays from 3:00pm to 5:00pm?

Direction: Member Byrd vocalized a preference for moving meetings to Monday at 11:00a.m. with the current adopted calendar as a second preference. Member Dyer said that Mondays at either time would be easiest. Member Riggs said the current calendar worked best for him and

Member Pruett preferred the current schedule. Consensus was reached to continue with meeting on Mondays from 3:00p.m. to 5:00p.m.

C. DCRC25-076: Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to public notification requirements.

Staff presented the item.

Question 1: What are the Committee's thoughts on the current process for Extra-Territorial Jurisdiction (ETJ) Notices?

Direction: Member Riggs and Byrd did not show an interest in noticing non-residents. Members Pruett and Meltzer were in favor of sending notices to individuals residing in the ETJ. Member Dyer suggested the use of City social media to spare mailing costs and indicated notices should be mailed to Denton residents and not those within the ETJ.

There was a consensus to place Code Amendments related to public hearing notices on hold with regards to pending State legislature and the impact it might have on this topic.

D. DCRC25-35c: Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Landscape Standards.

Question 2: Staff recommended edits to the Parking Lot Landscape Elements section of Table 7.E in the Denton Development Code to specify the point table element is applicable to parking spaces, rather than rows, and to be stated as, "Landscape median(s) of at least 8-feet wide running the length of 50% of all parking spaces and containing at least one large tree per 30 linear feet. -5points"

Direction: The Committee provided consensus in support of this change.

Question 3: Staff recommended the element "Each planted tree meets or exceeds four caliper inches at the time of planting. -5points" be edited to either remove the point item, lower the caliper size of the point item to 3 caliper inches, reduce the point count, or make no change.

Direction: Member Riggs was amenable to keeping the point count for the item at 5 points and lowering the caliper size to 3 inches but also believed it might be better to keep caliper size at 4 inches and lower point options. Member Meltzer and Chair Beck were against changing this item. Member Meltzer wanted to see a City-run experiment to observe different tree sizes at time of planting and their growth overtime to support the data presented. Chair Beck wanted to encourage growth success and native tree plantings. Members Byrd and Dyer agreed with Member Riggs that the element be changed to a lower point count to encourage more overall landscaping. Member Pruett believed lowering the points would not change much, and suggested alternatives that would create better products long term. Member Pruett agreed with lowering the point total but would like more information on what the points will

be allocated towards first. Chair Beck indicated more information was needed to understand staff’s goals and how the recommendations made supported these goals. Chair Beck suggested continuing the item to allow staff time to research and bring forward additional items that support tree success and viability. Consensus was reached to continue the item to the next meeting.

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

A. DCRC25-080: Hold a discussion regarding the Development Code Review Committee Project Matrix.

Staff presented the Matrix and stated the landscape discussion will be continued at the next meeting. Tree Code and public engagement overview are tentatively scheduled for next meeting. In May the first revisions to the Tree Code will be presented and there will be a Health and Building Safety Code review and sustainability update. The parking study is still ongoing.

No comments from committee.

3. CONCLUDING ITEMS

Member Pruett requested the presentations be posted for public access.

With no further business, the Regular Meeting was adjourned at 5:01p.m.

X

Brian Beck
Chair

X

Carly Blondin
Administrative Assistant

Minutes approved on: _____



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Legislation Text

File #: DCRC25-097, **Version:** 1

AGENDA CAPTION

Consider approval of minutes for April 28, 2025.

MINUTES
DEVELOPMENT CODE REVIEW COMMITTEE
April 28, 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, April 28, 2025, at 3:05p.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, Eric Pruett, Lisa Dyer, and Clay Riggs

ABSENT: Paul Meltzer

REGULAR MEETING

1. ITEMS FOR CONSIDERATION

A. DCRC25-35d: 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 “Each planted tree meets or exceeds four caliper inches at the time of planting” be adjusted to remove the point item, lower the caliper size of point item to 3”, reduce point count to 3 points, or keep as is?

Member Byrd left the room at 3:13pm and discussion was halted until quorum resumed.

Member Byrd returned and the meeting resumed at 3:14pm.

Member Riggs joined the meeting at 3:16pm.

Direction: Staff was directed to explore additional point items related to overall tree health. The Committee provided consensus to reduce the point value of existing point item to 3 points. The Committee also provided consensus to leave the 4 inches restriction but lower it to 3 inches for native plantings.

Question 2: Does the Committee approve of staff’s recommendation to adjust the DDC point option of “No more than 30 percent of landscaped areas are covered in turf grass” to 10 percent?

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

Question 3: Staff recommended edits to the Code's landscaping elements to be presented as "Low Impact Development Design Elements, as described above in Subsection 7.7.5.C, shall count for four points per design element. A maximum of two elements may count toward the minimum 30-point landscape table requirement for a total of eight points. If designed as part of a parking lot island or median, points may be counted for both elements. – 4 points, 4 additional points may be achieved for a second LID design element."

Direction: The Committee was in support of the edits as presented by staff.

Question 4: Staff recommended edits to the Code's landscaping elements to be presented as "All uncovered on-site pedestrian walkways shall be designed using pervious material. These walkways shall be designed in a manner which is ADA compliant. These walkways shall be designed and maintained pursuant to the North Texas Council of Governments Integrated Storm Water Management strategies (iSWM)."

Direction: The Committee was in support of the edits as presented by staff.

Staff presented a proposed redline edit to Subsection 7.7.5.G: Landscape Installation and Maintenance to change the term 'Site Design' to 'Landscape and Tree Preservation'. The Committee concurred with Staff's recommendation.

Question 5: Staff recommended an addition to the Code in Subsection 7.7.5.G: Landscape Installation and Maintenance that is as follows: "4. Mulch with a minimum depth of 2 inches shall be added around all plant material and landscape areas that are not turf or hardscape."

Direction: Chair Beck and Members Riggs and Pruett provided direction that this be considered a requirement for all newly planted trees. Suggestion was made to add a time limit of 3 years to the mulch ring condition. The Committee was in support of staff's recommendation with the addition of the 3-year time period requirement.

Question 6: Staff recommended an addition to the Code in Subsection 7.7.5.H: Irrigation that is as follows "2. A preliminary irrigation plan shall be required alongside Civil Engineering Plan submittals for multifamily, non-residential, and common area lots in residential developments. 3. For irrigation system requirements and regulations, reference Denton Code of Ordinances Subchapter B, Chapter 28, Article XI and Title 30, Texas Administrative Code, Chapter 344 Landscape Irrigation, and as amended."

Direction: Chair Beck requested, regarding a previous item, that the word 'established' have an official definition provided. The Committee provided consensus in support of staff's additions.

Staff presented redline edits to Subsection 7.7.7: Street Trees to read as follows: "B. Street Tree Plan. A street tree plan noting location, number, and species of trees to be used within the development shall be submitted with a zoning compliance plan for multifamily or nonresidential developments and with Civil Engineering Plans for new residential subdivisions. Additionally, street trees should be specifically called out on building permits

and landscape plans. C. Street Tree Location. Street trees shall be located within the street right-of-way or within 10 feet of the street right-of-way. Alternative placement shall be subject to Director approval as described in Subsection 7.7.7G below.” The Committee provided consensus in agreement with the staff-recommended text edits.

Question 7: Staff recommended an update to the DDC requirement: “Street trees shall be required for every 30 feet of ROW frontage” to require one tree for every 40 feet of ROW frontage.

Direction: Chair Beck and Member Pruett were against the proposal and wanted to be mindful of the overall impact to City-wide tree canopy goals. Members Riggs, Dyer, and Byrd were in favor of the proposal. Member Dyer provided the suggestion that this proposal be flagged for review in five years with Member Byrd agreeing.

Question 8: Staff recommended an edit to the DDC requirement: “No one species of tree may exceed 30 percent of the new trees planted” to be updated as “No one species of tree may exceed 20 percent of the total new street trees, and no more than 50 percent of the same genus may be planted as new trees.”

Direction: Chair Beck voiced concern with not meeting industry standards. Member Pruett inquired about making the standard more restrictive but with possibility for flexibility to consider difficult sites. Member Riggs suggested the 10-20-30 method as a point item. Members Byrd, Dyer, Riggs, and Pruett agreed with the proposal from staff, reaching consensus on the language as presented.

B. DCRC25-091: Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to tree code.

This item was not visited due to time restraints.

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

A. DCRC25-093: Hold a discussion regarding the Development Code Review Committee Project Matrix.

Staff presented the item. All items on the Development Code Review Committee Project Matrix will be postponed a meeting to accommodate item DCRC25-091 at next meeting.

3. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 5:01 p.m.

X

Brian Beck
Chair

X

Carly Blondin
Administrative Assistant

Minutes approved on: _____



City of Denton

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215 E. McKinney St.
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Legislation Text

File #: DCRC25-035e, **Version:** 1

AGENDA CAPTION

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



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: May 12, 2025

SUBJECT

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

BACKGROUND

On April 16, 2024, the City Council adopted an update to the Water Conservation Plan [7-0]. Development Services Staff participated in the preparation of the Water Conservation Plan and were tasked with examining the landscaping standards in the Denton Development Code (DDC) for opportunities to encourage water conservation in the City of Denton.

In addition to changes related to water conservation, Staff has identified areas within the landscape standards which could be revised to utilize best practices and improve clarity, simplifying implementation of the regulations for applicable development. Examples of these clarifications include elements within the landscape point table, alternative landscape regulations, and airport landscape standards.

At the February 24, 2025, Development Code Review Committee (DCRC) meeting, Staff introduced the current Landscape Code regulations in the DDC, provided an overview of the current standards, and discussed areas of the Code proposed to be amended. At the end of the discussion, Staff requested direction from the Committee regarding any additional areas related to the Landscape Code that may have not been included in Staff's presentation that DCRC would like to explore. Discussion amongst the Committee ranged from street tree requirements and barriers to achieving plantings along the right-of-way, balancing irrigation needs with water conservation goals, and utilizing plant material that is suited for the native environment.

At the March 3, 2025, DCRC meeting, Staff presented proposed amendments to Subsections 7.7.3-7.7.5.E of the Landscape Code regulations and Section 9.2 Definitions. These amendments focused on encouraging water-wise landscaping, adapting plantings to the native environment, and ensuring the City is up to date regarding industry best practices through the Denton Development Code. Amendments also incorporated feedback received from the Committee at the February 24, 2025, meeting. Following an overview of the proposed amendments, staff sought consensus and feedback from the Committee regarding the proposed edits to the DDC. Discussion during the meeting focused on landscape needs and requirements at the Denton Enterprise Airport, Low Impact Design, Xeriscaping and planting requirements for residential lots within the City. The Committee provided direction to move forward with the proposed amendments with recommendations to incorporate clarifying information regarding turf grass.

At the March 24, 2025, DCRC meeting, Staff presented proposed amendments to Subsection 7.7.5.F of the Landscape Code regulations and Section 9.2 Definitions. These amendments focused on revisions to the Landscape Plan and Point System requirements applicable to all developments except single-family detached dwelling, duplex, triplex, fourplex and townhome lots. These amendments are intended to support the overall goals of encouraging water-wise landscaping, adapting plantings to the native environment, and ensuring the City is up to date regarding industry best practices through the DDC. Amendments also incorporated feedback received from the committee at the February 24, 2025, and March 3, 2025, meetings. The Committee requested additional information on the Landscape Point System item removing credit for planting 4-inch caliper trees as well as various changes to proposed point items. Supporting documentation regarding why Staff is proposing to remove the credit for planting 4-inch caliper trees was emailed to the Committee on March 28, 2025.

At the April 14, 2025, DCRC meeting, Staff continued the discussion on proposed amendments to Subsections 7.7.5.F of the Landscape Code, focusing on the Landscape Point System item which provides credit for planting 4-inch caliper trees. Based on feedback received from the Committee at the March 24, 2025, meeting, Staff presented several options related to the Point System item, including: remove the point item from the Landscape Point System, lower the minimum caliper size of the item from 4-inches to 3-inches, reduce the points received for utilizing the item from 5 to 3 points, or make no change to the Point System item. The Committee opted to continue the item and directed staff to consider and bring back additional Landscape Area Point System Items related to larger, healthier tree plantings for consideration. The presentation from the April 24, 2025, DCRC meeting is attached as Exhibit 4.

