



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: July 27, 2026

SUBJECT

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(c) as it relates to the minimum setback from a side yard property line, to allow for a sign with a side yard setback of approximately 3 feet 7 inches for an existing gas station, located on an approximately 0.23-acre property on the south side of Eagle Drive and approximately 235 feet west of Cleveland Street. (V26-0007, Texaco 525 Eagle Dr, Matt Bodine)

BACKGROUND

The applicant is requesting a variance from Chapter 33 *Signs and Advertising Devices* of the Code of Ordinances, specifically Section 33.14.2(c) as it relates to the minimum setback from a side yard line (See Exhibit 10).

The 0.23-acre subject property is currently developed for use as an automotive fuel sales development (i.e. gas station) and has frontage on Eagle Drive. The owner removed a legally, nonconforming sign and placed the current sign in approximately the same location without a permit (see Exhibit 8). The current sign does not meet the minimum setback from the side yard property line. Section 33.14.2(c) of the Code of Ordinances requires a minimum setback of 10 feet from the side yard property line (see Exhibit 10). The current sign is setback approximately 3 feet 7 inches from the side yard property line.

To keep the existing sign at its current location, the applicant must obtain a variance from the Zoning Board of Adjustment in accordance with Section 33.6(b) of the Code of Ordinances.

A full Staff Analysis based upon the criteria for approval for a sign variance is provided in Exhibit 2.

OPTIONS

1. Approve as submitted.
2. Approve subject to conditions.
3. Deny with reasons.

RECOMMENDATION

Staff do not find that all the criteria are strictly met; therefore, staff does not recommend approval of the variance. However, staff have no objection should the Zoning Board of Adjustment find that the request meets the spirit and intent of the criteria for approval in the DDC and Chapter 33 of the Code of Ordinances.

PUBLIC OUTREACH:

Public outreach is not required for this variance request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

No prior action/review.

DEVELOPER ENGAGEMENT

No developer contact and/or meeting disclosures have been provided to staff as of the issuance of this report.

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Current Zoning Map
5. Project Narrative
6. Property Survey and Sign Location
7. Existing Sign Elevations and Details
8. Photos of Current and Previous Signs
9. Denton County Appraisal District Public Records
10. Sign Code Excerpt

Respectfully submitted:
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Planning Director

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