

1 Minutes  
2 Denton Code Review Committee  
3 August 9, 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, August 9, 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, Sean Jacobson, Richard Cannone, Cody Yates, Charlie  
12 Rosendahl, Emily Loiselle, Amber Rodgers, Josh Hamlin, Michelle Brown, Jerry  
13 Drake and Cynthia Kirkoff.  
14

15 Chair John Ryan called the Regular Meeting to order at 11:42 a.m.  
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17 ITEMS FOR CONSIDERATION  
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- 19 A. Consider approval of the Development Review Committee July 12, 2019 meeting  
20 minutes.  
21 B. Receive a report and hold a discussion regarding State Bills that recently passed,  
22 specifically House Bill 3167 related to municipal approval procedure for land  
23 development applications, and House Bill 2439 related to regulations for products,  
24 materials, or methods used in the construction or renovation of buildings.  
25 C. Receive a report and hold a discussion regarding proposed City Initiated Zoning Change  
26 Areas.  
27 D. Receive a report and hold a discussion regarding the 2019 Development Code and  
28 strategies or amending specific Sections of the Code.  
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30 Chair John Ryan motioned, Council member Keely Briggs seconded to approve the July 12,  
31 2019 meeting minutes. Unanimous vote, no denials. Chair John Ryan sated motion carries.  
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33 Ron Menguita, Principal Planner, explained that on the August 20<sup>th</sup> public hearing two proposals  
34 will be presented, they are code amendments for the 2019 Development Code to address both  
35 house bills and stop gap ordinances. Menguita explained for House Bill 2439 the intent for the  
36 stop gap ordinances is to suspend the enforcement of any provisions or regulations standards  
37 related to materials and provide procedures for appealing decisions. For House Bill 3767 as it  
38 suspends any conflicting applications with regards to subdivisions and development. Menguita  
39 mentioned planning is working on ordinances that will give the city the opportunity to address  
40 both code amendments. Council member Keely Briggs, questioned what happens with projects  
41 going through the process of being approved and currently haven't been approved. Will those  
42 projects be affected, and can the applicants stop and continue with the new procedures. Menguita  
43 explained yes, that is what is anticipated but the city is prohibited from enforcing any building  
44 material from any point in time for anything being done as of September 1<sup>st</sup>.  
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1 Menguita presented a flow chart that explains procedures for House Bill 3167. The flow chart  
2 explains the process of what applications will be required that primarily relate to platting. The  
3 flow chart also explains the submittal process to staff and review time frames of each specific  
4 application along with deadlines before any application is presented to Planning and Zoning  
5 Commission. Scott McDonald, Director of Development Services, explained the fee process and  
6 added due to staff helping throughout the entire pre-application process more staff will be needed  
7 to meet deadlines. During the review process staff will meet with applicants, provide correct and  
8 accurate feedback and present everything to P&Z. Staff is currently working through plans  
9 associated to planning, flow chart and platting procedures that we hope will be beneficial to our  
10 development community and make the pre-application process simple.  
11 Committee and staff members discussed accessory dwelling and decided to have another work  
12 session specifically on infill areas for duplexes. Menguita mentioned accessory dwellings need to be  
13 reviewed to decide whether it will be part of an existing building and how addressing will be  
14 resolved.

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16 There was no further discussion. Chair John Ryan adjourned the meeting at 1:42 p.m.  
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X   
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John Ryan  
Denton Code Review Committee Chair

X   
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Morica Salcedo  
Administrative Assistant