

1 Minutes
2 Denton Code Review Committee
3 July 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, July 5, 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 and Larry Beck.

10 **STAFF:** Ron Menguita, Scott McDonald, Monica Salcedo, Karina Maldonado, Julie Wyatt,
11 Hayley Zagurski, and Cynthia Kirkoff.
12

13 Chair John Ryan called the Regular Meeting to order at 11:02 a.m.
14

15 ITEMS FOR CONSIDERATION
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- 17 1. Consider approval of the Development Review Committee May 17, 2019 meeting minutes.
- 18 2. Receive a report and hold a discussion regarding State Bills that recently passed,
19 specifically House Bill 3167 related to municipal approval procedure for land development
20 applications, and House Bill 2439 related to regulations for products, materials, or methods
21 used in the construction or renovation of buildings.
- 22 3. Receive a report and hold a discussion regarding proposed City Initiated Zoning Change
23 Areas.
- 24 4. Receive a report and hold a discussion regarding the 2019 Development Code and
25 strategies for amending specific Sections of the Code.
26

27 Chair John Ryan motioned, Council Keely Briggs seconded to approve the May 17, 2019
28 meeting minutes. Unanimous vote, no denials. Chair John Ryan stated motion passed.

29 Ron Menguita, Principal Planner, presented House Bill 2439 and explained it relates to
30 regulations for products, materials, or methods used in the construction or renovation of
31 buildings. Menguita explained the bill will take affect and as a city on how we implement or
32 require developers moving forward with materials, residential and commercial projects. The bill
33 itself refers to only buildings and does not apply to sings or fences. Scott McDonald, Director of
34 Development Services, explained that the department hosted a round table conference with
35 communities around City of Denton and 30 cities assisted. McDonald mentioned both bills were
36 discussed and had many questions and concerns answered. McDonald stated Cynthia Kirkoff,
37 Legal, will be attending a Texas Municipal League (TML) session with a group of land use
38 attorneys. All attorneys will assist and discuss questions and answers to provide the information
39 and guidance to communities to better assist with the new laws. Council Member Keely Briggs
40 inquired if the cities that assisted the conference were upset with the recent bills passed.
41 McDonald stated yes, due to us and other cities being affected again with the procedures,
42 requirements, and materials that will now be allowed. McDonald added with this bill metal
43 buildings will now be allowed and fees will also be revised and updated. Chair John Ryan


1 inquired if TML will lobby interim industries to at least see how to stop certain materials from
2 being allowed. Menguita stated that will be discussed and brought forward to come up with a
3 solution. Menguita then presented House Bill 3167 and discussed the municipal approval
4 procedures for land development and applications. Menguita explained House Bill 3167 refers to
5 application processes and the time frame the city has to review and act to verify if application,
6 site plans and plats submitted will pass or fail requirements. Mayor Chris Watts suggested a good
7 way to determine time frames is to always date stamp to have proof of every submittal and
8 include requirements such as applicant must schedule pre-development meetings prior to
9 submitting any application in order to follow through with the process or else application will not
10 be taken into consideration. Chair Ryan suggested to have specific time frames to review
11 applications after approval for submittal in order to have enough time for the review process.
12 Mayor Watts added that a list or calendar of applications and time frames for each specific
13 application will have to be created in order to follow through with the 30 day submittal process.
14 McDonald mentioned that both bills will take effect September 1st of this year and we have time
15 to educate citizens, cities and primarily ourselves to better assist and understand on how we will
16 handle processes with the new laws. Committee and staff agreed to educate the community and
17 have meetings or send out information to update residents. Lobby from certain stakeholder's and
18 review roof materials. Staff will revisit and postpone budget discussion with Development
19 Services and have a closed session with Legal. Staff will work on updating criteria manuals and
20 create definitions.

21 Menguita discussed City Initiated Rezoning's and explained the second group of rezoning's will
22 be presented to Council and the third group will be completed in early August for P&Z. Group 1
23 was passed, Group 2 were taken forward, and for Group 3 we have identified compatibility areas
24 around Teasley and the neighborhood around University. Staff will continue to take into
25 consideration areas that have been submitted to our department from citizens.

26 Menguita discussed staff will continue to update code amendments and come up with strategies
27 and corrections in current code book for specific subjects. Some of the subjects that are being
28 revised are short-term rentals, mobile food courts, and accessory food dwellings. Staff is also
29 reviewing development standards to refine and apply more clarity.

30 There was no further discussion. Chair John Ryan adjourned the meeting at 12:47 p.m.

X



John Ryan
Denton Code Review Committee Chair

X



Monica Salcedo
Administrative Assistant

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