

Minutes  
Zoning Board of Adjustment  
April 29, 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, April 29, 2019 at 4:30 p.m. in the Meeting Room at Denton Civic Center, 321 E McKinney Street, Denton, Texas at which the following items were considered:

**Present:** Chair Amber Briggie, Vice-Chair Jennifer Lane, Board Members: David Higgins, Eric Horton, and Connie Baker. Alternates: Brian Beck and Emily Meisner.

**Staff:** Ron Menguita, Jerry Drake, and Selena Dillard

**Absent:** Board Members William House, Alternate Maureen Leak

Chair Briggie opened the meeting at 4:39pm

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag B. Texas Flag

2. ITEMS FOR CONSIDERATION

A. ZBA19-020 Consider approval of the Zoning Board of Adjustment meeting Minutes.

The person who seconded the motion to appoint Amber Briggie as Chair in the previous meeting was unknown, Jennifer Lane stated that she seconded that motion. Alternate Beck pointed out that his name was misspelled. Vice-Chair Lane motioned to approve the March 25, 2019 minutes pending corrections, Board Member Horton seconded the motion. Motion to approve the March 25, 2019 minutes approved (7-0) Chair Briggie “aye”, Vice Chair Lane “aye”, Board Member Higgins “aye”, Board Member Horton “aye”, Board Member Baker “aye”, Alternate Beck “aye”, Alternate Meisner “aye”.

B. ZBA19-021 Receive a presentation and hold a discussion regarding Robert’s Rule of Order.

This item was postponed, due to technical difficulties preventing access to the training video.

C. ZBA19-022 Receive a report and hold a discussion on the Denton Development Code update.

Ron Menguita presented a PowerPoint going over information about the new Denton Development Code that was recently adopted.

1 Menguita asked who on the board would like a physical copy of the new Denton Development  
2 Code. Chair Briggie, Vice-Chair Lane, Board Member Horton, Board Member Baker, Board  
3 Member Higgins, and Alternate Meisner would like to have a physical copy of the code.

4  
5 Menguita then noted that the Code had passed City Council, and the vote on the zoning map is  
6 postponed to a later time prior to October 1<sup>st</sup>.

7  
8 Alternate Beck asked going forward which set of standards the board will be using when going  
9 over cases. Ron responded that the board would be using the zoning standards. When a report is  
10 prepared for a meeting, it will have all the information and requirements the board will need to  
11 know. Alternate Beck asked how long a property would be grandfathered into the old code. Jerry  
12 Drake answered that beginning October 1<sup>st</sup>, an applicant will either be using the new code, or be  
13 considered legal non-conforming.

14  
15 Alternate Meisner asked if there will be any revisions to the code before October 1<sup>st</sup>, Menguita  
16 answered that there might be very minor changes, but not major changes.

17  
18 Vice-Chair Lane asked where to advise citizens to go to get more information on the updated code.  
19 Menguita answered that the citizens should be encouraged to contact city staff, or visit the  
20 Development Services office. He hopes to update the website with the updated code as soon as  
21 possible, and that staff is still going through the responses.

22  
23 Chair Briggie, Vice-Chair Lane, Board Member Baker, Board Member Higgins, and Alternate  
24 Meisner would like to continue getting hard copies of the Agenda and information packets.

25  
26 Chair Briggie, and Vice-Chair Lane pointed out that meeting during the summer months is  
27 difficult, and that they are open to not having a meeting for the next couple of months as long as  
28 there are no cases.

29  
30 Chair Briggie adjourned the meeting at 5:19pm.