At the April 28, 2025, DCRC meeting, Staff presented proposed amendments continuing discussion related to Subsections 7.7.5.G-7.7.5.J of the Landscape Code and Subsection 7.7.7, Street Tree Requirements. These amendments focused on revisions to the Landscape Installation and Maintenance and Irrigation requirements applicable to all developments except single-family detached dwelling, duplex, triplex, fourplex, and townhome lots. Additional amendments presented at this meeting were related to Street Tree requirements applicable to all developments. Amendments incorporated feedback received from the Committee, including a discussion of revised items requested in the April 14, 2025, meeting. Discussion centered on the point table item related to the planting of 4-inch caliper trees, with consensus reached by the Committee on reducing the point total provided and allowing 3-inch native plantings to qualify for this point item. Additionally, Street Tree standards were discussed; the conversation centered on the proposed reduction of Street Tree calculation rates and species diversity requirements.

At the May 12, 2025, DCRC meeting, Staff will present additional proposed amendments to Subsection 7.7.7, Street Tree Requirements and Section 9.2 Definitions. These amendments focus on Street Tree Planting and Maintenance, as well as Alternatives Authorized. As with the other amendments presented previously, these amendments are intended to support the overall goals of encouraging water-wise landscaping, adapting plantings to the native environment, and ensuring the City is up to date regarding industry best practices through the DDC. Amendments will also incorporate feedback received from the Committee, including a discussion of revised items discussed in the April 28, 2025, meeting. 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 5. 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 - DDC Subsection 7.7.7.E-7.7.7.F
3. Exhibit 3 - Proposed Redline Markups (DDC Subsection 7.7.7.E- 7.7.7.F)

4. Exhibit 4 – April 28, 2025, Presentation
5. Exhibit 5 – Draft Presentation

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

Prepared by:
Bryce Van Arsdale, Erin Stanley
Assistant Planners

7.7 Landscaping, Screening, Buffering, and Fences

7.7.7 Street Tree Requirements.

E. Tree Planting.

1. Tree planting standards shall be in accordance with the Site Design Criteria Manual.
2. Each tree planted shall meet the most current version of American Standards for Nursery Stock ANSI Z60.1, and shall have a minimum size of three-inch caliper measured six inches above grade, unless the trees are planted as replacement for the removal of existing trees, in which case the trees must have a minimum size of two inches dbh. Any tree that does not meet ANSI Z60.1 may be rejected by the Director.

F. Maintenance.

1. Property Owner Responsibility.

- a. Street trees shall be maintained by the adjoining property owner.
- b. It is the adjoining property owner's responsibility to water, prune, fertilize, and treat for insect and disease, as may be deemed necessary. All incurred costs are to be borne by the property owner.
- c. It is the adjoining property owner's responsibility to remove any hazardous or dead tree, as may be deemed necessary. All incurred costs are to be borne by the property owner.

2. **Tree Canopy Clearance Height.** All trees shall be maintained by pruning and other necessary care by the adjacent property owner to ensure a minimum clearance of 15 vertical feet from the curb line, 15 vertical feet from an alley, and eight vertical feet from the sidewalk.

3. **Removal of Trees or Plantings in Public Right-of-Way.** The city may prune or remove any tree or planting that constitutes a hazard to person or property or for any other reason for trees and plantings located in public right-of-way or in a landscape maintenance easement.

4. **Pruning.** All pruning shall be in accordance with the most current version of American National Standards for Tree Care Operations ANSI A300.

5. **Tree Replacement.** The city may replace an approved street tree or other planting that has died or may have been removed for any reason, or plant additional street trees deemed appropriate and consistent with available resources.

6. **Abuse or Mutilation.** It shall be unlawful for any person to break, destroy, or mutilate any approved street tree, or to set fire or permit any fire to cause damage to any portion of any street tree, or to attach or place any rope or wire, sign, poster or other device on any street tree. Each occurrence shall constitute a distinct and separate offense.

7. Trees Adjacent to Overhead Electric Utilities.

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.

7.7 Landscaping, Screening, Buffering, and Fences

7.7.7 Street Tree Requirements.

E. Tree Planting.

1. Tree planting standards shall be in accordance with the ~~Site Design~~ [Landscape and Tree Preservation Criteria Manual](#).
2. Each tree planted shall meet the most current version of American Standards for Nursery Stock ANSI Z60.1, and shall have a minimum size of ~~two three~~-inch caliper measured six inches above grade, ~~unless the trees are planted as replacement for the removal of existing trees, in which case the trees must have a minimum size of two inches dbh.~~ Any tree that does not meet ANSI Z60.1 may be rejected by the Director.

F. Maintenance.

1. Property Owner Responsibility.

- a. Street trees shall be maintained by the adjoining property owner.
 - b. It is the adjoining property owner's responsibility to water, prune, fertilize, and treat for insect and disease, as may be deemed necessary. All incurred costs are to be borne by the property owner.
 - c. It is the adjoining property owner's responsibility to remove any hazardous or dead tree, as may be deemed necessary. All incurred costs are to be borne by the property owner.
2. **Tree Canopy Clearance Height.** All trees shall be maintained by pruning and other necessary care by the adjacent property owner to ensure a minimum clearance of 15 vertical feet from the curb line, 15 vertical feet from an alley, and eight vertical feet from the sidewalk.
 3. **Removal of Trees or Plantings in Public Right-of-Way.** The city may prune or remove any tree or planting that constitutes a hazard to person or property or for any other reason for trees and plantings located in public right-of-way or in a landscape maintenance easement.
 4. **Pruning.** All pruning shall be in accordance with the most current version of American National Standards for Tree Care Operations ANSI A300.
 5. **Tree Replacement.** The city may replace an approved street tree or other planting that has died or may have been removed for any reason, or plant additional street trees deemed appropriate and consistent with available resources.
 6. **Abuse or Mutilation.** It shall be unlawful for any person to break, destroy, or mutilate any approved street tree, or to set fire or permit any fire to cause damage to any portion of any street tree, or to attach or place any rope or wire, sign, poster or other device on any street tree. Each occurrence shall constitute a distinct and separate offense.
 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.

G. **Street Tree Alternatives.**

1. **Applicability.**

- a. All alternatives to the required street trees above are subject to Director approval.
- b. Sites with significant site constraints such as unique property shape, easements, topography, existing driveway placement, or utility infrastructure, etc.
- c. 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

DCRC25-0035d Landscape Code

Erin Stanley and Bryce Van Arsdale
Assistant Planners
April 28, 2025



Today's Agenda:

1. Review amendments requested in April 14 discussion.
2. Continue reviewing proposed landscape redlines.
3. Receive feedback from the DCRC regarding proposed redlines.
4. Next Steps.

Minimum Landscape Requirements for Multifamily and Non-Residential

- Minimum 30 points
 - 2 elements from Section A: ROW Elements →
 - 2 elements from Section B: Parking Lot Landscaping Elements →

Table 7.E: Landscape Area Point System

| Section A. Right-of-Way Elements (Minimum 2 unless no front parking, then 1) | Points |
|--|--------|
| A landscaped berm with a maximum 3:1 side slope on both sides | 5 |
| One large canopy tree planted every 40 linear feet | 5 |
| Three small accent trees clustered every 30 linear feet when space does not permit large canopy trees | 5 |
| A minimum three-foot high continuous hedge of evergreen shrubs | 5 |
| A minimum three-foot high continuous wall made of any combination of wrought iron, masonry, or stone. If wrought iron is used, vines shall be planted every 10 feet on center on the wrought iron to create a more opaque wall. | 5 |
| Section B. Parking Lot Landscaping Elements (Minimum 2) | Points |
| Internal landscape islands with an area of at least nine feet by 18 feet containing at least one large canopy tree placed evenly at an average of one for every ten spaces (or portion thereof). For lots of ten spaces or less, at least one internal landscape island is required but does not have to be centrally located within a row of parking spaces. End caps with an area of at least 9-feet by 18-feet containing at least one large canopy tree. | 5 |
| A landscape median of at least 8-feet wide running the length of a parking row and containing at least one large tree per 30 linear feet. | 5 |
| Section C. Other Site Landscaping Elements | Points |
| A minimum 10-foot wide area provided for the length of the building frontage between the front of the building and the parking lot and containing a five-foot wide landscaped area abutting the building wall. This area may be paved as a walkway if pots or planters are provided along at least 75 percent of the building frontage. | 3 |
| Each planted tree meets or exceeds four caliper inches at the time of planting. | 5 |
| At least 75 percent of plants proposed are drought-tolerant as indicated in the approved landscape plant list or adaptive to Denton's plan hardiness zone as determined by the US Department of Agriculture. | 5 |
| Landscape area provided exceeds required minimum by an additional 10 percent or more. | 3 |
| No more than 30 percent of landscaped areas are covered in turf grass. | 3 |
| Tree canopy exceeding minimum requirement by an additional 25 percent or more | 3 |
| A mixture of bioswales, grassed swales, bioretention facilities, and sand filter (low-impact design techniques pursuant to 7.7.5C.3) as described in this section. If designed as part of a parking lot island or median, points may be counted for both elements. | 7 |
| Living walls/vertical gardens provided in a designated pedestrian area or as an architectural feature of a principal building wall. Living walls must account for at least 25 percent of the wall face. | 5 |
| Rooftop vegetation provided as part of an engineered green roof accounting for at least 25 percent of the roof area. | 5 |
| Butterfly or pollinator gardens that include native milkweed and nectar plants that are provided as part of a designated pedestrian amenity or plaza area and that comprise at least five percent of the required overall landscape area. Butterfly and pollinator gardens are encouraged due to Denton's designation as a Monarch City. | 5 |

Section C: Elements to be removed

Each planted tree meets or exceeds four caliper inches at the time of planting. **-5 points**

Concern with 4" caliper trees

- Not academically supported
- Water intensive establishment period
- Enforcement issues
- Smaller trees are more adaptable
 - Quicker establishment of root system
 - Faster allocation of resources to trunk and canopy growth
 - Fewer health issues associated with smaller trees

How Much to Water Your New Tree

| Tree Caliper | Years for Root Establishment | Gallons per Irrigation Session |
|--------------|------------------------------|---|
| 1in | 1.5 | 1-2 (Cool climates) 2-3 (Warm Climates) |
| 2in | 3 | 2-4 (Cool climates) 4-6 (Warm Climates) |
| 3in | 4.5 | 3-6 (Cool climates) 6-9 (Warm Climates) |
| 4in | 6 | 4-8 (Cool climates) 8-12 (Warm Climates) |
| 5in | 7.5 | 5-10 (Cool climates) 10-15 (Warm Climates) |
| 6in | 9 | 6-12 (Cool climates) 12-18 (Warm Climates) |

Colorado State
Forest Service

Point Table item

Relevant DDC Requirements

Each planted tree meets or exceeds four caliper inches at the time of planting. **-5 points**

Staff Recommended Options:

- Remove point item
- Lower caliper size of point item to 3"
- Reduce point count to 3 points
- No change

DCRC Discussion:

- Direction to Staff to explore additional point items related to overall tree health
- General consensus reached to reduce the point value of the existing point item to 3 points

Section C: Other Site Landscaping Elements

A minimum four-foot diameter mulch ring shall be placed around each tree planted within a landscaped area or within a tree opening within the pavement. The mulch ring shall consist of organic materials placed at a depth of not less than three inches. Crusher fines, crushed gravel or granite shall be not be used as a mulch in these areas.

3 points

Section B: Parking Lot Landscape Elements

End caps with an area of at least 9-feet by 18-feet containing at least one large canopy tree. An additional 3 points may be accrued by providing a minimum of 324 square feet per end cap.

