

MINUTES
ZONING BOARD OF ADJUSTMENT
November 18, 2024

After determining that a quorum is present, the Zoning Board of Adjustment of the City of Denton, Texas will convene in a Regular Meeting on Monday, November 18, 2024, at 5:54 p.m. in City Council Work Session Room, at City Hall, 215 E. McKinney Street, Denton, Texas, at which the following items will be considered:

PRESENT: Chair: Jennifer Lane Members: Kate Lynass, Kristine Bray, Angela Green, Liam Gaume-Wakefield, Connor Hall, and Byron Woods

ABSENT: Kevin Blair

REGULAR MEETING

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

2. ITEMS FOR INDIVIDUAL CONSIDERATION

A. ZBA24-012: Elect a Vice-Chair for the Zoning Board of Adjustment.

Member Bray moved to nominate Connor Hall as Vice-Chair. Motion seconded by Member Woods. Motion carried.

AYES (7): Chair: Jennifer Lane and Members: Kristine Bray, Kate Lynass, Angela Green, Liam Gaume-Wakefield, Connor Hall, and Byron Woods

NAYS (0): None

B. ZBA24-010: Consider the approval of the July 22, 2024, minutes.

Member Woods moved to approve the minutes as presented. Motion seconded by Member Wakefield. Motion carried.

AYES (7): Chair: Jennifer Lane and Members: Kristine Bray, Kate Lynass, Angela Green, Liam Gaume-Wakefield, Connor Hall, and Byron Woods

NAYS (0): None

C. ZBA24-013: Consider approval of the 2025 Zoning Board of Adjustment meeting calendar.

Member Wakefield mentioned likely being absent for the 2025 February meeting.

Member Woods moved to approve the calendar as presented. Motion seconded by Vice-Chair Treat. Motion carried.

AYES (7): Chair: Jennifer Lane and Members: Kristine Bray, Kate Lynass, Angela Green, Liam Gaume-Wakefield, Connor Hall, and Byron Woods

NAYS (0): None

D. V24-0130 Consider a variance request from the Denton Development Code, Subsection 7.9.4B regarding a modification of the maximum parking requirements for an automotive fuel sales development. The variance requested is to permit the provision of additional vehicular parking spaces for a total of 41 parking spaces at an existing automotive fuel sales development, generally located at the southwest corner of West University Drive and IH-35, in the City of Denton, Denton County, Texas (V24-0130, Quick Trip 912 Parking, Mia Hines).

Chair Lane opened the public hearing at 6:16pm.

Mia Hines, Senior Planner, presented the item.

Ben Williams, 4217 Foxborough Trail, clarified specifics and answered questions as one of the item's applicants.

John Pimentel, 1308 Cheyenne Dr., also helped answer the Board's follow up question as one of the item's applicants.

Discussion between the board occurred.

With no other citizen comments Chair Lane closed the public hearing at 6:29pm.

Member Woods made a motion to approve the variance. Motion seconded by Member Wakefield. Motion carried.

AYES (7): Chair: Jennifer Lane, and Members: Kate Lynass, Kristine Bray, Liam Gaume-Wakefield, Angela Green, Connor Hall, and Byron Woods

NAYS (0): None

3. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 6:37 p.m.

X

Connor Hall
Zoning Board of Adjustments Vice-Chair

X

Carly Blondin
Administrative Assistant

Minutes approved on: _____