



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda Zoning Board of Adjustment

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Monday, September 30, 2019

4:30 PM

City Council Work Session Room

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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, September 30, 2019 at 4:30 p.m. in the City Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

### 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. ITEMS FOR CONSIDERATION

- A. [ZBA19-032](#) Consider approval of the minutes of August 26, 2019.  
  
*Attachments:* [August 26, 2019](#)
- B. [ZBA19-034](#) Consider and appoint a member for the Zoning Board of Adjustment Chair position.
- C. [ZBA19-035](#) Consider and appoint a member for the Zoning Board of Adjustment Vice-Chair position.
- D. [ZBA19-033](#) Receive a report and hold a discussion of Robert’s Rule of Order.

### 3. PUBLIC HEARINGS

- A. [ZBA19-0008](#) Hold a public hearing and consider approval of two variance requests from Chapter 33 - Signs and Advertising Devices of the Code of Ordinances, specifically Section 33.14.2(b) (1) as it relates to the maximum permitted height and maximum permitted effective area for ground signs on IH-35E street frontages in nonresidential districts. The subject approximately 1.688-acre property is located on the northeast corner of the intersection of Fort Worth Drive and the IH-35E Frontage Road. (ZBA19-0008, McDonalds Sign, Sean Jacobson)

*Attachments:* [Exhibit 1 - Agenda Information Sheet.pdf](#)  
[Exhibit 2 - Site Location Map](#)  
[Exhibit 3 - Zoning Map](#)  
[Exhibit 4 - Project Narrative](#)  
[Exhibit 5 - Sign Code Excerpts](#)  
[Exhibit 6 - Presentation](#)

### 4. 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 Open Meeting 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 \_\_\_\_\_, 2019 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.