

1 Minutes
2 Denton Code Review Committee
3 May 3, 2019
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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, May 3, 2019 at 11:00 a.m.** in the
7 Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.
8

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

10 **STAFF:** Ron Menguita, Sean Jacobson, Scott McDonald, Monica Salcedo, Karina
11 Maldonado, Cody Yates, Richard Cannone, Julie Wyatt, Larry Beck, Brenda
12 McDonald and Cynthia Kirkoff.
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14 Chair John Ryan called the Regular Meeting to order at 11:03 a.m.
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16 ITEMS FOR CONSIDERATION
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- 18 1. Receive a report, hold a discussion, and provide staff direction on the Denton Development
19 Code Update.
- 20 2. Receive a report, hold a discussion, and provide staff direction on the Draft Zoning Map.
- 21 3. Receive a report, hold a discussion, and provide staff direction on the adoption schedule.
22

23 Ron Menguita shared that P&Z mentioned an administrative business on McKinney St. is trying
24 to expand their office on the large lot they own. Due to his proposed zone being Mixed - Use
25 Neighborhood (MN) he will only be able to expand up to 10,000 sq. ft. with no Standard Use
26 Permit (SUP). The business owner is wanting to see what other options he may have and he may
27 be able to expand with a Plan Development (PD). Committee did not agree and suggested after
28 reviewing the business on McKinney decided that Administration, Professional, and Government
29 Office MN Zoning District should move down to Mixed – Use Downtown Core (MD). MD will
30 mean administrative, professional, and government office uses shall not exceed 10,000 square
31 feet per lot.

32 Council Member Briggs inquired about residential musician studios. Menguita responded a
33 facility where the primary use is the production, editing, and/or storage of audio media occurs, or
34 formal private instruction in playing a musical instrument or singing. Mayor Chris Watts shared
35 questions and comments that were made in a meeting regarding the zoning map and transition
36 table. There will be an ordinance to adopt the Denton Development Code and a section will be
37 added that ties to the zoning map to the transition table to make everything match and be easy to
38 understand.

39 Council Member John Ryan inquired about the draft map and Scott McDonald stated it will
40 remain the same but staff will amend it when citizens inquire about specific areas. If specific
41 zoning cases follow zoning districts and uses then at that time each specific area will be amended
42 and zoning color will change on that area of the zoning map

1 There was no further discussion. Chair John Ryan adjourned the meeting at 1:06 p.m.