

MINUTES  
ZONING BOARD OF ADJUSTMENT  
February 28, 2022

After determining that a quorum was present, the Zoning Board of Adjustment of the City of Denton, Texas convened in a Regular Meeting on Monday, February 28, 2022, at 5:36 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Amber Briggie, Vice Chair Jennifer Lane, and Commissioners Michael Redwine, Candi Harris, Lauren Fisher, and Kate Lynass

*Fischer*

ABSENT: Commissioner Princewill Njoku Jr.

**REGULAR MEETING**

**1. PLEDGE OF ALLEGIANCE**

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

**2. ITEMS FOR INDIVIDUAL CONSIDERATION**

**A. ZBA22-003:** Consider the approval of the June 7, 2021 minutes.

Vice-Chair Lane moved to approve the minutes as presented. Motion seconded by Commissioner Lynass. Motion carried.

AYES (6): Chair Briggie, Vice Chair Lane, Redwine, Harris, Fisher, and Lynass

**B. ZBA22-007:** Consider the approval of the November 8, 2021 minutes.

Commissioner Lynass moved to approve the minutes as presented. Motion seconded by Commissioner Redwine. Motion carried.

AYES (6): Chair Briggie, Vice Chair Lane, Redwine, Harris, Fisher, and Lynass

**C. V21-0002:** Consider a request for a variance from the Denton Development Code, Section 3.2.4, R3-Residential, regarding minimum lot area and minimum lot width. The variance is for an existing lot in which the single-family structure is planned to be reconstructed. The 5,000 square foot property is located west of Cross Timber Street, and approximately 70 feet south of Wye Street. (V21-0002, Robinson Reconstruct, Lisa Payne)

Lisa Payne, Principal Planner, presented the item and a discussion followed.

Ron Menguita, Principal Planner, spoke on the item.

Alma Espino, Housing Programs Manager, spoke on the item.

Gordon Meredith, Residential Construction Specialist, spoke on the item.

Vice-Chair Lane moved to approve item 2C as submitted. Motion seconded by Commissioner Redwine. Motion carried.

AYES (6): Chair Briggie, Vice Chair Lane, Redwine, Harris, Fisher, and Lynass

#### **4. CONCLUDING ITEMS**


With no further business, the meeting was adjourned at 5:59 p.m.

X



Amber Briggie  
Zoning Board of Adjustment Chair

X



Monica Salcedo  
Administrative Assistant