5 points with 3 additional points available

Point Table item

Relevant DDC Requirements

Each planted tree meets or exceeds four caliper inches at the time of planting. -5 points

Staff Recommended Options:

- Remove point item
- Lower caliper size of point item to 3"
- Reduce point count to 3 points
- No change

DCRC Discussion:

- Byrd supports lowering to 3"
- Pruett-indifferent on caliper, supports lowering points to add other or removing the item
- Riggs, Dyer-supports dropping points to 3
- All-leave 4" but 3" for natives and reduce to 3 points

Section C: Other Site Landscaping Elements

Staff Recommended Options:

~~No more than 30 percent of landscaped areas are covered in turf grass. – 3 points~~

No more than ~~30~~ 10 percent of landscaped areas are covered in turf grass. – **3 points**

DCRC Discussion:

- All-support

Section C: Other Site Landscaping Elements

~~A mixture of bioswales, grassed swales, bioretention facilities, and sand filter (low impact design techniques pursuant to Subsection 7.7.5C.3) as described in this section. If designed as part of a parking lot island or median, points may be counted for both elements. —7 points~~

Low Impact Development Design elements, as described above in Subsection 7.7.5.C, shall count for ~~three~~ four points per design element. A maximum of two elements may count toward the minimum 30-point landscape table requirement for a total of ~~six~~ eight points. If designed as part of a parking lot island or median, points may be counted for both elements. — 3 4 points, 3 4 additional points may be achieved for a second LID design element



Section C: Other Site Landscaping Elements

All **uncovered** on-site pedestrian walkways **shall be** designed using pervious material. These walkways **shall** be designed in a manner which is ADA compliant. These walkways shall be designed and maintained pursuant to the North Central Texas Council of Governments Integrated Storm Water Management strategies (iSWM).

5 points

7.7.5.G: Landscape Installation and Maintenance

1. Landscaping installed as part of the requirements of the landscape standards shall be free from diseases and insects and maintained in a healthy and growing condition at all times.
2. The property owner is responsible for regular weeding, mowing, irrigation, fertilizing, pruning, litter removal, and other maintenance as needed for all plantings.
3. The property owner shall remove and replace any required landscaping as part of an approved landscape plan that dies with other approved living plants from the approved plant list contained in the ~~Site-Design~~ [Landscape and Tree Preservation](#) Criteria Manual no later than 30 days after: The landscaping has died, or after the postmarked date of written notification from the city, whichever is sooner. The Director or designee may, in his sole discretion, extend this time period due to weather, appropriate planting season, or other events outside of the reasonable control of the property owner.

7.7.5.G: Landscape Installation and Maintenance

Staff Recommended Addition:

4. Mulch with a minimum depth of 2 inches shall be added around all plant material and landscape areas that are not turf or hardscape.

DCRC Discussion:

- Beck, Riggs, Pruett-consider mulch point item as a requirement
- Add time limit to mulch ring (3 years)
- All support

7.7.5.H: Irrigation

1. To ensure viability, landscape areas shall be irrigated by one or a combination of the following method
 - a. An automated underground system;
 - b. A drip irrigation system; and/or
 - c. The Director or designee may waive the irrigation system requirement if the approved landscape plan includes drought tolerant plants, a xeriscape system, or other approved materials. In such cases, a temporary irrigation system shall be installed and maintained until the plants are established.

7.7.5.H: Irrigation

Staff Recommended Addition:

2. A preliminary irrigation plan shall be required alongside Civil Engineering Plan submittals for multifamily, non-residential, and common area lots in residential developments.

3. For irrigation system requirements and regulations, reference Denton Code of Ordinances Subchapter B, Chapter 28, Article XI and Title 30, Texas Administrative Code, Chapter 344 Landscape Irrigation, and as amended.

DCRC Discussion:

Previous item: Beck- define "established"

General consensus on both

7.7.7: Street Trees

- B. Street Tree Plan.** A street tree plan noting location, number, and species of trees to be used within the development shall be submitted with a ~~site plan~~ zoning compliance plan for multifamily or nonresidential developments and with a ~~final plat~~ Civil Engineering Plans for new residential subdivisions. Additionally, street trees should be specifically called out on building permits and landscape plans.
- C. Street Tree Location.** Street trees shall be located within the street right-of-way or within 10 feet of the street right-of-way. Alternative placement shall be subject to Director approval as described in Subsection 7.7.7G below.

7.7.7D: Street Trees Number and Spacing

Relevant DDC Requirements

Street trees shall be required for every 30 feet of ROW frontage

Staff Recommended Addition:

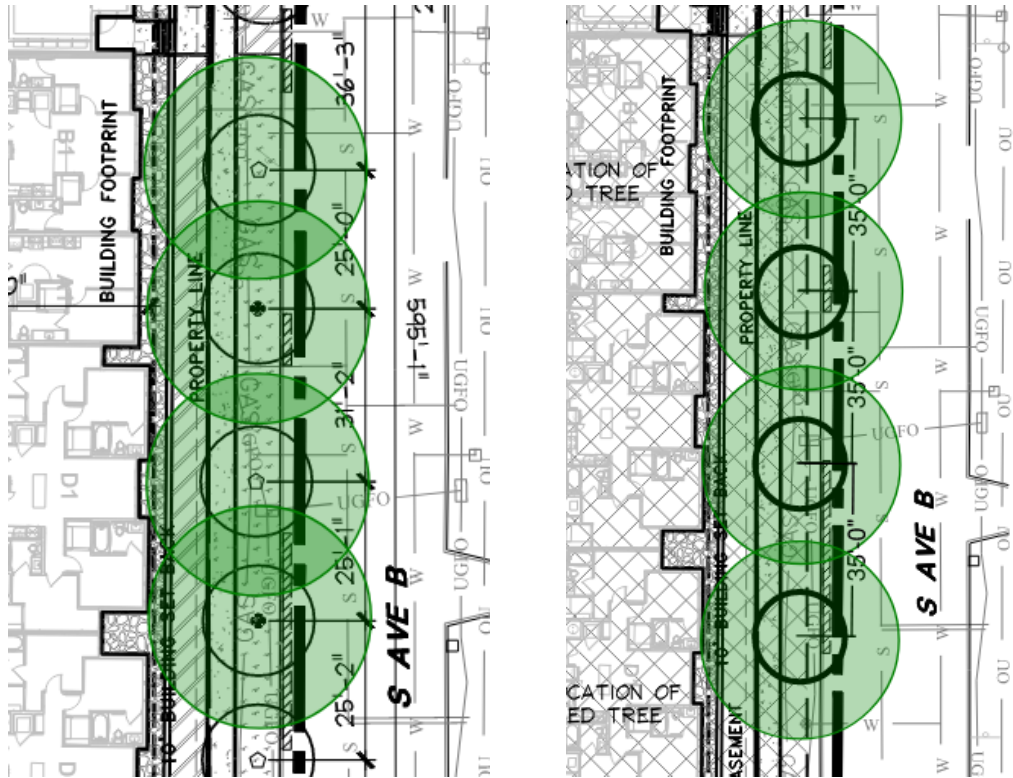
Update requirement to one tree for every 40 feet of ROW frontage

*Street trees shall not be planted further apart than 50-foot intervals and not closer than 25 feet apart.

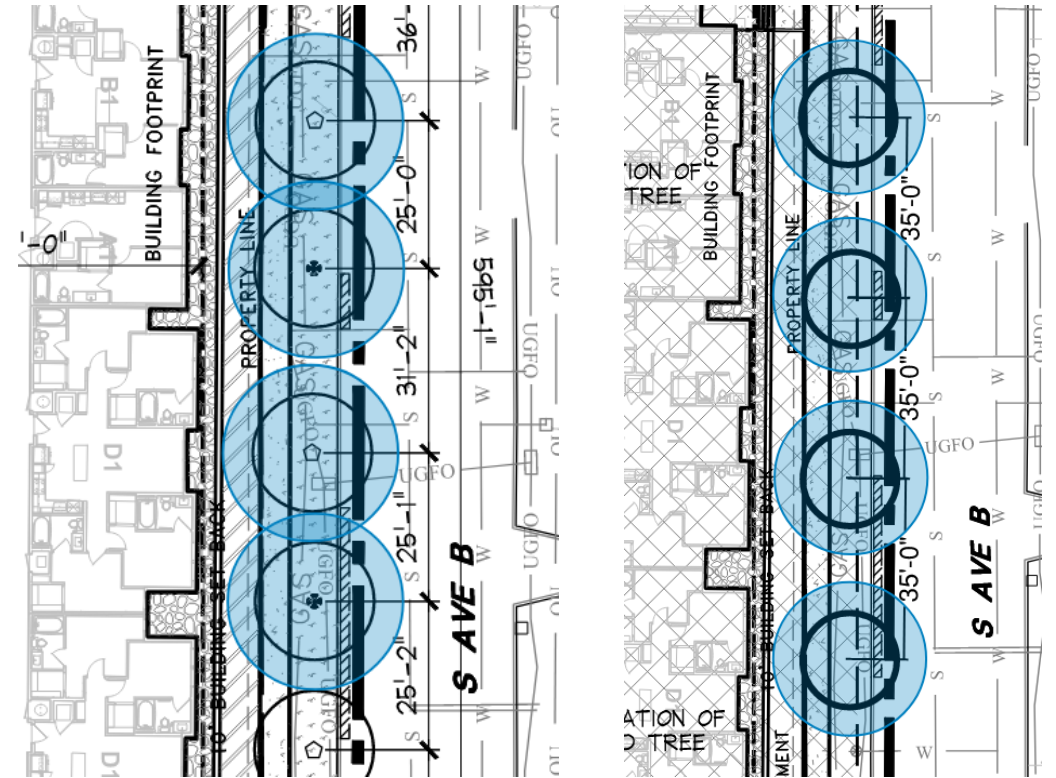
DCRC Discussion:

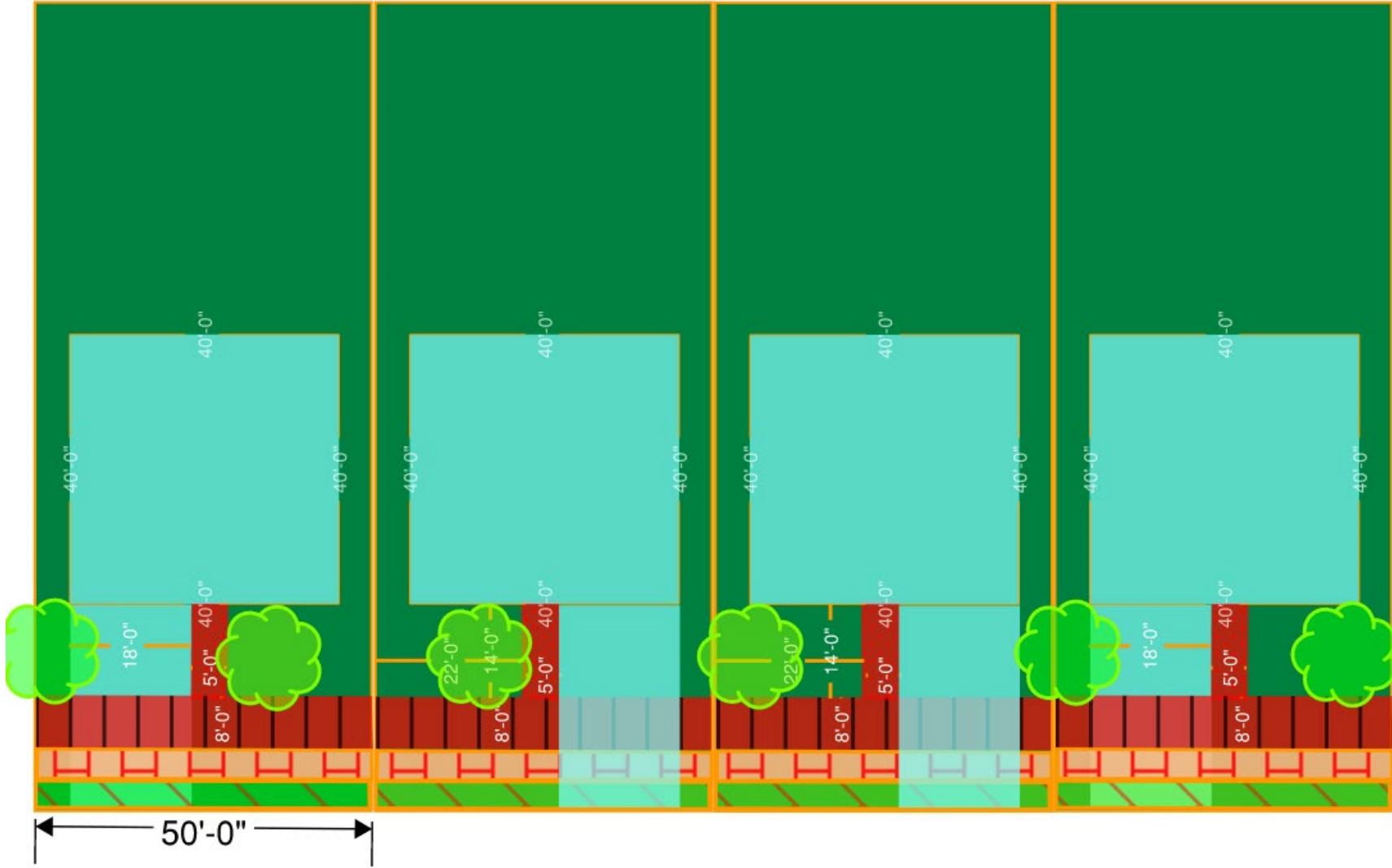
- Establishing low-resolution goals
- Beck: not predisposed to decreasing street tree requirement
- Riggs: No issue with decreasing street tree requirement
- Pruett: Situational based on development type, single-hammer issue (development type and tree species), Riggs agreement with fear of overcomplication
- Dyer: If approved, can we flag this for review as implementation occurs (~5 years), in agreement with proposal with review, Byrd agreement
- Beck and Pruett against proposal
 - Mindful of proposal and overall impact

