



City of Denton

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

Meeting Agenda Zoning Board of Adjustment

Monday, October 30, 2017

4:00 PM

Work Session Room

After determining that a quorum is present, the Zoning Board of Adjustment of the City of Denton, Texas will convene in a Work Session on Monday, October 30, 2017, at 4:00 p.m. in the City Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which time the following items will be considered:

WORK SESSION

1. Clarification of agenda items listed on the Regular Meeting portion of this agenda, and discussion of issues not briefed in the written backup materials.

Following the completion of the Work Session, the Zoning Board of Adjustment will convene in a Regular Meeting to consider the following items:

REGULAR MEETING

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. CONSIDER APPROVAL OF THE ZONING BOARD OF ADJUSTMENT MINUTES FOR:

- A. [ZBA17-007](#) Consider approval of the Zoning Board of Adjustment meeting minutes.

Attachments: [September 25, 2017](#)

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ZBA17-008](#) Consider and appoint members for the Zoning Board of Adjustment Chair and Vice-Chair positions.
- B. [ZBA17-009](#) Consider approval of the 2018 Zoning Board of Adjustment calendar.

Attachments: [2018 Calendar](#)

4. PUBLIC HEARINGS

- A. [ZBA17-0002a](#) Hold a public hearing and consider approval of a variance from Denton Development Code Section 35.5.2.3, General Regulations, relating to the minimum front and side yard setbacks on approximately 0.18 acre. The variance requested is for the construction of a solar panel support structure which would encroach into the minimum 20-foot front yard setback and minimum 6-foot side yard setback. The subject property is generally located on the north side of Hummingbird Lane, approximately 540 feet west of Cardinal Drive.

(ZBA17-0002, Solar Panel Support Structure, Julie Wyatt).

Attachments: [Exhibit 1 - Site Location Map](#)
 [Exhibit 2 - Zoning Map](#)
 [Exhibit 3 - Project Narrative](#)
 [Exhibit 4 - Notification Map](#)

5. 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 Work Session or Regular Session 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 _____ day of _____, 2017 at _____ o'clock (a.m.) (p.m.)

CITY SECRETARY

NOTE: THE CITY OF DENTON CITY COUNCIL WORK SESSION ROOM IS HANDICAP-ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE 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 349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT A SIGN LANGUAGE INTERPRETER CAN BE SCHEDULED THROUGH THE CITY SECRETARY'S OFFICE.