

Minutes
Denton Code Review Committee
July 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, July 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 and Larry Beck.

STAFF: Ron Menguita, Scott McDonald, Monica Salcedo, Karina Maldonado, Julie Wyatt, Hayley Zagurski, Sean Jacobson, Richard Cannone, Cody Yates, Charlie Rosendahl, Cindy Jackson, Angela Adams, Josh Hamlin and Cynthia Kirkoff.

Chair John Ryan called the Regular Meeting to order at 11:00 a.m.

ITEMS FOR CONSIDERATION

1. Consider approval of the Development Review Committee July 5, 2019 meeting minutes.
2. Receive a report and hold a discussion regarding State Bills that recently passed, specifically House Bill 3167 related to municipal approval procedure for land development applications, and House Bill 2439 related to regulations for products, materials, or methods used in the construction or renovation of buildings.
3. Receive a report and hold a discussion regarding proposed City Initiated Zoning Change Areas.
4. Receive a report and hold a discussion regarding the 2019 Development Code and strategies for amending specific Sections of the Code.

Chair John Ryan motioned, Mayor Chris Watts seconded to approve the July 5, 2019 meeting minutes. Unanimous vote, no denials. Chair John Ryan stated motion passed.

Ron Menguita, Principal Planner, reviewed House Bill 2439 and explained it relates to regulations for products, materials, or methods used in the construction or renovation of buildings. Menguita explained the Bill will take effect on September 1, 2019. Committee discussed House Bill 3167 and discussed the municipal approval procedures for land development and applications. Menguita explained House Bill 3167 refers to processes and the time frame the city has to review and act on applications.

Menguita discussed City Initiated Rezoning's and explained the second group of rezoning's will be presented to Council on July 23, 2019, and the third group will be presented to Planning & Zoning early August. Committee agrees with staff to continue reviewing recommendations. Menguita stated in group 3 we have identified compatibility areas around Teasley, U.S. Highway 377, and the neighborhood around The Universities. Group 3 includes about 191 parcels in total. Menguita explained due to the bills passed certain building materials wouldn't be enforceable. Menguita presented the draft zoning map and discussed that due to square footages and setbacks of properties in HC (highway corridor) zonings, MR (mixed-use regional) MN (mixed-use

1 neighborhood) certain areas will change in order to be conforming to each zoning district.
2 Individual parcels were discussed. Recommendations were to modify the code to read, if
3 something has natural damage and is less than 50 percent, but it's restored exactly to how it used
4 to be before the new code transition, you don't require an SUP. It will be non-conforming in the
5 new transition, but was in the old code, therefore, the same use will be allowed. If individual
6 properties had a conforming legal use before transition of the new code, they should have an
7 exception and consider the individual parcels to be conforming. Committee and staff will review
8 all of group 2 and 3 before it is brought forward to either P&Z or council.

9 Committee and staff members discussed accessory dwellings and decided to have another work
10 session. Menguita mentioned accessory dwellings need to be reviewed to decide whether it will
11 be part of an existing building and how addressing will be resolved.

12 Menguita discussed staff will continue to provide draft code amendments. Some of the
13 amendments being considered are short-term rentals, mobile food courts, and accessory food
14 dwellings.

15 There was no further discussion. Chair John Ryan adjourned the meeting at 1:02 p.m.

X

John Ryan

Denton Code Review Committee Chair

X

Monica Salcedo

Administrative Assistant