

Minutes
Zoning Board of Adjustments
March 25, 2019

After determining that a quorum was present, the Zoning Board of Adjustment of the City of Denton, Texas will convene in a Regular Meeting on Monday, March 25, 2019 at 4:30 p.m. in the City Hall Conference Room at City hall, 215 E. McKinney Street, Denton, Texas at which the following items were considered.

Present: Board Members: Amber Briggie, Jennifer Lane, Eric Horton, William House, And David Higgins.

Alt. Board Members: 1. Emily Meisner, 2. Brian Beck

Staff: Scott McDonald, Jerry Drake, Hayley Zagurski, Karina Maldonado, Selena Dillard

Absent: Greg Sawko, Connie Baker, and Maureen Leak

Chair Amber Briggie opened the meeting at 4:49 p.m.

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag B. Texas Flag

2. ITEMS FOR CONSIDERATION

A. Consider and appoint a member for the Zoning Board of Adjustment Chair Position.

Chair Amber Briggie asked the Board for nominations. Board Member House nominated Amber Briggie, Board Member Lane Seconded.

Motion to elect Board Member Briggie as Chair approved (7-0) Board Member Amber Briggie "aye", Board Member Jennifer Lane "aye", Board Member Eric Horton "aye", Board Member William House "aye", Board Member David Higgins "aye", Alternate Emily Meisner "aye, Alternate Brian Beck "aye".

B. Consider and appoint a member for the Zoning Board of Adjustment Vice-Chair Position.

Chair Briggie asked the Board for nominations. Board Member Higgins motioned to nominate Board Member Lane as Vice-Chair, Alternate Meisner seconded.

Motion to elect Board Member Lane as Vice-Chair approved (7-0) Board Member Amber

1 Briggle “aye”, Board Member Jennifer Lane “aye”, Board Member Eric Horton “aye”,
2 Board Member William House “aye”, Board Member David Higgins “aye”, Alternate
3 Emily Meisner “aye, Alternate Brian Beck “aye”.

4
5 C. [Consider approval of the January 28, 2019 Zoning Board of Adjustment meeting](#)
6 [minutes](#)

7
8 Chair Briggle noted that she would abstain from voting as she was absent the previous
9 meeting, and asked if there were any corrections to the minutes. Lane asked how the board
10 would know if the previous meeting’s ruling was followed. Scott McDonald, Director of
11 Development Services, answered that the applicant must follow the ruling in order to
12 receive the required permits. Vice-Chair Lane noted that in the last meeting the case came
13 about due to a misreading of code, going forward how can the board be assured that it
14 would not happen again. McDonald answered that it is his responsibility to ensure the code
15 is interpreted correctly.

16
17 Vice-Chair Lane motioned to approve the minutes, Board member Higgins seconded.
18 Motion to approve the January 28, 2019 minutes approved (6-0) Board Member Amber
19 Briggle “abstained”, Board Member Jennifer Lane “aye”, Board Member Eric Horton
20 “aye”, Board Member William House “aye”, Board Member David Higgins “aye”,
21 Alternate Emily Meisner “aye, Alternate Brian Beck “aye”.

22
23 Board Member Higgins noted, regarding the previous meeting, that there was a detention
24 pond on the property. He went on to say that he did not believe changing the material of
25 the lot covering from non-pervious to pervious would make a difference.

26
27 D. [Receive a presentation and hold a discussion regarding Robert’s Rule of Order](#)

28
29 Chair Briggle stated that training on Robert’s Rule of Order will be postponed until the
30 next ZBA meeting.

31
32 3. [PUBLIC HEARING](#)

33
34 A. [ZBA19-019](#)

35
36 Scott McDonald requested that the item be withdrawn from the meeting due to legal
37 reasons. He went on to say that there was a potential for a special called ZBA meeting in
38 the future regarding the case.

39
40 4. [CONCLUDING ITEMS](#)
41

- 1 Chair Briggie offered her condolences to City staff in the passing of Caroline Booth,
- 2 Director of Economic Development.