Large Canopy Trees



Medium Canopy Trees





7.7.7D: Street Trees Number and Spacing

Relevant DDC Requirements

No one species of tree may exceed 30% of the new trees planted.

Staff Recommended Addition:

No one species of tree may exceed 20% of the total new street trees, and no more than 50 percent of the same genus may be planted as new trees.

DCRC Discussion:

- Beck: concern with not meeting industry standard- preference to industry standard
- Pruett: Did we consider more restrictive possibilities with flexibility for difficult sites
- Riggs: suggestion to 10-20-30 as point item, agreement with recommended item
- Byrd: agreement with proposal, Dyer agreement, Pruett agreement

END OF MEETING

7.7.7E: Street Trees Tree Planting

Relevant DDC Requirements

Each planted tree shall have a minimum size of two-inch caliper measured six inches above grade

DCRC Discussion:

Staff Recommended Addition:

Each planted tree shall have a minimum size of two ~~three~~-inch caliper measured six inches above grade

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.

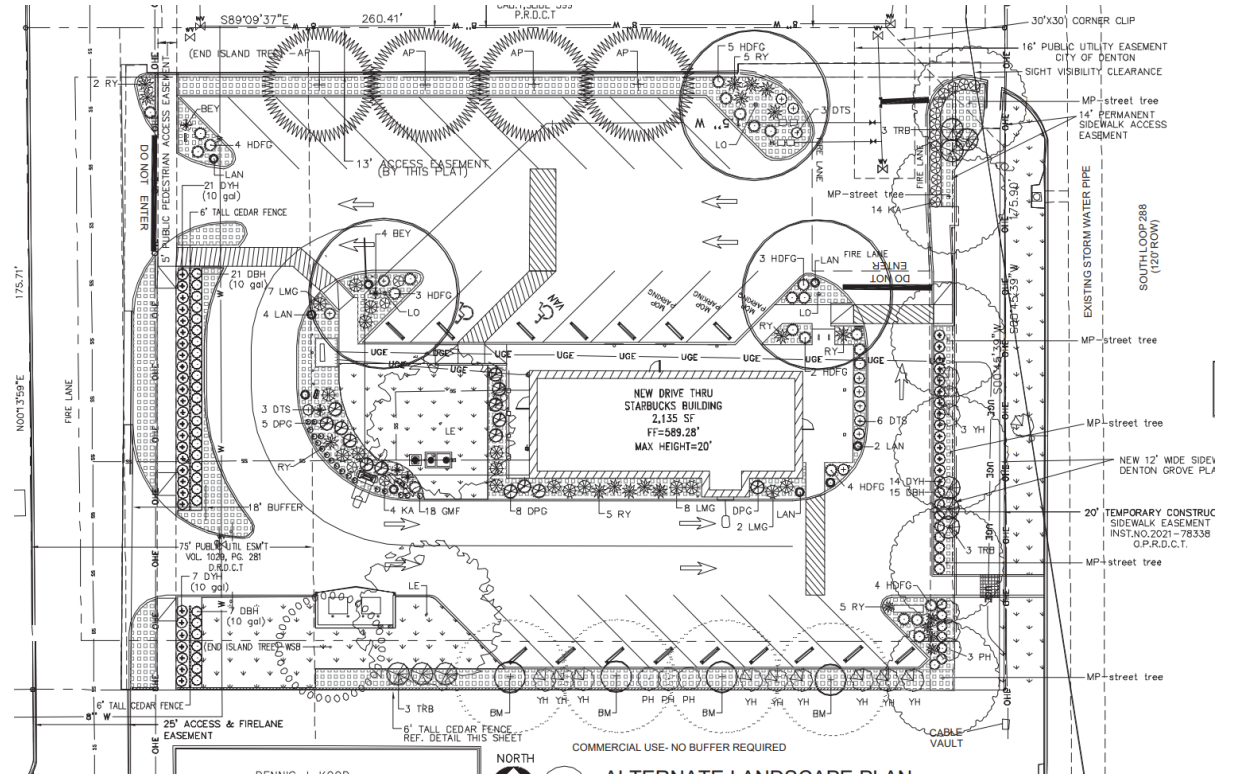
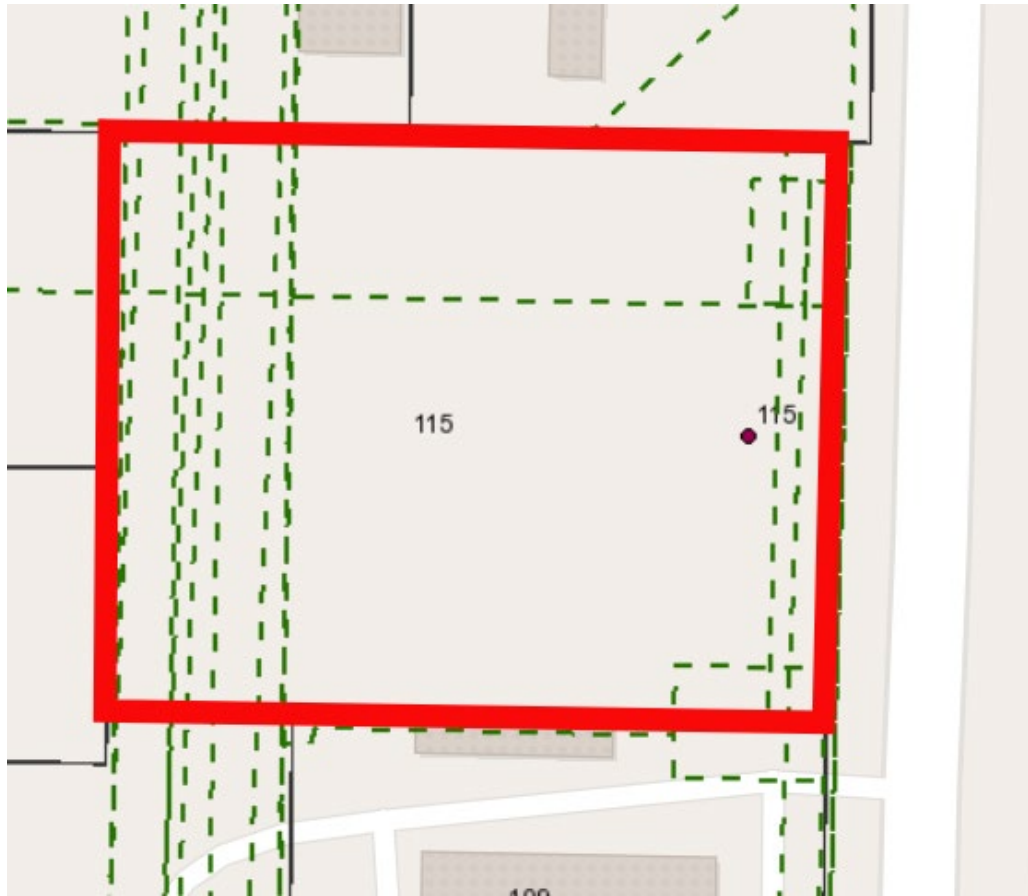
7.7.7.G: Street Tree Alternatives

1. Applicability.

- a. All alternatives to the required street trees above are subject to Director approval.
- b. Sites with significant site constraints such as unique property shape, easements, topography, existing driveway placement, or utility infrastructure, etc.
- c. 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



7.7.7.G: Street Tree Alternatives

DCRC Discussion:

Section 9.2 : Definitions

Staff Recommended Addition:

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.

DCRC Discussion:

Questions?

DCRC25-0035e Landscape Code

Erin Stanley and Bryce Van Arsdale
Assistant Planners
May 12, 2025



Today's Agenda:

1. Review amendment discussed in April 28 discussion.
2. Continue reviewing proposed landscape redlines.
3. Receive feedback from the DCRC regarding proposed redlines.
4. Next Steps.

7.7.7D: Street Trees Number and Spacing

Relevant DDC Requirements

No one species of tree may exceed 30% of the new trees planted.

DCRC Discussion:

Staff Recommended Addition:

No one species of tree may exceed 20% of the total new street trees, and no more than 30% of the same genus may be planted as new trees.

7.7.7D: Street Trees Number and Spacing

Staff Recommended Addition:

Add to the Landscape Point Table: No one species of tree exceeds 10% of newly planted trees on-site, no one genus exceeds 20% of newly planted trees on-site, and no family exceeds 30% of newly planted trees on-site.

3 points

DCRC Discussion:

7.7.7E: Street Trees Tree Planting

Relevant DDC Requirements

Each planted tree shall have a minimum size of two-inch caliper measured six inches above grade

DCRC Discussion:

Staff Recommended Addition:

Each planted tree shall have a minimum size of two ~~three~~-inch caliper measured six inches above grade

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.

