

Zoning Board of Adjustment  
Meeting Minutes  
May 24, 2021

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, May 24, 2021 at 3:00 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:** Chair Amber Briggie, Vice-Chair Jennifer Lane. Commissioners Michael Redwine, Emily Meisner, Princewill Njoku Jr., and Kate Lynass.

**ABSENT:** Commissioner Eric Horton.

**STAFF:** Mack Reinwand, Richard Cannone, Ron Menguita, Julie Wyatt, and Monica Salcedo.

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

Chair Amber Briggie opened the Zoning Board of Adjustment Meeting at 3:06 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 January 25, 2021 minutes.

Vice-Chair Jennifer Lane motioned to approve Item 2A. Motion seconded by Commissioner Emily Meisner. Unanimous vote. Motion carried 6-0-1.

AYES (6): Chair Amber Briggie, Vice-Chair Jennifer Lane. Commissioners Michael Redwine, Emily Meisner, Princewill Njoku Jr., and Kate Lynass.

NAYS (0): None

ABSENT (1): Commissioner Eric Horton.

B. Hold a public hearing and consider an appeal of an administrative decision regarding the interpretation of the Use-Specific Standards for Automotive Repair, Major, for a property located at 3008 S. I-35E. The subject property is approximately 1.98 acres located on the west side of I-35E, approximately 640 feet south of Buccee's Boulevard in the City of Denton, Denton County, Texas. (ZBA21-0001, Automotive Repair, Julie Wyatt)

1 Chair Amber Briggie explained the hearing procedures and evaluation of the appeal.

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3 Julie Wyatt, Senior Planner, presented Item 2B.

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5 Trey Sargent, Applicant, and Grey Hanna, Applicant's legal counsel, spoke to the Board regarding  
6 the item.

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8 C. [Consider an appeal of an administrative decision regarding the interpretation of the](#)  
9 [Use-Specific Standards for Automotive Repair, Major, for a property located at 3008](#)  
10 [S. I-35E. The subject property is approximately 1.98 acres located on the west side of](#)  
11 [I-35E, approximately 640 feet south of Buccee's Boulevard in the City of Denton,](#)  
12 [Denton County, Texas. \(ZBA21-0001a, Automotive Repair, Julie Wyatt\)](#)  
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14 Board Members stated that they will deliberate and vote on the item in the next scheduled meeting.

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16 With no further business, the closed meeting was adjourned at 4:21 p.m.

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Amber Briggie  
Chair of Zoning Board of Adjustment

DocuSigned by:  
X *Monica Salcedo* 6/14/2021  
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Monica Salcedo  
Administrative Assistant

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