

MINUTES
ZONING BOARD OF ADJUSTMENT
December 15, 2025

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, December 15, 2025, at 5:45 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 will be considered:

PRESENT: Vice-Chair Connor Hall, and Members: Kate Lynass, Kristine Bray, Liam Gaume-Wakefield, Julie Remski, Scout Register, 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. ZBA25-018: Consider the approval of the June 23, 2025, 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, Julie Remski, Scout Register, Liam Gaume-Wakefield, and Byron Woods

NAYS (0): None

ABSENT FOR VOTE:

B. ZBA25-017: Consider the approval of the November 17, 2025, minutes.

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

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

NAYS (0): None

ABSENT FOR VOTE:

3. Public Hearing

C. V25-0063 Hold a public hearing and consider approval of a variance from Chapter 33 Signs and Advertising Devices of the Code of Ordinances, specifically Section 33.14.2(b) as it relates to the maximum effective area of a ground sign, to allow for a sign with an effective sign area

of approximately 451 square feet for an existing fuel station and restaurant use, located on an approximately 17.20-acre property on the southwest corner of the intersection of Barthold Road and North IH-35. (V25-0063, Love’s Travel Stop Sign, Mia Hines)

Vice-Chair Hall opened the public hearing at 5:53 pm.

Mia Hines presented the item.

Discussion between the board occurred.

The applicant, Chad Bruner, answered clarifying questions for the board.

With no member of the public speaking on the matter Vice-Chair closed the public hearing at 6:12 pm.

Member Lynass made a motion to approve the variance without staff’s recommended condition. Motion seconded by Member Wakefield. Motion carried.

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

NAYS (0): None

ABSENT FOR VOTE:

4. CONCLUDING ITEMS

Member Remski asked questions about how staff time was utilized in preparing the sign code variance.

With no further business, the meeting was adjourned at 6:36 p.m.

X

Jennifer Lane
Zoning Board of Adjustments Chair

X

Cathy Welborn
Administrative Assistant

Minutes approved on: _____