

Zoning Board of Adjustment  
Meeting Minutes  
December 14, 2020

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:

**PRESENT:** Vice-Chair Jennifer Lane. Commissioners Michael Redwine, David Higgins, Eric Horton, Princewill Njoky, Jr., Emily Meisner and Kate Lynass.

**ABSENT:** Chair Amber Briggie

**STAFF:** Mack Reinwand, Richard Cannone and Ron Menguita.

**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.**

Vice-Chair Jennifer Lane opened the Zoning Board of Adjustment Meeting at 3:40 p.m.

**REGULAR MEETING**

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag B. Texas Flag

2. ITEMS FOR CONSIDERATION

A. Consider the approval of the November 30, 2020 minutes

Vice-Chair Jennifer Lane motioned to approve Item 2A. Motion seconded by Commissioner David Higgins. Unanimous vote. Motion carried 6-0-2.

AYES (7): Vice-Chair Jennifer Lane. Commissioners: Michael Redwine, David Higgins, Eric Horton, Emily Meisner Princewill Njoku, Jr. and Kate Lynass.

NAYS (0): None

ABSENT (1): Chair Amber Briggie

B. 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)

Julie Wyatt, Senior Planner, presented Item 2B.

A discussion followed.

Commissioner Kate Lynass motioned to approve Item 2B with the proposed variances and staff findings. Motion seconded by Commissioner Eric Horton. Unanimous vote. Motion carried 7-0-1.

AYES (7): Vice-Chair Jennifer Lane. Commissioners: Michael Redwine, David Higgins, Eric Horton, Emily Meisner Princewill Njoku, Jr. and Kate Lynass.

NAYS (0): None

ABSENT (1): Chair Amber Briggie

C. 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)

Julie Wyatt, Senior Planner, presented Item 2C.

A discussion followed. The Commission decided to deny the request to allow the covered outdoor pavilion constructed within three feet of the rear property line to remain.

Commissioner Kate Lynass motioned to deny Item 2C. Motion seconded by Commissioner David Higgins. Unanimous vote. Motion carried 4-2-2.

AYES (4): Vice-Chair Jennifer Lane. Commissioners: David Higgins, Emily Meisner and Kate Lynass.

NAYS (2): Commissioners: Michael Redwin, Princewill Njoku, Jr.

ABSENT (2): Chair Amber Briggie, Commissioner Eric Horton

D. 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)

Hayley Zagurski, Senior Planner, presented Item 2D.

A discussion followed. The Commission decided the medical emergency sign shall not exceed 24-feet 8-inches in height measured from the ground level beneath the sign, with a 160-foot setback and after 90 days from the installation of the sign, the sign shall have a maximum illumination of 50 lumens at nighttime.

Commissioner Emily Meisner motioned to approve Item 2D proposed recommendations. Motion seconded by Commissioner Michael Redwine. Unanimous vote. Motion carried 6-0-2.

- 1 AYES (6): Vice-Chair Jennifer Lane. Commissioners: Michael Redwine, David Higgins, Emily
- 2 Meisner, Princewill Njoku, Jr. and Kate Lynass.
- 3 NAYS (0):
- 4 ABSENT (2): Chair Amber Briggie, Commissioner Eric Horton
- 5
- 6 With no other business, the meeting was adjourned at 5:54 p.m.

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*Amber Briggie* 3/24/2021  
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Amber Briggie  
Chair of Zoning Board of Adjustment

X DocuSigned by:  
*Monica Salcedo* 3/24/2021  
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Monica Salcedo  
Administrative Assistant

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