

Minutes
Development Code Review Committee
April 6, 2018

After determining that a quorum was present, the Development Code Review Committee of the City of Denton, Texas convened in a Work Session on **April 6, 2018 at 11:00 a.m.** in the City Hall Conference Room at City Hall, 215 E. McKinney Street, Denton, Texas at which time the following items were considered:

PRESENT: Council Members: Sara Bagheri, John Ryan, and Keely Briggs. Planning and Zoning Commissioners: Larry Beck and Margie Ellis.

ABSENT: Commissioner Andrew Rozell.

STAFF: Athenia Green, Scott McDonald, Ron Menguita, and Richard Cannone.

WORK SESSION

1. [Receive a report and hold a discussion on the Denton Development Code and Zoning Map Update.](#)

Chair Bagheri called the Work Session to order at 11:01 a.m.

Scott McDonald, Director of Development Services, provided an update as to why specific items were not on this particular agenda. He stated City Council will review items pertaining to this Committee during the upcoming Council meeting and then related items will be placed on the next Committee agenda.

Chair Bagheri requested if a vote could take place for the Chair and Vice-Chair positions. McDonald stated it is not on the agenda, however, recommendations could be made for the next meeting. There were no recommendations provided. Chair Bagheri stated she would not be present for the next meeting.

Ron Menguita, Principal Planner, provided the presentation for this item. Committee Member Briggs questioned the reasoning for staff creating so many zoning districts in the past. Menguita stated there were a lot of mixed use and development types in the past, at the time they tried to capture a lot of other zoning districts. He stated there were more mixed-use types at that time.

Menguita stated Planned Developments will now be a minimum of five (5) acres. Committee Member Briggs stated that seems small. Menguita agreed, however, the consultants- Clarion Associates feel it is a good size.

Menguita stated another new proposal is no density requirements, it would be replaced with dimensional requirements. There would be minimum parking requirements moving forward though. The parking standards will be provided in the module coming forward.

Menguita provided upcoming meeting dates and dates for the Public Open Houses to discuss the Zoning Map. Committee Member Briggs suggested including the libraries as locations for the Public Open Houses. McDonald and Menguita stated those could be added in addition to the already scheduled meeting dates.

Committee Member Ellis questioned if they should provide any comments during the Committee meetings or prior to the meetings. McDonald stated it is the preference of the members.

There was no further discussion. Chair Bagheri adjourned the Work Session at 12:58 p.m.