MINUTES
DEVELOPMENT CODE REVIEW COMMITEE
May 12, 2025

After determining that a quorum is present, the Development Code Review Committee of the City of Denton, Texas will convene in a Regular Called Meeting on Monday, May 12, 2025, at 3:06 p.m.in Training Rooms 3, 4, and 5 at the Development Services Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

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

ABSENT: None

REGULAR MEETING

1. ITEMS FOR CONSIDERATION

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

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

AYES (5): Chair Brian Beck, and Members: Vicki Byrd, Paul Meltzer, Eric Pruett, and Clay Riggs
NAYS (0): None
ABSENT FOR VOTE (1): Member Lisa Dyer

Member Dyer arrived at 3:08 p.m.

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

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

AYES (6): Chair Brian Beck, and Members: Vicki Byrd, Paul Meltzer, Lisa Dyer, Eric Pruett, and Clay Riggs
NAYS (0): None
ABSENT FOR VOTE (0):

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

Staff presented the item.

The Committee provided direction on the following questions:

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

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

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

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

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

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

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

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

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

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

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

ii. Infill development as defined in Subsection 9.2.

2. **Authorized Alternatives.**

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

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

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

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

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

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

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

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

2. DEVELOPMENT CODE REVIEW COMMITTEE PROJECT MATRIX

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

Angie Manglaris, Development Review Manager, presented the item.

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

3. CONCLUDING ITEMS

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

X
Brian Beck
Chair

X Carly Blondin
Carly Blondin
Administrative Assistant

Minutes approved on: June 23, 2025