



City of Farmers Branch

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Meeting Minutes - Draft

Zoning Board of Adjustment

Thursday, December 19, 2024

6:00 PM

City Hall

Dinner break at 5:00 PM and Meeting to be held at 6:00 PM in the Council Chambers.

CALL TO ORDER (6 PM)

Absent: 1 - Alternate Briseno

Present: 5 - Chair Connie Hardy, Vice Chair Glenn Douglass, Member Bradford Nobbe, Member Patricia Driscoll and Member Michael Gardner

Staff: 4 - Director of Community Services Danielle Summers, Deputy Director of Community Services Scott Webster, Plans Examiner Louise Means and Recording Secretary Javier Garcia

CITIZEN COMMENTS

There were no speakers for Citizens Comments

REGULAR AGENDA ITEMS

C.1 [ZBA-R 30](#) Consider approval of the August 29, 2024, Zoning Board of Adjustment minutes; and take appropriate action.

With no corrections noted, a motion was made by Member Driscoll, seconded by Member Gardner, that the Zoning Board of Adjustment Minutes for August 29, 2024 be approved as drafted. The motion carried by the following vote:

Absent: 1 - Alternate Briseno

Aye: 4 - Chair Hardy, Vice Chair Douglass, Member Nobbe and Member Driscoll

PUBLIC HEARING

D.1 [ZBA-24-0001](#) Conduct a public hearing and consider a variance request at 3326 Gatwick PI and take appropriate action.

David Luther, owner of Lot 13 Block N of Oakbrook Estates, more commonly known as **3326 Gatwick Place**, is requesting permission to encroach the required 10-foot rear yard setback by 5 feet, and the allowed lot coverage of 45% by 3.24% to construct a 451 square foot patio cover. The Comprehensive Zoning Ordinance, Article 3.3.7, requires a minimum 10-foot rear yard setback and 45% maximum lot coverage to allow for open and unoccupied space. A variance to allow the approximately 5-foot encroachment on the rear yard setback and 48.24% lot coverage would be required for a permit to be issued.

Danielle Summers, Director of Community Services, came forward to present the case for the city.

The owner of 3326 Gatwick Place was not present to testify present evidence for the Board to consider.

One person responded by mail - in favor.

A motion was made by Patricia Driscoll, and seconded by Michael Gardner that the public hearing be closed. The Public Hearing was closed unanimously.

The request was approved by the following vote.

Absent: 1 - Alternate Briseno

Nay: 2 - Chair Hardy and Member Nobbe

Aye: 3 - Vice Chair Douglass, Member Driscoll and Member Gardner

ADJOURNMENT

Meeting adjourned at 6:32 PM.

Chairman

City Administration