

Minutes  
Denton Code Review Committee  
March 8th, 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, March 8th, 2019 at 11:00 a.m.** in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which time the following items were considered:

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

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

Chair called the Regular Meeting to order at 11:07a.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.
3. Receive a report, hold a discussion, and provide staff direction on the adoption schedule.

Scott McDonald, Director of Development Services, stated that we are here to talk about policies and to go over zoning districts. We will also review the transition of new zoning districts and citizen input and participation.

McDonald discussed how the next couple of months will look and the adoption schedule to the committee. McDonald and Ron Menguita, Principal Planner, both mentioned Work Session meetings for Planning and Zoning Commission and City Council.

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

Menguita shared handouts, which included comments from citizens. He would like to go over the comments with committee. He also discussed split zonings to determine what zoning would be a better fit.

Menguita presented to the committee the zoning map and explained changes based on the surrounding areas.

Menguita shared a citizen comment, requesting that proposed zoning be SC instead of R4. The comments asked what the existing zoning is now. Menguita explained the property is currently not zoned, it is currently shown as RD5X.

Committee members stated staff shouldn't change current zoning and if citizens would like to change them they should go through the application process.

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

3 Menguita explained the zoning change to the periphery of the city and suggested RR zoning.  
4 Councilman John Ryan disagreed and stated that area should be RD5X. Menguita mentioned  
5 that the zoning changes could reduce the number of future zoning cases, but Brenda McDonald,  
6 Legal, mentioned that R1 is the lowest zoning and it would be best to change zoning for the  
7 periphery of the city and the purpose of that is so land can be developed and grow.

8 McDonald also mentioned that infill issues should be zoned more appropriately to what is  
9 surrounding the area which would be RR or R1.

10 Menguita stated to summarize the discussion we agree RD5X will be changed to RR. Committee  
11 agreed and responded yes.

12 Councilman Keely Briggs stated that heavy industrial should be on the map also due to the fact  
13 that it is very important so that new residents that move in are aware of their surroundings, will  
14 be more comfortable, and not shocked of any different zonings.

15 Mayor Watts inquired about Fort Worth area and stated to place a consistent zoning and not  
16 create a non-conforming use and rezone the rest to suburban corridors of the area. First verify the  
17 area and their uses and assure they won't create conforming uses. Menguita responded we are  
18 currently studying the area. Staff will verify and present to the DCRC what we transition the  
19 area too.

20 Mayor Watts stated the DCRC Committee spoke about one thing, which was an example such as  
21 fences and housing, but Clarion reviewing our comments wouldn't understand, especially since  
22 they have not been a part of the committee. Mayor Watts thinks that if you're not in the  
23 committee you wouldn't understand zoning changes discussed or all rezoning mentioned. That is  
24 why so many things aren't accurate in the draft.

25 McDonald stated it's challenging how it applies to every section and to understand the Denton  
26 Development Code but wants the committee and chair to understand. McDonald also wants the  
27 chair to be comfortable with Denton Development Code and changes.

28 John Ryan mentioned and added to the discussion that several parts Clarions wrote in the Denton  
29 Development Code did not make sense, were not in order, or confusing to understand, and if not  
30 changed will definitely be difficult for the public to understand.

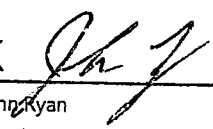
31 Menguita and McDonald responded that the zoning map inquiries, spreadsheet with comments,  
32 and what is being proposed and what we support from the committee will be discussed with  
33 Clarion.

34 Committee agreed and is looking forward to updates in order to approve new Denton Development  
35 Code.

36 There was no further discussion. Chair Ryan adjourned the Regular Meeting at 12:59 p.m.  
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X

  
John Ryan

Development Code Review Committee

X

  
Monica Salcedo

Administrative Assistant

