MINUTES
DEVELOPMENT CODE REVIEW COMMITEE
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
Carly Blondin
Administrative Assistant

Minutes approved on: May 12, 2025