

Minutes
Denton Code Review Committee
April 1, 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, April 1, 2019 at 9:00 a.m.** in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chris Watts, Keely Briggs, John Ryan, Margie Ellis

STAFF: Ron Menguita, Sean Jacobson, Scott McDonald, Monica Salcedo, Karina Maldonado, Cody Yates, Richard Cannone, Julie Wyatt, Larry Beck, Brenda McDonald

Chair John Ryan called the Regular Meeting to order at 9:03 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, Director of Development Services, shared with committee that clarification letters were sent out to property owners with multiple parcels including their addresses and what zoning specifically they are. Single parcel owners seemed to be fine with the update but we wanted to update you all on multiple parcel owners. Ron Menguita, Principal Planner, shared to committee staff is trying to the zoning map as close as we can to the existing map and ground. Council Member John Ryan recommended Residential Urban (R7) zoning district allow multi-family dwellings permitted with a Standard Use Permit (SUP). Committee agreed for Recently Annexed Properties (RD5X) require minimum lot dimensions, agreed to change Residential Very Low (R1) to Residential Urban (R6) and focus on City Initiated Zoning. Focused Study Areas and prioritize and proceed as proposed. Manufactured Home Development will be permitted as a single-family dwelling with an SUP.

Council Member, John Ryan suggested DR2 should change to Mixed - Use Residential (MN) due to the current allowed uses. Ryan also mentioned conditioned zoning should be Plan Development (PD) and Residential Urban (RR) proceed as proposed and Mixed – Use Downtown Core (MD) proceed as proposed.

Menguita reviewed Cluster Home Development. A cluster subdivision is a residential subdivision in which some or all of the lots are allowed to be smaller (in area and width), than otherwise required for the underlying zoning district, and thus allowing flexibility in development density in those areas in exchange for permanent protection of common open space.

- 1 Council Member Keely Briggs inquired about letter about conditioned zoning and McDonald
- 2 stated letters will be mailed out again to add clarification.
- 3 There was no further discussion. Chair John Ryan adjourned the meeting at 10:58 a.m.