

1 Minutes
2 Denton Code Review Committee
3 April 5, 2019
4

5 After determining that a quorum was present, the Denton Code Review Committee of the City of
6 Denton, Texas convened in a Regular Meeting on **Friday, April 5, 2019 at 11:00 a.m.** in the
7 Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which time
8 the following items were considered:
9

10 **PRESENT:** Chris Watts, Keely Briggs, John Ryan, Larry Beck, Margie Ellis, Brenda
11 McDonald

12 **STAFF:** Ron Menguita, Sean Jacobson, Scott McDonald, Monica Salcedo, Karina
13 Maldonado, Cody Yates, Richard Cannone, Julie Wyatt
14

15 Chair called the Regular Meeting to order at 11:07a.m.
16

17 [Items for Consideration](#)
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- 19 1. [Receive a report, hold a discussion, and provide staff direction on the Denton Development](#)
20 [Code Update.](#)
- 21 2. [Receive a report, hold a discussion, and provide staff direction on the Draft Zoning Map.](#)
- 22 3. [Receive a report, hold a discussion, and provide staff direction on the adoption schedule.](#)
23

24 Scott McDonald, Director of Development, stated Clarion is here to talk about all changes at
25 Council, focus on policies, and go over Subchapter 1, 2, 3 which are the zonings uses and zoning
26 districts. Between staff, Clarion, and you Committee will approach and discuss non conformities,
27 application processes, approved projects and how it is that we transition them. We will also
28 review the transition of new zoning districts and also citizen input and participation.

29 McDonald discussed how the next couple of months would look and the adoption schedule.

30 Richard Cannone, Deputy Director of Development Services, stated to the committee that we
31 will make certain we bring fourth all issues and concerns.

32 Ron Menguita, discussed handouts which included comments from. Menguita stated staff would
33 like to discuss and focus on split zonings and determine what zoning would be a better fit.

34 Menguita, presented the zoning map and explained changes based on the surrounding areas of
35 each part of the map.

36 Committee members stated current neighborhoods shouldn't change, continue with current
37 zoning and if citizens would like to change them they should go through the application process.

38 Menguita explained the zoning changes in the periphery of the city and suggested RR zoning,
39 Councilman John Ryan disagreed and stated that area should be RD5X. Menguita mentioned that
40 the zoning changes could reduce the number of future zoning cases but Mayor Chris Watts

1 disagreed and stated the zoning map should reflect as closely as possible to what the zoning map
2 was for Denton 2030.

3 Brenda McDonald, Legal Consultant, mentioned that R1 is the lowest zoning and it would be
4 best to zoning change for the periphery of the city. She also mentioned that infill issues should
5 be zoned more appropriately to what is surrounding the area which would be RR or R1.

6 Brenda McDonald, stated annexations without development agreements. Brenda McDonald said
7 she agreed with Ron Menguita.

8 Menguita stated to summarize the discussion, the Committee agreed RD5X will be changed to
9 RR. Committee agreed.

10 John Ryan, mentioned and added to the discussion that several parts that Clarion wrote in code
11 book did not make sense and were not in order or confusing to understand, and most definitely If
12 not changed difficult to understand to the public.

13 Menguit and McDonald discussed zoning map inquiries, spreadsheet with comments and
14 subjects such as what is being proposed and what we support from the committee will be
15 discussed to Clarion to approach final changes and decisions. It will be further discussed in our
16 next meetings.

17 Committee agreed and is looking forward to updates in order to approve new code book.
18 There was no further discussion. Chair Ryan adjourned the Regular Meeting at 12:59 p.m.
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