

MINUTES
ZONING BOARD OF ADJUSTMENT
June 24, 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, June 24, 2024, at 5:34 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: 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. ZBA24-002: Elect an acting Chair for the Zoning Board of Adjustment's June 24, 2024 meeting.

Member Wood motioned to nominate Connor Hall to be acting chair for June 24, 2024 meetings. Member Hall accepted the nomination and Member Lynass seconds the motion.

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

NAYS (0): None

B. ZBA24-003: Consider the approval of the December 18, 2023 minutes.

Member Bray moved to approve the December 18, 2023 minutes as presented. Motion seconded by Member Redwine. Motion carried.

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

NAYS (0): None

3. Work Session

A. ZBA24-006 Receive a training and hold a discussion regarding the City of Denton Code of Ordinances Chapter 33 Signs and Advertising Devices.

Hayley Zagurski, Assistant Planning Director, gave a training on City of Denton Code of Ordinances Chapter 33 Signs and Advertising Devices.

4. Public Hearings

V24-0032: 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(e) as it relates to the setback for internally illuminated attached signs, to allow an internally illuminated wall sign to be installed less than 200 feet from a residential district boundary line, on an existing building, located on an approximately 0.75-acre property on the southwest corner of the intersection of Oak Street and Carroll Boulevard. (V24-0032, Plains Capital Bank Sign, Sean Jacobson)

Acting-Chair Hall opened the public hearing.

Sean Jacobson, Associate Planner, presented the item.

The applicant presented their request. Discussion between the board and applicant occurred.

Acting-Chair Hall closed the public hearing.

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

AYES (0): None

NAYS (6): Kristine Bray, Angela Green, Connor Hall, Kate Lynass, Michael Redwine, and Byron Woods

4. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 6:21 p.m.

X

Jennifer Lane
Zoning Board of Adjustments Chair

X

Lacy Brummett
Administrative Assistant

Minutes approved on: _____