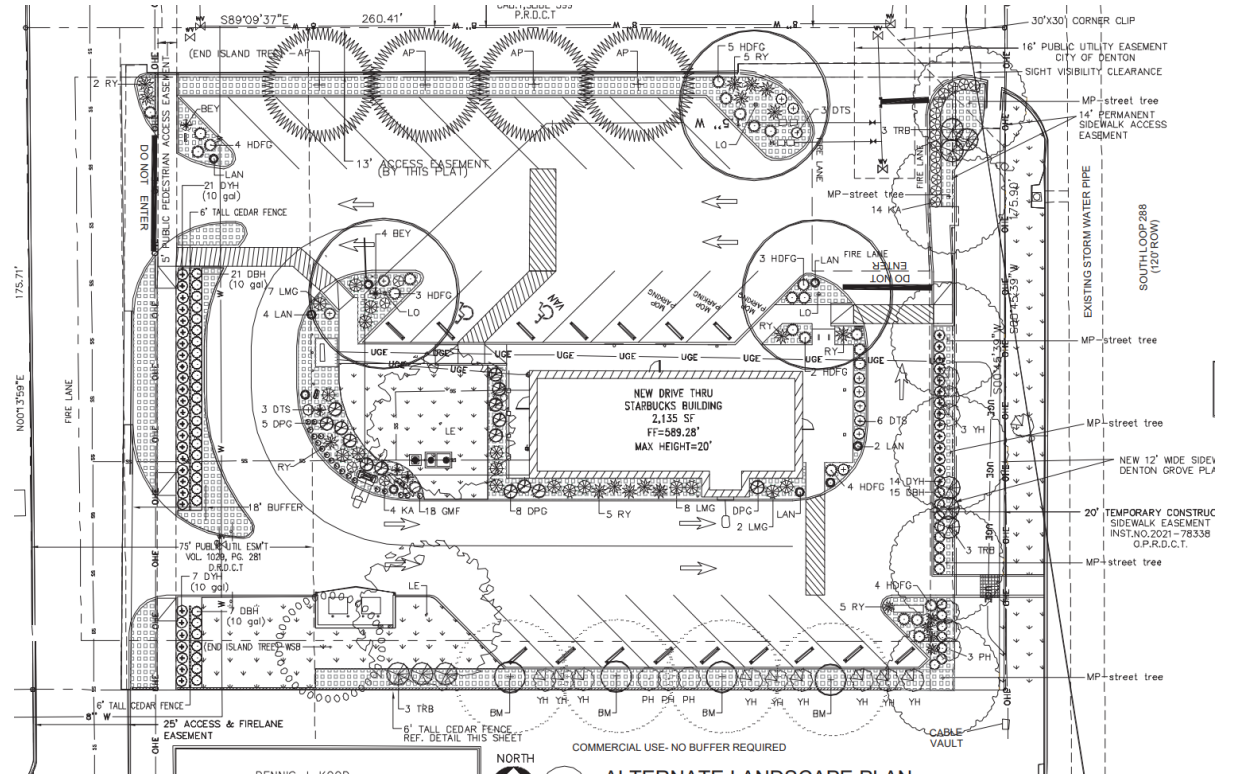
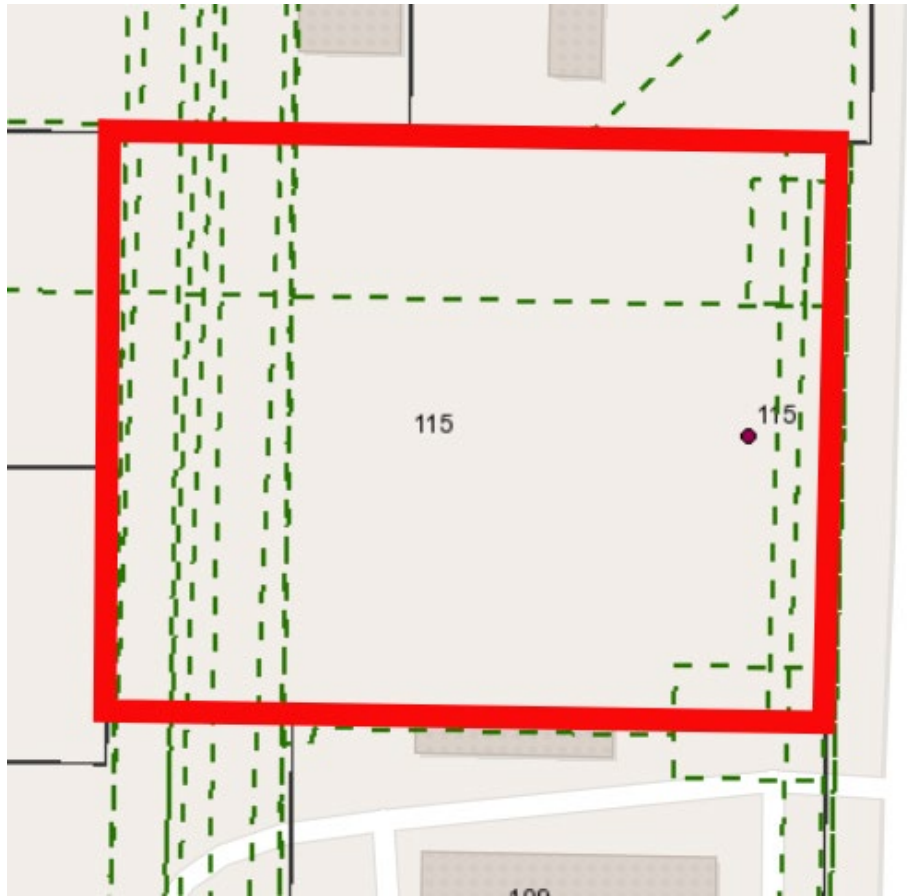
7.7.7.G: Street Tree Alternatives

1. Applicability.

- a. All alternatives to the required street trees above are subject to Director approval.
- b. Sites with significant site constraints such as unique property shape, easements, topography, existing driveway placement, or utility infrastructure, etc.
- c. 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



7.7.7.G: Street Tree Alternatives

DCRC Discussion Subpoint a:

DCRC Discussion Subpoint b:

Section 9.2 : Definitions

Staff Recommended Addition:

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.

DCRC Discussion:

Questions?



City of Denton

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

Legislation Text

File #: DCRC25-095, **Version:** 1

AGENDA CAPTION

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



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: May 12, 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 will introduce the current Tree Preservation Code regulations in DDC Subsection 7.7.4 and provide an overview of current standards. Following presentation, Staff will seek feedback from the Committee regarding any additional areas related to Tree Preservation that DCRC would like to explore. A copy of DDC Subsection 7.7.4: *Tree Preservation* is provided as Exhibit 2.

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 - DDC 7.7.4
3. Exhibit 3 – Draft Presentation

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

Prepared by:
Bryce Van Arsdale, Erin Stanley
Assistant Planners

7.7.4 Tree Preservation.

- A. **Purpose and Intent.** The Comprehensive Plan identifies the importance of environmental management, while allowing reasonable and responsible development of land within the city. Towards this end, the purpose of these regulations is to promote the preservation and expansion of tree canopy, facilitate site design and construction that contributes to the long term viability of existing trees, and to establish a process to manage the removal of tree canopy. Further, this section is intended to accomplish the following public purposes:
1. Protect trees and promote the ecological, environmental, and aesthetic values of the city;
 2. Maintain and enhance a positive image of the city through the preservation, mitigation, and planting of trees;
 3. Prevent the untimely and indiscriminate removal or destruction of trees and clear-cutting of land;
 4. Provide for a permitting and enforcement procedure;
 5. Preserve the public health, safety, and general welfare of citizens;
 6. Encourage the protection of healthy trees and provide for the replacement and/or replanting of trees that are necessarily removed during construction, development, or redevelopment;
 7. Provide for the preservation and protection of larger native and/or established trees, which provide a valuable amenity to the urban environment and which, once destroyed, can only be replaced after generations, if at all;
 8. Enhance and preserve established tree stands adjacent to Environmentally Sensitive Areas in order to further protect wildlife habitats and reduce impacts from new developments;
 9. Provide for shade, windbreaks, and the cooling of air; thereby, reducing the requirements for air conditioning and heating and the utilization of nonrenewable energy sources; and
 10. Provide for open space and more efficient drainage of land; thereby, reducing the effects of soil erosion and the need for additional drainage facilities.
- B. **Applicability and Exemptions.**
1. Unless exempted in paragraph 2. below, the requirements of this subsection shall apply to:
 - a. Undeveloped land;
 - b. All nonresidential and multifamily property to be redevelopment including additions or alterations, but not including interior alterations or exterior alterations that do not change the footprint of the building, and that do not require the removal of trees; and
 - c. Existing single-family and duplex dwelling properties applying for a demolition permit for the principal structure, provided that the minimum dbh for protected trees shall be 10 inches or greater.
 2. The following activities shall be exempt from this subsection:
 - a. Agricultural operations under Tex. Agric. Code Sec. 251.002(1);
 - b. Property on which a single-family or duplex dwelling unit(s) exists, provided that trees designated for preservation on an approved Tree Survey or Preservation Plan and/or an associated Plat shall be preserved unless otherwise exempt under TLGC 212.905 or its successor;

-
- 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;
 - e. Any tree listed on the Texas Department of Agriculture Noxious and Invasive Plant List;
 - f. Clearing of understory necessary to perform soil borings, boundary surveying of real property, to conduct tree surveys or inventories, or to install tree protection fencing, provided that clearing for surveying shall not exceed a width of four feet for general survey (e.g., of easement boundary) and eight feet for survey of property boundary lines, and provided that any protected tree having a dbh of 10 inches dbh or greater may not be removed under this exemption. For the installation of tree protection fencing the clearing shall not exceed a width of four feet, measured radially from the trunk, and must not encroach into the dripline or critical root zone of any tree to be protected; or
 - g. Site plan, preliminary, or final plat applications, or a building permit application deemed complete as of the effective date of this subchapter.

C. Tree Removal Permit.

1. New Development/Construction.

- a. In the event it becomes necessary to remove a tree for development or construction, a tree removal permit is required. No protected tree may be removed for development or construction until the final plat has been approved and the Building Official has properly issued a tree removal permit for that purpose. In instances where a final plat is not required, proposed removal of protected trees shall be reviewed with any required site plan for development.
- b. All areas within the public rights-of-way, utility easements or drainage easements, as shown on an approved plat, and areas designated as cut/fill on the related drainage plan approved by the City Engineer, shall be subject to the requirements of this section.

2. Municipal/Public Property. Property owned by the City of Denton, State of Texas, a political subdivision of the State of Texas, or any public school, public school district, or nonprofit charter school shall be subject to requirements of Subsection 7.4.3.

3. Tree Removal Permit Required.

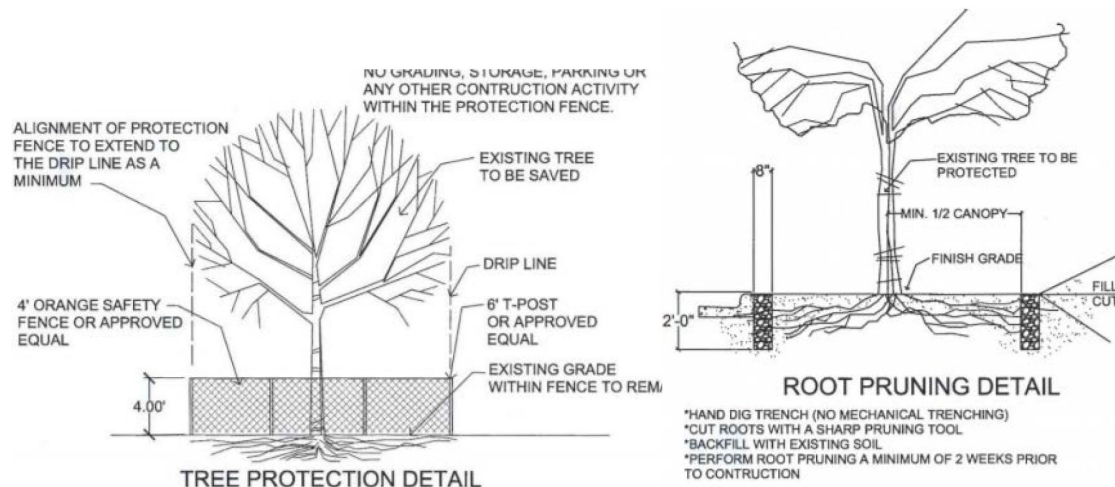
- a. No protected trees may be removed or transported until authorized by a tree removal permit. It shall be an affirmative defense to prosecution that permitting is exempted by Subsection 7.7.4B.

