

MINUTES
ZONING BOARD OF ADJUSTMENT
July 27, 2026
Meeting 1 of 2

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, July 27, 2026, at 6:15p.m. in Training Rooms 3, 4, and 5, at the Development Service Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

PRESENT: Chair Connor Hall, Vice-Chair Liam Gaume-Wakefield, and Members: Kate Lynass, Scout Register, Julie Remski, and Byron Woods

ABSENT:

REGULAR MEETING

1. PLEDGE OF ALLEGIANCE

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

2. ITEMS FOR INDIVIDUAL CONSIDERATION

A. ZBA26-015 : Consider the approval of the April 6, 2026, minutes.

Vice-Chair Gaume-Wakefield moved to approve the minutes as presented. Motion seconded by Member Lynass. Motion carried.

AYES (6) Chair Connor Hall, Vice-Chair Liam Gaume-Wakefield, and Members: Kate Lynass, Scout Register, Julie Remski, and Byron Woods

NAYS (0): None

ABSENT FOR VOTE: Jennifer Lane

C. ZBA26-012: Receive a report and hold a discussion regarding nonconforming rights. The discussion will include but is not limited to the state and local regulations, types of nonconformities, and processes related to discontinuance.

Julie Wyatt, Principal Planner, presented the item. Discussion followed.

3. Public Hearing

A. V26-0007 Hold a public hearing and consider approval of a variance from Chapter 33 Signs and Advertising Devices of the Code of Ordinances, specifically Section 33.14.2(c) as it relates to the minimum setback from a side yard property line, to allow for a sign with a side yard setback of approximately 3 feet 7 inches for an existing gas station, located on

an approximately 0.23-acre property on the south side of Eagle Drive and approximately 235 feet west of Cleveland Street. (V26-0007, Texaco 525 Eagle Dr, Matt Bodine)

Chair Hall opened the public hearing.

Matt Bodine, Assistant Planner, presented the item.

Discussion between the members occurred.

The applicant led a presentation and answered questions from the board.

With no member of the public speaking on the matter, Chair Hall closed the public hearing.

Vice-Chair Gaume-Wakefield made a motion to approve the variance due to the reasons outlined in the staff analysis. Motion seconded by Member Remski. Motion Failed.

AYES (5): Chair Connor Hall, Vice-Chair Liam Gaume-Wakefield, and Members: Kate Lynass, Julie Remski, and Byron Woods

NAYS (1): Member Register

With five in favor and one against the motion failed. Discussion Followed.

The board was unable to reach a unanimous decision. Chair Hall re-opened the public meeting.

Matt Bodine, Assistant Planner, answered clarifying questions presented by the board.

The applicant answered clarifying questions presented by the board.

Member Register made a motion that the variance be denied as presented by staff because the applicant has not met the variance approval criteria. Member Lynass seconded.

AYES (3): Chair Connor Hall, Scout Register, Kate Lynass

NAYS (3): Vice-Chair Liam Gaume-Wakefield, Julie Remski, Byron Woods

As no decision was reached by the board, Chair Hall motioned to postpone until a seventh member has been added to the board. Member Register seconded the motion.

AYES (6) Chair Connor Hall, Vice-Chair Liam Gaume-Wakefield, and Members: Kate Lynass, Scout Register, Julie Remski, and Byron Woods

NAYS (0): None

The variance will be postponed until another member is added to the board.

B. AA26-0003 Hold a public hearing and consider an appeal of an administrative decision regarding the existence of nonconforming rights for the building addressed as 910 North Mayhill Road. The building is one of four structures located on an approximately 3.5-acre property located on the east side of North Mayhill Road, approximately 735 feet north of Russell Newman Boulevard, in the City of Denton, Denton County, Texas. (AA26-0003, 910 N Mayhill Rd, Hayley Zagurski)

Chair Hall opened the public meeting.

Hayley Zagurski, Director of Planning, Presented the item. Discussion Followed.

The appellant led a presentation. The appellant and additional witnesses answered clarifying questions from the board.

Staff provided rebuttal comments.

With no member of the public speaking on the matter and no further questions from the board, Chair Hall closed the public meeting.

4. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 8:55p.m.



Liam Gaume-Wakefield
ZBA Vice-Chair



Lindsey Grob
Administrative Assistant

Minutes approved on: 9/28/20