

MINUTES
ZONING BOARD OF ADJUSTMENT
April 6, 2026

After determining that a quorum is present, the Zoning Board of Adjustment of the City of Denton, Texas convened in a Special Called Meeting on Monday, April 6, 2026, at 5:56 p.m. in Training Rooms 3, 4, and 5, at the Development Service Center, 401 N. Elm Street, Denton, Texas, at which the following items were be considered:

PRESENT:, Vice-Chair Connor Hall, and Members: Kate Lynass, Liam Gaume-Wakefield, Scout Register, Julie Remski, and Byron Woods

ABSENT: Chair: Jennifer Lane

SPECIAL CALLED MEETING

1. PLEDGE OF ALLEGIANCE

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

2. WORK SESSION

- A. ZBA26-007: Receive a report and hold a discussion regarding best practices for the Zoning Board of Adjustment's procedures, powers, and duties.

Staff presented the report to the Commission and a discussion followed.

Following discussion, there was no direction provided as the item was for presentation/discussion purposes.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. ZBA26-007: Consider the approval of the December 15, 2025, minutes and March 23, 2026, no quorum minutes.

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

AYES (6) Vice-Chair Connor Hall, and Members: Kate Lynass, Liam Gaume-Wakefield, Scout Register, Julie Remski, and Byron Woods

NAYS (0): None

ABSENT FOR VOTE:

B. ZBA26-005 Elect a Chair and Vice-Chair to the Zoning Board of Adjustment.

Member Wood moved to nominate Member Hall as Chair. Motion seconded by Member Wakefield. Motion carried.

AYES (6) Vice-Chair Connor Hall, and Members: Kate Lynass, Liam Gaume-Wakefield, Scout Register, Julie Remski, and Byron Woods

NAYS (0): None

ABSENT FOR VOTE:

Member Wood moved to nominate Member Wakefield as Vice-Chair. Motion seconded by Member Register. Motion carried.

AYES (6) Vice-Chair Connor Hall, and Members: Kate Lynass, Liam Gaume-Wakefield, Scout Register, Julie Remski, and Byron Woods

NAYS (0): None

ABSENT FOR VOTE:

4. PUBLIC HEARINGS

- A. V26-0002a Hold a public hearing and consider approval of a variance from Denton Development Code Subsection 7.9.4B regarding the maximum amount of parking spaces allowed for an automotive fuel sales development located on an approximately 2.73-acre property on the northeast corner of the intersection of Cooper Creek Road and University Drive. (V26-0002, QT-1899 Maximum Parking, Matt Bodine)

Chair Hall opened the public hearing at 6:18 pm.

Matt Bodine presented the item.

Discussion between the board occurred.

The applicant, Tariq Samuels, presented a presentation and answered clarifying questions for the board.

With no member of the public speaking on the matter Chair Hall closed the public hearing at 6:58 pm.

Vice-Chair Wakefield moved to approve the variance with conditions recommended by Staff since all of the criteria in Section 1, above, were found to be present by the ZBA. Motion seconded by Member Lynass. Motion carried.

AYES (6) Chair Connor Hall, Vice-Chair Liam Gaume-Wakefield and Members: Kate Lynass, Scout Register, Julie Remski, and Byron Woods

NAYS (0): None

ABSENT FOR VOTE:

5. CONCLUDING ITEMS

Vice-Chair Wakefield requested staff to include the current land use, current zoning and what the future land use is for variance case brought to the board.

With no further business, the meeting was adjourned at 7:12 p.m.

X

Connor Hally, Zoning Board of Adjustment Chair

Date

X

Cathy Welborn, Administrative Assistant

Date

Minutes approved on: _____