4. Tree Removal Permit Review and Approval Process.

- a. Applicant submits a complete application, along with the applicable fees.
- b. A tree survey and tree preservation plan is required for all new development, in accordance with Subsection 7.7.4D.
- c. A tree removal permit is valid for 180 days, or for the duration of a building permit, clearing and grading permit, or clearing and grubbing permit issued in conjunction with the tree removal permit, whichever is longer.
- d. Protected trees shall not be removed until:
 - i. Proper mitigation or replacement requirements have been determined and approved for the lot or site on an approved tree survey and preservation plan; and

-
- ii. A preconstruction meeting has been held with proper city staff authorizing grading and construction activities to begin on the lot or site; and/or
 - iii. A tree removal permit has been issued for the lot or site.
 - 5. **Standards for Relocating Heritage and Quality Trees.** All permitted tree relocations shall be in accordance with the applicable American National Standards for Tree Care Operations ANSI A300.
 - 6. **Permits Issued for Public Need, Danger, or Calamity.** The Director or designee may issue a permit for the removal of a protected tree provided that it:
 - a. Is determined to be in a hazardous or dangerous condition so as to endanger the public health, welfare, or safety;
 - b. Hinders or obstructs the construction, maintenance, repair, or replacement of city streets, water and sewer lines, and drainage and storm sewer;
 - c. Is located in any right-of-way required under the mobility/thoroughfare plan to be dedicated to, and accepted by the city. This does not include trees being removed for proposed driveways, right and left turn lanes, or median openings required or warranted by a development. Trees removed in these instances shall be replaced per paragraph 7.7.7F.5;
 - d. Hinders or obstructs the construction, repair, maintenance, or replacement of public improvement projects including, but not limited to, major collection lines for sanitary sewer, distribution lines for water, collection and management of storm water runoff, and thoroughfares designated for construction in the City's Capital Improvement Project Plan, Water and Sanitary Distribution Line Maps, or Mobility/Thoroughfare Plan;
 - e. Is damaged or killed by a tornado, ice or wind storms, flooding, or other acts of nature; or
 - f. Is otherwise required by statute.
 - D. **Tree Protection Requirements During Construction.** Property owners shall adhere to the following tree protection measures on all construction sites, consistent with Figure 7.7-1: Tree Protection and Root Pruning Details.
 - 1. Prior to grading, brush removal, or construction, the developer shall clearly tag or mark all trees to be preserved.
 - 2. The developer shall erect an orange plastic mesh fence, or other approved fencing material, a minimum of four feet in height around each tree or group of trees to prevent the placement of debris, equipment, or fill within the dripline or critical root zone. The fence shall be installed prior to the release of any permit. If the protection fence is found removed, damaged, or altered at any time during construction prior to final inspection or landscape installation, a stop work order may be issued by the Building Official.
 - 3. During the construction phase of development, the developer shall prohibit cleaning, parking, or storage of equipment or materials under the canopy of any tree or group of trees required to be preserved. The developer shall not allow the disposal of any waste material harmful to tree growth and health, such as, but not limited to, paint, oil, solvents, asphalt, concrete, or mortar in the dripline area.

Figure 7.7-1: Tree Protection and Root Pruning Details



4. No attachments or wires of any kind, other than those intended to identify or protect a protected tree, shall be attached to any tree.
5. No fill or excavation may occur within the dripline of a tree to be preserved unless there is a specific approved plan for use of tree wells or retaining walls. Any plan proposing the use of tree wells or retaining walls within the dripline of a tree to be preserved shall be designed by a licensed landscape architect. Major changes of grade (four inches or greater) will require additional measures to maintain proper oxygen and water exchange with the roots. In addition, the developer should adhere to the following guidelines to protect the trees to be preserved:
 - a. With grade changes, a reinforced retaining wall or tree well of a design approved by the city should be constructed around the tree no closer than half the distance between the trunk and the drip line. The retaining wall should be constructed so as to maintain the existing grades around a tree or group of trees.
 - b. 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.
 - c. In instances where tree wells or retaining walls are approved, root pruning may be necessary when the critical root zone is to be disturbed. See Figure 7.7-1.
 - d. If a patio, sidewalk, drive, parking lot, or other paved surface must be placed within the drip line of an existing tree, material such as a porous pavement or other approved construction methods that will allow the passage of water and oxygen may be required.

E. Tree Survey and Preservation/Replacement Plan.

1. A tree survey and preservation/replacement plan is required for the development impact areas and shall accompany the initial application for a site plan, preliminary plat, replat, gas well site plan, or a clear and grade permit, regardless of the number of trees present on a property.
2. A tree survey and preservation/replacement plan may be required to accompany a zoning application, specific use permit, or a planned development amendment where tree and landscaping requirements are relevant to the requested zoning or development amendment, as determined by the Director.
3. Each tree survey and preservation/replacement plan shall contain, but not be limited to, the following required elements:

-
- a. The locations of all trees to be preserved and removed on the subject site.
 - b. A table containing the following information for all trees:
 - i. Tree number;
 - ii. Common name of each tree;
 - iii. Circumference of each landmark tree;
 - iv. Diameter (dbh) of each tree;
 - v. General health and condition of each tree;
 - vi. Average canopy spread;
 - vii. Classification (quality, heritage, landmark, secondary, or non-protected) and status (preserve or remove) for each tree; and
 - viii. Mitigation worksheet as shown in Table 7.C.
 4. The tree survey and preservation/replacement plan shall be prepared by or under the supervision of an ISA certified or ASCA registered arborist, a SAF certified forester, botanist, professional land surveyor that has documented completion of at least eight hours of training in Texas tree identification, or a registered landscape architect.
 5. Residential subdivisions that are to be developed in phases must provide a plan that complies with the preservation requirements at full build-out as approved on the preliminary plat or general development plan.
 6. Any subsequent redevelopment of property shall preserve the minimum percentage dbh inches as indicated by the initial tree survey and preservation/replacement plan.
 7. A notation must be placed on the preliminary plat, final plat, site plan, and building permit identifying the dbh of trees to be preserved and the location of the lots that contain preserved trees. The notation shall limit any future unauthorized land disturbing activity or construction that would impact and/or damage the tree(s) preserved.
 8. A tree survey and preservation/replacement plan shall be approved if the minimum preservation and replacement requirements are met.
 9. If there are no protected trees on a property, then a signed and notarized letter indicating such shall be prepared by or under the supervision of an ISA certified or ASCA registered arborist, a SAF certified forester, botanist, professional land surveyor that has documented completion of at least eight hours of training in Texas tree identification, or a registered landscape architect and submitted with the initial development application.

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 to be counted for Protected Trees when:
 - i. The allowance would result in the preservation of a greater number of post oak trees, regardless of dbh; or
 - ii. The preservation of protected tree(s) would cause a substantial burden, but smaller 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 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 is in either a dedicated conservation easement or in a preserved habitat. All protected and non-protected trees, unless dead or diseased, that are greater than six inches 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 is mitigated at the following rates: heritage trees at two and three-quarters inches for every inch removed; and quality trees at two and one-quarter 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.
 - 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 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.

H. **Tree Replacement.**

1. In the event that it is necessary to remove a protected tree(s) as allowed in this section, the applicant shall be required to replace the tree(s) being removed with healthy trees or pay a mitigation fee as explained hereafter.
 - a. If it is determined that tree replacement is required, the tree preservation/replacement plan must be approved prior to approval of a final plat or replat and a note shall be placed on that plat referencing the approved tree replacement plan.
 - b. If platting is not required, the tree replacement plan shall be included as part of a site plan approval or tree removal permit.
2. In accordance with TLGC, § 212.905, as amended, replacement trees must:
 - a. Be planted on property in which they were removed; or
 - b. Be planted at a location mutually agreed upon by the city and the property owner; and
 - c. Measure at least two inches dbh when planted.
3. In order to ensure biodiversity and protect against tree diseases, if 20 or more replacement trees are planted, no one species of tree may exceed 30 percent of the total new trees on the site.
4. To determine the replacement inches required by this section, the applicant shall inventory and combine the total inches of dbh of all protected trees that are to be removed and that are located within the development impact area.
5. This inventory shall be separated into inches of dbh removed per protected tree classification as calculated using the following replacement rates:
 - a. Heritage Tree - Two and one-half inches for every inch removed;
 - b. Quality Tree - Two inches for every inch removed; and
 - c. Secondary Tree - Four inches for every tree removed.
6. The total of the required inventories represents the replacement inches that shall be replaced through new tree plantings or preservation of existing trees. New trees required to satisfy the landscaping provisions of this section shall be counted towards satisfying this requirement.
7. Once each tree on the site is inventoried, tree mitigation shall be calculated as follows and as shown in Table 7.C: Sample Tree Mitigation Worksheet. The calculated dbh of each tree shall be the dbh of the tree multiplied by the appropriate classification ratio as described in paragraph 4 above. The total calculated dbh shall be the sum of all these trees.
8. In accordance with TLGC, § 212.905, as amended, a credit of 50 percent shall automatically be given to the total calculated dbh for all residential development, and 40 percent for nonresidential development. The preliminary mitigation dbh is 50 percent of the total calculated dbh for all residential, or 40 percent for nonresidential. Mixed-use developments shall be credited at the residential rate of 50 percent.
9. After calculating the preliminary mitigation dbh and subtracting the preserved credits, any remaining dbh is defined as the mitigation dbh. The mitigation dbh is required to be satisfied either by the planting of new trees on-site with an equivalent total dbh or by using one of the alternative methods described in Subsection 7.7.4J.
10. If any preserved and/or replacement tree(s) dies within three years of initial planting or issuance of certificate of occupancy, the current property owner shall be subject to the same replacement requirements per these requirements, unless otherwise exempt or deemed a non-protected tree.

- I. **Tree Preservation Credit.** Additional credit shall be given for all protected trees that are preserved. Preserved credits shall be the sum of:
1. A four-inch credit against mitigation for each one-inch of preliminary mitigation dbh shall be applied to the preservation of any landmark tree, or any trees preserved within a conservation easement or preserved habitat;
 2. A three-inch credit against mitigation for each one-inch preliminary mitigation dbh shall be applied to the preservation of any other heritage tree; and
 3. A two-inch credit against mitigation for each one-inch of Preliminary Mitigation dbh shall be applied to the preservation of any other quality tree.
 4. An additional preserved credit may be credited against preliminary mitigation dbh for preserved secondary trees, provided:
 - a. The minimum preservation of 30 percent is achieved for heritage and quality trees;
 - b. A one-half inch credit against mitigation for each one-inch preliminary mitigation dbh shall be applied to the preservation of secondary trees; and
 - c. Credit for preserved secondary trees may not exceed 50 percent of the preserved dbh of quality trees.

| Table 7.C: Sample Tree Mitigation Worksheet | | | |
|---|------------------------------------|----------------------|---------------------------|
| dbh (Diameter at Breast Height) | | | |
| | Diameter at Breast Height (inches) | | |
| Total dbh | 120 | | |
| Non-protected dbh | 20 | | |
| Total Protected dbh | 100 | | |
| Required Preservation (30 percent) | 30 | | |
| Dead Tree dbh | 0 | | |
| Protected Trees Removed | | | |
| TYPE | dbh Removed (inches) | Replacement Ratio | Calculated dbh (inches) |
| Heritage | 40 | 2.5:1 | 100 |
| Quality | 30 | 2:1 | 60 |
| Subtotal | 70 | | 160 |
| | Trees Removed | Replacement Ratio | Calculated dbh |
| Secondary | 4 | 4": 1 tree | 16 |
| TOTAL | | | 176 |
| Preliminary Mitigation dbh | | 50 percent reduction | 88 |
| Trees Preserved | | | |
| TYPE | dbh Preserved (inches) | Credit Ratio | Preserved Credit (inches) |
| Heritage | 20 | 3:1 | 60 |
| Quality | 10 | 2:1 | 20 |

| | | | |
|-----------------------|-----------|-------|-------------|
| Secondary | 5 | 0.5:1 | 2.5 |
| TOTAL | 30 | | 82.5 |
| MITIGATION dbh | | | 5.5 |

J. **Tree Preservation Relief Provisions.**

1. **Purpose.** The purpose of this provision allows a determination of whether the application of this DDC, as applied to a tree removal application and related development applications, would if not modified or other relief granted, may unreasonably burden the development of the property.
2. **Review Procedure.**
 - a. A property owner or his authorized agent may file an application for relief under this subsection following a final decision to deny or conditionally grant an application for a tree removal permit.
 - b. The Director has the authority to establish requirements for applications for tree preservation relief in the Application Criteria Manual. No application shall be accepted for filing until it is complete and the fee established by the City Council has been paid.
 - c. Upon approval of an application for relief in whole or in part by the City Council, the Director shall process the tree removal permit and related development applications pursuant to the relief granted on the application for relief approved by the City Council.
 - d. A denial of an application for relief by the City Council is a final determination.
3. **Criteria for Approval.** In deciding whether to grant relief to the applicant, the City Council shall consider whether there is any evidence from which it can reasonably conclude that the application of all or a part of the provisions of this DDC that apply to tree preservation may deprive the applicant of all economically viable use of the property, based on the following factors:
 - a. Whether there is a unique physical circumstance on the property.
 - b. Whether the proposed design has minimized the loss of trees to the extent possible.
 - c. Whether preservation and/or mitigation unduly burdens the development of the property.

