

MINUTES  
ZONING BOARD OF ADJUSTMENT  
July 22, 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, July 22, 2024, at 5:31 p.m. in Training Rooms 3, 4, and 5, at the Development Service Center, 401 N. Elm Street, Denton, Texas, at which the following item will be considered:

PRESENT: Members: Kevin Blair, Kristine Bray, Angela Green, Connor Hall, Kate Lynass, Michael Redwine, and Byron Woods

ABSENT: Chair Jennifer Lane

**REGULAR MEETING**

**1. PLEDGE OF ALLEGIANCE**

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

**2. ITEMS FOR INDIVIDUAL CONSIDERATION**

**A. ZBA24-008:** Elect an acting Chair for the Zoning Board of Adjustment’s July 22, 2024 meeting.

Member Lynass motioned to nominate Connor Hall to be acting chair for July 22, 2024 meeting. Member Hall accepted the nomination and Member Bray seconds the motion. Motion carried.

AYES (6): Acting Chair Connor Hall, and Members: Kristine Bray, Angela Green, Kate Lynass, Michael Redwine, and Byron Woods

NAYS (0): None

ABSENT FOR VOTE: Member: Angela Green

**B. ZBA24-007:** Consider the approval of the June 24, 2024 minutes.

Member Redwine moved to approve the June 24, 2024 minutes with the addition of “Acting Chair” in front of Connor Hall’s name in the votes. Motion seconded by Member Lynass. Motion carried.

AYES (6): Acting Chair Connor Hall, and Members: Kevin Blair, Kristine Bray, Angela Green, Kate Lynass, Michael Redwine, and Byron Woods

NAYS (0): None

ABSENT FOR VOTE: Member: Angela Green

**3. Public Hearing**

- A. **V24-0037** Hold a public hearing and consider a variance request from Chapter 33 Signs and Advertising Devices of the Code of Ordinances, specifically Section 33.14.2(b)(1) as it relates to the maximum effective area and maximum height of a ground sign permitted along I-35 E located on an approximately 0.7-acre property 555 feet from the intersection of Lillian B Miller Parkway and S I-35 E. (V24-0037, DME Old West Café, Matt Bodine)

Acting Chair Hall opened the public hearing.

Member Green entered the meeting at 5:36 pm.

Matt Bodine, Assistant Planner, presented the item.

Discussion between the board occurred.

With no member of the public speaking on the matter, Acting Chair Hall closed the public hearing.

Member Bray made a motion to approve the variance. Motion seconded by Member Green. Motion carried.

AYES (7): Acting Chair Connor Hall, and Members: Kevin Blair, Kristine Bray, Angela Green, Kate Lynass, Michael Redwine, and Byron Woods

NAYS (0): None

- B. **V24-0038** Hold a public hearing and consider a variance request from Chapter 33 Signs and Advertising Devices of the Code of Ordinances, specifically Section 33.14.2(d)(2) as it relates to the maximum number of on-premise ground signs permitted based on street frontage on a freeway, located on an approximately 10.78 acre premise 725 feet southeast of the intersection of Lillian B Miller Parkway and S I-35 E. (V24-0038, DME Southridge Village, Matt Bodine)

Acting Chair Hall opened the public hearing.

Matt Bodine, Assistant Planner, presented the item.

Discussion between the board occurred.

With no member of the public speaking on the matter, Acting Chair Hall closed the public hearing.

Member Bray made a motion to approve the variance. Motion seconded by Member Redwine. Motion carried.

AYES (7): Acting Chair Connor Hall, and Members: Kevin Blair, Kristine Bray, Angela Green, Kate Lynass, Michael Redwine, and Byron Woods

NAYS (0): None

**4. CONCLUDING ITEMS**

With no further business, the meeting was adjourned at 6:08 p.m.

X

---

Jennifer Lane  
Zoning Board of Adjustments Chair

X

---

Carly Blondin  
Administrative Assistant

Minutes approved on: \_\_\_\_\_