

Minutes
Denton Code Review Committee
March 27, 2019

After determining that a quorum was present, the Denton Code Review Committee of the City of Denton, Texas convened in a Regular Meeting on **Friday, March 27, 2019 at 11:00 a.m.** in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chris Watts, Keely Briggs, John Ryan,

STAFF: Ron Menguita, Scott McDonald, Richard Cannone, Monica Salcedo, Karina Maldonado, Cody Yates, Julie Wyatt, Sean Jacobson, Jerry Drake and Hayley Zagurski.

Chair John Ryan called the Regular Meeting to order at 11:05 a.m.

ITEMS FOR CONSIDERATION

1. [Receive a report, hold a discussion, and provide staff direction on the Denton Development Code Update.](#)
2. [Receive a report, hold a discussion, and provide staff direction on the Draft Zoning Map.](#)
3. [Receive a report, hold a discussion, and provide staff direction on the adoption schedule.](#)

Scott McDonald, Development Service Director, stated committee and staff need to determine all changes since the deadline for the Draft Development Code (DDC) is coming to an end and no changes will be done until presented to City Council. If a citizen would like to change something it will have to be presented to P&Z and City Council will determine the changes and it will be resolved case by case.

Ron Menguita, Principal Planner and Scott presented and shared dates and deadlines for the code update. Final Adoption Draft will be published online March 29, 2019 at DentonCode2030.com. Ron mentioned City Council Work Sessions are as followed #6 April 2, 2019 and #7 April 9, 2019 will be a Special Called Meeting still tentative but planning on meeting. P&Z Public Hearing April 10, 2019 is another Special Called Meeting and the DDC Update and Draft Zoning Map will be discussed. City Council Public Hearing will be on April 23, 2019 and the DDC Update and Draft Zoning Map will also be discussed.

Council member, Keely Briggs, inquired whether citizens with split zoning were notified of all the public hearings. Ron Menguita stated that the split zoning won't change in the zoning map, but there will be multiple zoning districts on each parcel as it is shown on the current map. We want to focus on going with the option of reflecting what there is today on the current zoning map. Each property owner have been notified, and if they have several properties they will get multiple letters. Scott McDonald mentioned, Residential Rural (RR) and split zoning will remain the same and not change, generate a priority list of city initiated rezoning to be able to clean those properties and contact each property owner and see then how to move forward and notify

1 them about the parcels and properties. Scott stated the zoning map along with the development
2 code should be completed by April 23.

3 Ron and Scott presented to committee for Manufactured Home Development Residential very
4 Low (R1) and Residential Low (R2) don't require an Standard Use Permit (SUP) but Residential
5 Urban (R6) and Residential Urban (R7) do with a minimum Stand Size – 5,000 sq. ft. Minimum
6 Lot of 10 acres and the SUP which include parking, setbacks, screening, open space, access and
7 amenity facilities. Manufactured Home are permitted as a single-family dwelling with an SUP.

8 Ron presented Cluster Home Development and requirements. They has to be a minimum of 30
9 percent Open Space. The remaining area is available for development with lots as small 2,500 sq.
10 ft. They will be allowed with a PD. A cluster subdivision is a residential subdivision in which
11 some or all of the lots are allowed to be smaller (in area and width), than otherwise required for
12 the underlying zoning district, and thus allowing flexibility in development density in those
13 areas in exchange for permanent protection of common open space.

14 Staff and Committee went over the Review Definition for Community Garden (members of the
15 community) and Urban Farm. It was also discussed what Accessory Dwelling Units require and
16 Per Section 5.4.4A.1, ADUs only permitted with single-family detached dwellings. Staff
17 mentioned Home Occupations are only permitted with single-family detached dwellings. They
18 include Dormitory, Collegiate Housing, Stealth Dorms, Club or Lodge, Credit Access Business,
19 Donation Boxes, Criteria.

20 There was no further discussion. Chair John Ryan adjourned the meeting at 1:05 p.m.