

Minutes
Denton Code Review Committee
April 12, 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, April 12, 2019 at 11:00 a.m.** in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chris Watts, Keely Briggs, John Ryan, Larry Beck

STAFF: Ron Menguita, Sean Jacobson, Scott McDonald, Monica Salcedo, Cody Yates, Richard Cannone, Hayley Zagurski, Charlie Rosendahl, Brenda McDonald, Cynthia Kirchoff

Chair called the Regular Meeting to order at 11:13 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.](#)

Ron Menguita, Principal Planner, presented the Public Hearing Response Forms to committee. We had a total of 230 response forms before noon on Friday April 5, 2019. The response forms were as follows 170 in oppose, 58 support and 2 Neutral.

Menguita stated 20 different letters were mailed. Initially, 25,817 were mailed and 2,592 clarification letters (Multiple Zoning) were mailed. Since letters were sent out, over 700 emails and calls were received. The Draft Zoning Map received 4,000 hits.

Menguita mentioned that the mailings helped for the Planning & Zoning meeting, everything went well and had a total of 14 speakers on the zoning map and 8 speakers on the development code.

P&Z Commissioner, Larry Beck, inquired what R3 and R4 allowed uses were. Menguita explained what R3 and R4 currently allows to committee. The committee members and staff decided R3 will not allow duplexes, triplex, or townhomes and R4 will remain the same.

Brenda McDonald, Legal Consultant, stated that committee shouldn't decide now since P&Z has already made recommendations. Changes can be made but will have to be presented to City Council.

Menguita mentioned that the Gas Wells section is currently being organized. Staff is adding a section to the current Denton Code book needs to add clarification for Clarion. Nothing is changing, only reorganizing chapter 6. Aaron with Clarion suggested to do some re numbering for all the components that exist today will also exist on the current code book.

1 P&Z Commissioner, Larry Beck, inquired about what will be done with notifications on new gas
2 wells, what will be required.

3 Hayley Zagurski, Senior Planner, stated that if it is an entire new site, it will require a new gas
4 well site plan, and a separate notification procedure for doing a gas well site plan. All notice
5 requirements will remain the same.

6 Menguita added that Vested Rights will be added back. The current version refers to state law
7 but will introduce it back into the language carrying the language back into the code.

8 P&Z Commissioner, Larry Beck inquired about split parcels and Menguita responded staff will
9 reach out to property owners and split zoning are currently zoned with the existing zoning.

10 Lakeview Ranch – R1, Owsley Park – MN, Collins Area – R4, Stroud Neighborhood – R4. All
11 DR2 will be R7 but will also be renotified and all will be separate cases.

12 There was no further discussion. Chair John Ryan adjourned the meeting at 1:01 p.m.