K. **Alternatives to Tree Replacement Requirements.** In order to satisfy the mitigation dbh, the property owner may use any combination of alternative methods of compliance listed below. These alternative methods may also be used in combination with or in lieu of tree replacement, so long as the total replacement dbh is satisfied by one or all methods.

1. **Payment in Lieu of Replacement.**
 - a. Payment in lieu may be made in the amount prescribed separately and periodically by ordinance, and, if made, such a payment shall be deposited into the tree fund for the purposes described in this subsection. This amount is calculated by the average cost incurred by the city for the purchase, planting, and irrigation of a two-inch tree for three years.
 - b. The applicant must pay the fees contributed to the tree fund prior to the issuance of a gas well site plan, or the filing of a final plat in the Denton County Clerk's Office. If platting is not required, payment shall be prior to issuance of a tree removal permit.
 - c. Notwithstanding any other provision in this subsection, no tree mitigation fee may be collected or enforced in contravention of state law.
2. **Tree Donation.** The developer may donate the replacement tree(s) to the City's Parks Department for planting within the city, with the approval of the Parks Director.

-
3. **Conservation Easement.** The property owner may request to grant a conservation easement by plat to the city that includes protected trees and non-protected trees beyond the minimum preservation amount, and with a combined dbh equal to or exceeding the dbh for which mitigation is being requested.
 - a. In addition to the tree survey and preservation/replacement plan, a detailed baseline document describing the property's physical and biological condition, the general age of any tree stands, locations of easements and construction, and the conservation values protected by the easement, shall be required.
 - b. The city may decline the request for a conservation easement for any reason; however a request so declined will not satisfy the mitigation requirement and mitigation must be achieved in a different manner as described above.

L. Tree Fund.

1. The city shall administer and use the tree fund to:
 - a. Purchase, plant, and maintain trees;
 - b. Conduct maintenance on conservation easements dedicated in accordance with this subsection;
 - c. Preserve wooded property remaining in a naturalistic state in perpetuity;
 - d. Perform and maintain a city-wide tree inventory;
 - e. Educate citizens and developers on the preservation, care, maintenance, benefits and value of trees within the City of Denton; and
 - f. Support programs for the public purpose of increasing the tree canopy within the City of Denton as approved by City Council.
2. Proceeds from the tree fund shall not be used to meet any requirements for preservation, mitigation, landscaping, buffering, streetscaping, or similar requirements in this DDC or the Municipal Code of Ordinances.
3. Voluntary contributions for tree planting shall be placed in the tree fund.

M. Incentives.

1. **Energy Conservation Credit.** Mitigated or preserved large canopy shade trees located on the western or southern exposures of a habitable building may receive additional tree replacement credit. The trees must be located a minimum of 10 feet but a maximum of 30 feet in distance from the building. Required tree replacement may be credited at 1.5 times the existing or newly planted trees;
2. **Heritage Tree Credit.** A replacement credit of 4.0 times the dbh of a heritage tree preserved beyond the minimum preservation requirements may be counted toward meeting the required replacement;
3. **Conservation Easement Credit.** Required replacement trees may be credited 2.0 times if planted within the dedicated Conservation Easement;
4. **Tree Cluster(s).** In order to emphasize the importance of preserving trees in a cluster during development, additional mitigation credit will be given for a cluster(s) of three or more trees whose bases are located less than 10 feet apart and whose drip lines overlap. Credit shall be calculated at 1.15 times the dbh of each tree within the cluster; and
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 of trees that have been protected or mitigated on a site. Up to 15 percent of the required spaces may be reduced; or

6. **Certification in Lieu of Mitigation.** The Director shall assist those who wish to have a site certified under the Denton Wildscape Program in lieu of meeting replacement requirements as long as 20 percent of existing trees on-site are preserved.
7. The enforcement and penalty provisions of Section 1.6 shall apply to this subsection.



DCRC25-095: Tree Preservation

Bryce Van Arsdale and Jimmy Hoefert

Introduction

Tree Code Overview

- Applicability and exemptions
- Definitions
- Tree Preservation Plan
- Preservation Requirements
- Tree protection requirements during construction
- Tree replacement & preservation credits
- Incentives

Areas to Address

- Emphasis on Heritage trees
- Encroachment of Dripline
- Industry best standards
- Updates to definitions
- Trees that are between healthy and dead

Tree Preservation Purpose & Intent

- Promote **ecological, environmental, and aesthetic** values of the city
- Prevent **untimely** and **indiscriminate** removal of trees
- Protect and preserve **native trees**
- Provide for the **replacement** of trees removed **during construction**
- Provide for **shade, windbreaks, and cooling of air**

City-wide Canopy Goals

2020 Urban Forest Master Plan Goals:

- 40% City-wide tree canopy by 2040
- Diverse, healthy, and equitable canopy distribution across the City

The City's canopy goals are achieved by two things:

- Preservation of existing trees
- Landscape plantings

2019 DDC Goals (7.7.2)

| | |
|--------------|-----|
| City-Wide | 30% |
| East of I-35 | 40% |
| West of I-35 | 20% |

Applicability and Exemptions

Applicable

- Undeveloped land
- All non-residential and Multifamily property to be redeveloped
 - When building footprint will change
- Existing single-family (SFR) and duplex properties who apply for a demolition permit
 - Protected trees are 10" or greater

Exemptions

- Agricultural land
- SFR and duplex properties
 - Provided trees are not on a Tree Preservation Plan
- Dead/Diseased trees
- Trees causing risk to the public
- Trees listed on the Texas Department of Agriculture Noxious and Invasive Plant List
- Clearing of Understory to perform surveying
 - Boundary surveying
 - Soil borings
 - Tree Survey
 - Protected Trees must be 10" or greater

Tree Definitions

- **Diameter at Breast Height (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.
- **Heritage**: All quality trees with a DBH greater than 18 inches and all Post Oaks with a DBH of 6 inches or greater.
- **Quality**: All healthy non-secondary trees, except Post Oaks, that measure between 6 inches and 18 inches DBH.
- **Secondary**: A healthy Ash, Bois D'Arc, Hackberry, or Cottonwood tree, with a DBH greater than 6 inches.



Tree Definitions (cont.)

Non-Protected:

- Dead or Unhealthy Trees
- Trees that pose an imminent or immediate threat to persons or property
- Crape Myrtles and ornamental pears
- Mesquite and Honey Locust, unless part of a Preserved Habitat or Conservation Easement
- Any tree listed on the Texas Department of Agriculture Noxious and Invasive Plant List



Tree Definitions (cont.)

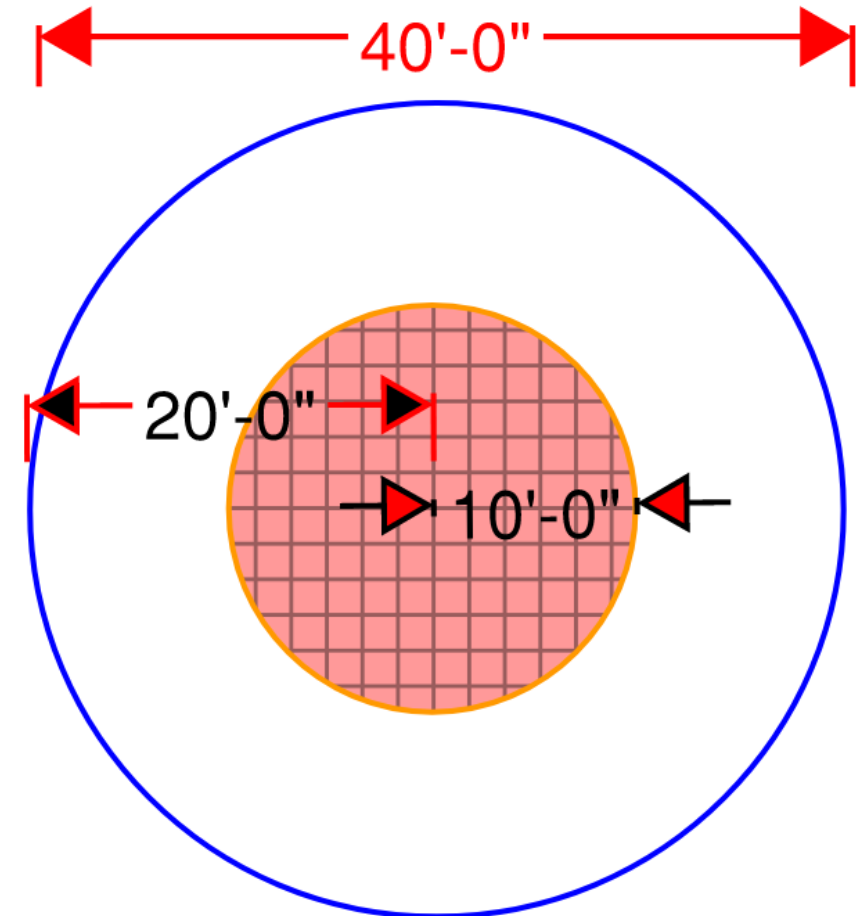
- **Landmark**: A healthy tree designated on the Texas Big Tree Registry; or a tree designated as a historic tree (event of historic significance occurred; at the home of a famous citizen; or has legendary stature in the community, is mentioned in literature/documents of historic value, or is considered unusual due to size, age, or other landmark status).
 - 3 in Denton County on the Texas Big Tree Registry
 - 0 Historically designated trees in Denton County
 - Source: Texas Historic Tree Coalition



Tree Definitions (cont.)

