



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda Zoning Board of Adjustment

Monday, December 14, 2020

3:30 PM

City Council Work Session Room

SPECIAL CALLED

Note: Chair Amber Briggie, Vice-Chair Jennifer Lane, and Commissioners Michael Redwine, David Higgins, Eric Horton, Emily Meisner, Princewill Njoku Jr., and Kate Lynass will be participating in the Zoning Board of Adjustment meeting via video/teleconference.

REGISTRATION GUIDELINES FOR ADDRESSING THE ZONING BOARD OF ADJUSTMENT

Due to COVID-19 precautions, members of the public will not be able to attend the December 14, 2020, Zoning Board of Adjustment meeting in person. To accommodate and receive input on agenda items, citizens will be able to participate in one of the following ways (NOTE: Other than public hearings, citizens are only able to comment one time per agenda item; citizens cannot use both methods to comment on a single agenda item. Public comments are not held for work session reports.):

- Virtual White Card – On Friday, December 11, 2020, the agenda was posted online at www.cityofdenton.com/publicmeetings. Once the agenda is posted, a link to the Virtual White Card, an online form, will be made available under the main heading on the webpage. Within this form, citizens may indicate support or opposition and submit a brief comment about a specific agenda item. Comments may be submitted up until the start of the meeting, at which time, the Virtual White Card form will be closed. Similar to when a citizen submits a white card to indicate their position on the item, these comment forms will be sent directly to members of the Zoning Board of Adjustment and recorded by the Secretary.

Members review comments received in advance of the meeting and take that public input into consideration prior to voting on an agenda item. The Chair will announce the number of Comment Cards submitted in support or opposition to an item during the public comment period. Comments will not be read during the meeting. The Secretary will reflect the number of comments submitted in favor/opposition to an item, the registrant's name, address, and (summary of) comments within the Minutes of the Meeting, as applicable.

OR

- By phone – Citizens wishing to speak over the phone during this meeting, may call (940) 349-7800 beginning 30 minutes prior to the meeting start time. Comments by phone will be accepted until the item is opened for discussion by the Chair. When the call is initially received, a staff member will receive the caller's information and either: 1) offer to call the citizen back when it is time for them to speak, or 2) record the caller's information, support or opposition, and comment. If the caller chooses to record their support or opposition, rather than speaking during the meeting, the Chair will announce the number of comments submitted in support or opposition to the item. If the caller wishes to receive a call back, the voice of each caller will be broadcast into the meeting during the public commenting time of their desired agenda item. Individuals will be able to comment once per agenda item, no matter the method.

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 14, 2020 at 3:30 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

1. PLEDGE OF ALLEGIANCE

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

“Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

2. ITEMS FOR CONSIDERATION

- A. [ZBA20-014](#) Consider the approval of the November 30, 2020 minutes.

Attachments: [Exhibit 1 - November 30, 2020 Minutes](#)

- B. [V20-0004](#) Consider two variance requests from the Denton Development Code: Section 3.2.5, R4-Residential, related to the minimum front- and rear-yard setbacks and Table 3.7-A, Authorized Exceptions to Setbacks, related to the front porch projection. The variance requested is for the construction of a single-family dwelling which would encroach into the minimum setbacks. The approximately 0.07-acre subject property is generally located on the southwest corner of East Hickory Street and Crawford Street. (V20-0004, Holland Setback, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Solomon Hill Addition Plat](#)
[Exhibit 5 - 1942 Aerial Map](#)
[Exhibit 6 - Applicant Narrative and Site Plan](#)
[Exhibit 7 - Presentation](#)

- C. [V20-0005](#) Consider approval of a variance from the 1991 Zoning Ordinance Section 35-93, Accessory Buildings, related to the minimum rear yard setback on approximately 0.22 acre. The variance requested is for an outdoor kitchen which encroaches into the minimum 3-foot rear setback. The subject property is located on the northwest corner of Echo Hill Lane and Falcon Ridge Road. (V20-0005, Outdoor Pavilion, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - 1991 Zoning Ordinance, Section 35-93, Accessory Buildings](#)
[Exhibit 5 - Applicant Site Plan, HOA Application, and Photos](#)
[Exhibit 6 - Presentation](#)

- D. [V20-0003](#) Consider a special exception request from Chapter 33 - Signs and Advertising Devices of the Code of Ordinances, specifically Section 33.14.2(e)(2) as it relates to the minimum required setback for internally illuminated wall signs in nonresidential districts when such

signs face a single-family residence or property zoned for single-family use. The subject approximately 3.382-acre property is located on the northwest corner of the intersection of Lillian Miller Parkway and Teasley Lane. (V20-0003, Total Care ER Wall Sign, Hayley Zagurski)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Zoning Map](#)
[Exhibit 5 - Project Narrative](#)
[Exhibit 6 - Sign Code Excerpts](#)
[Exhibit 7 - Presentation](#)

3. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Zoning Board of Adjustment or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Zoning Board of Adjustment reserves the right to adjourn into a Closed Meeting on any item on its Open Meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Denton, Texas, on the 11th day of December, 2020 at 2:25 p.m.

CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.