

Minutes
Denton Code Review Committee
March 15, 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 15, 2019 at 11:00 a.m.** in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chris Watts, John Ryan, Margie Ellis

STAFF: Ron Menguita, Sean Jacobson, Scott McDonald, Monica Salcedo, Karina Maldonado, Cody Yates, Julie Wyatt, Cindy Jackson, Brenda McDonald

Chair John Ryan called the Regular Meeting to order at 11:08 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.](#)
3. [Receive a report, hold a discussion, and provide staff direction on the adoption schedule.](#)

Scott McDonald, Director of Development Service, presented the Denton Development Code (DDC) Update to Committee and mentioned the Final Adoption Draft will be published online on March 29.

Ron Menguita, Principal Planner, presented the updates to the Draft Zoning Map.

Ron mentioned Residential Rural (RR) will remain the same and nothing will change. Mixed – Use Downtown Core (MD) will remain the same. Menguita stated that split zoning properties based on committee's decision will be placed on parcels with the largest zoning district and split parcels according to the existing zoning map. Staff will work with property owners to propose zoning with both the DDC Update and through the normal zoning process. Significant Changes as of now are in R-7 Multi-Family dwellings are permitted up to 15 units, 16 and over units require a Specific Use Permit (SUP). Staff and Committee will be focusing on looking where they are on the map and analyze if there are any potential impacts as far as splitting those into smaller lots in order to get more dwelling units. On manufactured home developments committee decided to remove the specific use permits SUP on all but adding them on Residential Very Low (R1) and Residential Low (R2). R1 and R2 are the only zonings districts that will have the specific use permits SUP as well as the use specific standard.

Brenda McDonald, Legal Consultant, will provide committee a brief direction on maximum persons per dwelling unit.

Committee agreed for staff to send out letters for public hearings, Jerry will provide any input or comments related to the public hearing notices.

There was no further discussion. Chair John Ryan adjourned the meeting at 1:03 p.m.