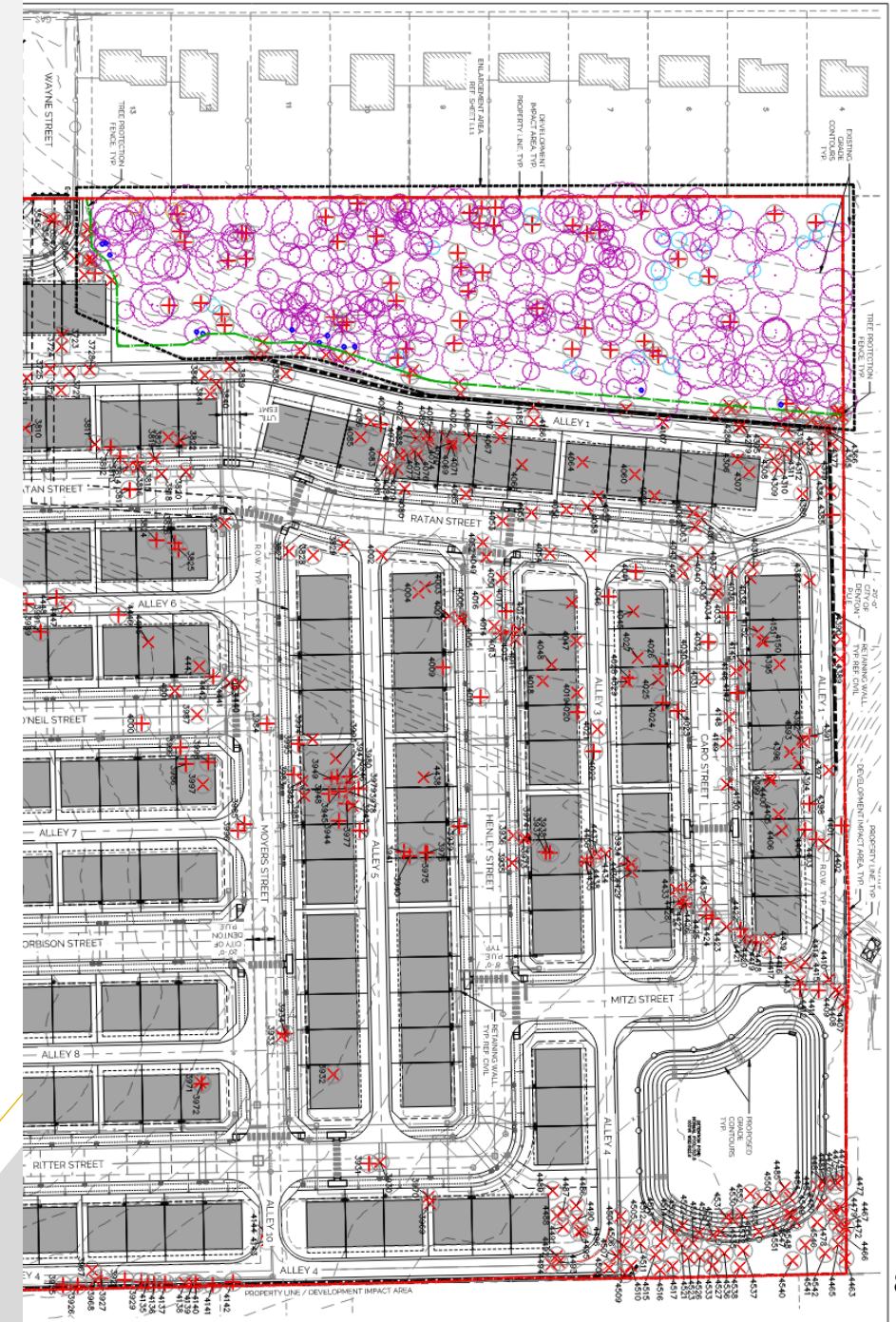
Not in the DDC (yet)

- **Dripline**: A circle around the trunk of the tree equivalent in diameter to 2 times the DBH, in feet.
- **Critical root zone (CRZ)**: A circle around the trunk of the tree equivalent in diameter to the DBH, in feet.



Tree Preservation Plan

- Prepared for any undeveloped land on which protected trees exist
- Tree Survey
- All improvements are noted on this plan
 - Tree Protection fencing
- Lives alongside a project throughout the life of the project



Tree Preservation Requirements

- **Standard Preservation**
 - A minimum of 30% preservation of the total DBH (diameter at breast height) of Heritage and Quality Trees
- **Lowest Preservation Allowed**
 - A minimum of 20% DBH preservation of Heritage and Quality trees with 10% higher mitigation
- **Only secondary trees on-site**
 - 20% preservation of the total DBH

Preservation Relief

- City Council approval
- Criteria for approval
 - Unique physical circumstance
 - Proposed design must minimize the loss of trees to the extent possible
 - Tree preservation and/or mitigation unduly burdens the development property

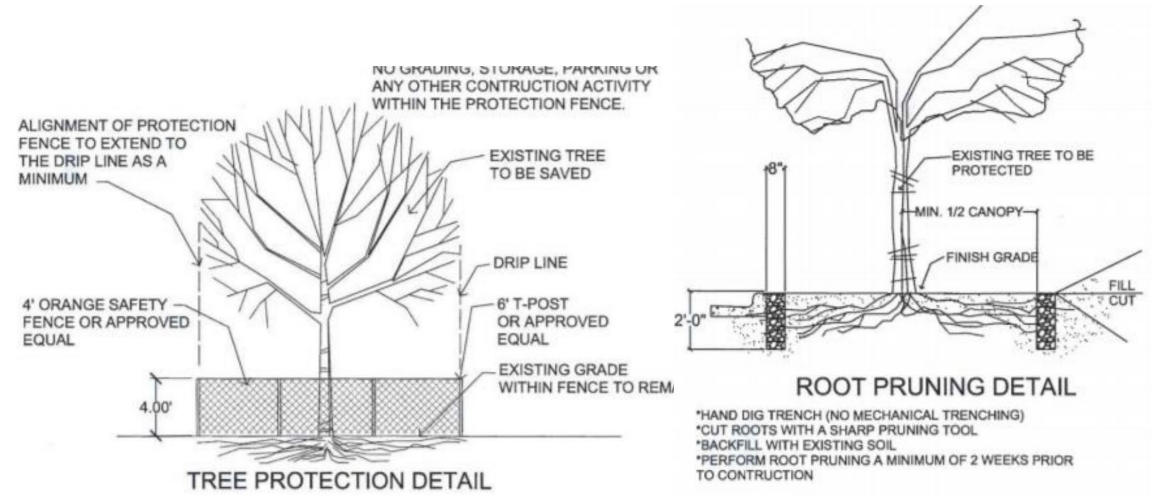
Tree Protection During Construction

- Trees to be preserved must be fenced during construction to protect from encroachment of equipment, waste, etc. within the Dripline or Critical Root Zone (CRZ)
- If fill or excavation is to occur within the dripline, measures must be taken to ensure its survival:
 - Root pruning for retaining walls/tree wells
 - Porous paving or other means to ensure water and oxygen passage to roots if paving is to occur
 - Bark protection
- No work can be done within 5' of the trunk or 1' for every 2" of DBH, whichever is greater

Tree Protection Example



Figure 7.7-1: Tree Protection and Root Pruning Details



Tree replacement

| | Ratio | If Below 30% |
|-----------|-----------|--------------|
| Heritage | 2.5 : 1 | 2.75 : 1 |
| Quality | 2 : 1 | 2.25 : 1 |
| Secondary | 4":1 tree | 4":1 tree |

- Replacement totals are reduced
 - 50% for residential
 - 40% for non-residential uses

Tree Credits

- Tree Type
 - Heritage 3:1
 - Quality 2:1
 - Secondary 0.5:1
 - Landmark*
- Cluster Credit (additional credit for preserved trees within 10' of each other)
- Street Trees and other required landscape tree plantings can also be applied as credits if they have a minimum DBH of 2" (7.7.5 C.2.c.)



| Tree Mitigation Worksheet (30% Preservation - Non-Residential and Mixed-Use) | | | |
|---|---------------|-------------------|---------------------|
| | dbh | | |
| Total (Healthy) dbh | 272 | | |
| Total (Healthy) Non-Protected dbh | 103 | | |
| Dead Tree dbh | 0 | | |
| Total (Healthy) Heritage/Quality dbh | 74 | | |
| Required Preservation (30%) | 22.2 | | |
| Provided Heritage/Quality Preservation dbh: | 25 | | |
| Required Preservation dbh Achieved? | Yes | | |
| Protected Trees Removed | | | |
| Type | dbh Removed | Replacement Ratio | Calculated DBH |
| Heritage | 8 | 2.5:1 | 20 |
| Quality | 41 | 2:1 | 82 |
| Subtotal | | | 102 |
| | Trees Removed | Replacement Ratio | Calculated DBH |
| Secondary | 1 | 4":1 tree | 4 |
| Total | | | 106 |
| Preliminary Mitigation dbh | | 40% Reduction | 63.6 |
| Trees Preserved | | | |
| Type | dbh Preserved | | Preservation Credit |
| Landmark in DIA | 0 | 4:1 | 0 |
| Heritage in DIA | 0 | 3:1 | 0 |
| Quality in DIA | 25 | 2:1 | 50 |
| Secondary in DIA | 89 | 0.5:1 | 12.5 |
| Add'l Cluster Credit | 0 | 1.15:1 | 0 |
| Total | 114 | | 62.5 |
| Mitigation dbh | | | 1.1 |

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

| Tree Mitigation Worksheet (30% Preservation - Residential) | | | |
|---|---------------|-------------------|---------------------|
| | dbh | | |
| Total (Healthy) dbh | 491 | | |
| Total (Healthy) Non-Protected dbh | 18 | | |
| Dead Tree dbh | 32 | | |
| Total (Healthy) Heritage/Quality dbh | 36 | | |
| Required Preservation (30%) | 10.8 | | |
| Provided Heritage/Quality Preservation dbh: | 20 | | |
| Required Preservation dbh Achieved? | Yes | | |
| Protected Trees Removed | | | |
| Type | dbh Removed | Replacement Ratio | Calculated DBH |
| Heritage | 0 | 2.5:1 | 0 |
| Quality | 16 | 2:1 | 32 |
| Subtotal | | | 32 |
| | Trees Removed | Replacement Ratio | Calculated DBH |
| Secondary | 19 | 4":1 tree | 76 |
| Total | | | 108 |
| Preliminary Mitigation dbh | | 50% Reduction | 54 |
| Trees Preserved | | | |
| Type | dbh Preserved | | Preservation Credit |
| Landmark | 0 | 4:1 | 0 |
| Heritage | 20 | 3:1 | 60 |
| Quality | 0 | 2:1 | 0 |
| Secondary* | 123 | 0.5:1 * | 0 |
| Add'l Cluster Credit | 0 | 1.15:1 | 0 |
| Total | 143 | | 60 |
| Mitigation dbh | | | -6 |

| Tree Mitigation Worksheet (20% Preservation) | | | |
|--|---------------|-------------------|---------------------|
| Reduction due to Higher Mitigation | | | |
| | dbh | | |
| Total (Healthy) dbh | 1446.5 | | |
| Dead/Diseased Tree dbh | 393.8 | | |
| Total (Healthy) Heritage/Quality dbh | 1,185 | | |
| Required Preservation (20%) | 237.06 | | |
| Provided Heritage/Quality Preservation dbh: | 332.3 | | |
| Preservation dbh Above Required | 95.24 | | |
| Requires Higher Mitigation (Max 10%) | 23.29 | | |
| Required Preservation dbh Achieved? | Yes | | |
| Higher Mitigation | | | |
| Type | dbh Removed | Replacement Ratio | Calculated DBH |
| Heritage | 870.6 | 2.75:1 | 2394.15 |
| Quality | 64.1 | 2.25:1 | 144.225 |
| Subtotal | 934.7 | | 2538.375 |
| Higher Mitigation Total dbh achieved? | | | Yes |
| Protected Trees Removed | | | |
| Type | dbh Removed | Replacement Ratio | Calculated DBH |
| Heritage | 0 | 2.5:1 | 0 |
| Quality | 0 | 2:1 | 0 |
| Subtotal | | | 0 |
| | Trees Removed | Replacement Ratio | Calculated DBH |
| Secondary | 7 | 4":1 tree | 28 |
| Total | | | 2566.375 |
| Preliminary Mitigation dbh | | 50% Reduction | 1283.1875 |
| Trees Preserved (DIA) | | | |
| Type | dbh Preserved | | Preservation Credit |
| Landmark | 0 | 4:1 | 0 |
| Heritage | 299.6 | 3:1 | 898.8 |
| Quality | 32.7 | 2:1 | 65.4 |
| Add'l Cluster Credit | 60.8 | 1.15:1 | 69 |
| Total | 332.3 | | 1034 |
| Required Mitigation dbh | | | 249.0675 |

Areas to Address

Staff Recommendations

- Emphasis on Heritage trees
- Encroachment of Dripline
- Industry best standards
- Updates to definitions
- Trees that are not completely healthy nor dead/diseased

DCRC Additional Areas to explore

Questions





City of Denton

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

Legislation Text

File #: DCRC25-098, **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 |
| 12-May-25 | Tree Code Overview Landscape wrap-up |
| 9-Jun-25 | Tree Code Amendments Public Engagement Overview/Goals |
| 23-Jun-25 | Tree Code Continued HABSCO Sustainability Update |

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.