

Minutes  
Denton Code Review Committee  
May 17, 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, May 17, 2019 at 11:30 a.m.** in the City Hall Conference Room at City Hall, 215 E. McKinney Street, Denton, Texas.

**PRESENT:** Chris Watts, Keely Briggs, John Ryan

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

Chair John Ryan called the Regular Meeting to order at 11:31 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.

Ron Menguita, Principal Planner stated staff has been meeting with legal to make sure and identify a process for the City Initiated rezoning's. Staff has been working on mailings, phone calls and emails to inform each property owner for current/updated zonings and inform citizens of the upcoming public hearings. Impacted City Initiated highway corridor properties within 200 feet will be notified by state law and to minimize expense to the city staff will share all updated information on social media and DTV. Menguita shared staff will have a presentation for the public on how the City Initiated rezoning's are being identified and explanations on why each property or areas are changing.

Menguita shared updates for Conditioned Zoning. Conditioned Zoning are properties that were re-zoned with conditions, an example are properties that were re-zoned to be limited to only single family and not allowed for multi-family use. The transition chart and zoning map will show the difference between actual PD and conditioned zoning PD properties by adding the underlining zoning to them for example, PD-MN or PD-MR to identify that those PD's are conditioned zoning and not regular PD's. Conditioned Zoning properties are considered PD's but the difference between actual PD's are larger and contain more details as oppose to having a few conditions.

Menguita also presented updated on the zoning map, the zoning map will be labeled to identify each of the parcels that have a Special Use Permit (SUP) that has been approved. Identifying those parcels will be used for staff to keep track of what properties have been approved and reviewed with SUP's.


1 Committee members mentioned short-term rental properties and inquired how they are being  
2 taken care of and how the rental issues will be resolved in the future. Council Member Keely  
3 Briggs questioned if home owners have to live in properties in order to rent parts of their home  
4 or just rooms. Menguita stated if property owners are never living in the house it would be  
5 considered Air BNB if there doing it on a regular basis. If a room or part of the house is leased  
6 out while the home owner is gone for a certain time frame, it would be short-term rental. Brenda  
7 McDonald, Legal Consultant stated something that will help follow state laws and property taxes  
8 is to create an ordinance amendment that will require in order to be able to have short-term  
9 rentals or Air BNB you have to be a City of Denton resident and provide proof. If citizens do  
10 apply for Air BNB the city will know to apply hotel/motel taxes for that specific property.  
11 Committee and staff will work on the ordinance amendment and regulations for short-term  
12 rentals and Air BNB.

13 There was no further discussion. Chair John Ryan adjourned the meeting at 12:55 p.m.

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John Ryan  
Denton Code Review Committee Chair

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Monica Salcedo  
Administrative Assistant

14