



City of Denton

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

Meeting Agenda Zoning Board of Adjustment

Monday, December 16, 2019

5:30 PM

City Council 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 Regular Meeting on Monday, December 16, 2019 at 5:30 p.m. in the City Council Worksession 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. [ZBA19-046](#) Consider approval of the minutes of October 28, 2019, October 29, 2019, and November 18, 2019.

Attachments: [October 28, 2019](#)
 [October 29, 2019](#)
 [November 18, 2019](#)

3. PUBLIC HEARINGS

- A. [V19-0004](#) Hold a public hearing and consider approval of five variance requests from Subchapter 7 - Development Standards of the Denton Development Code, specifically from provisions of the following Sections: Section 7.7 Landscaping, Screening, Buffering, and Fences; Section 7.9 Parking and Loading; and Section 7.10 Site and Building Design. The approximately 1.62-acre subject property is located on south side of Scripture Street approximately 450 feet west of Bonnie Brae Street. (V19-0004, Texas Health Surgery Center Denton, Hayley Zagurski)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Site Location Map](#)
 [Exhibit 3 - Zoning Map](#)
 [Exhibit 4 - Project Narrative](#)
 [Exhibit 5 - Site Plan](#)
 [Exhibit 6 - Landscape Plan](#)
 [Exhibit 7 - Building Elevations](#)

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 _____

CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMODATION, SUCH AS 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 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.