



# City of Farmers Branch

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

## Meeting Minutes - Draft

### Zoning Board of Adjustment

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Tuesday, October 29, 2019

6:00 PM

City Hall

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

#### **Call to Order - Council Chambers - 5:58 PM**

Chairman Rogan stated that all persons planning to testify to please stand to take the oath. They did so.

**Present** 7 - Chair Michael Rogan, Vice Chair Mike Del Valle, Member Glenn Douglass, Member Beverly Nelson, Member Tommie Hylkema, Alternate Jake Gigl, and Alternate Matthew Kelley

**Staff** 4 - Hugh Pender Building Official, Paul Mattson Deputy Building Official, Danielle Summers Plans Examiner, and Louise Means Administrative Assistant I

#### **A. CITIZEN COMMENTS**

This agenda item provides an opportunity for citizens to address the Zoning Board of Adjustment on any matter that is not posted on the agenda. Anyone wishing to address the Board should complete a Citizen Comments Registration Form and submit it to the Chairman prior to the start of the meeting. There is a three (3) minute time limit for each citizen to speak with a reasonable limitation on speakers on one topic or item with a maximum of fifteen total minutes on the same topic item. Anyone wishing to speak shall be courteous and cordial.

The Board is not permitted to take action on any subject raised by a speaker during Citizen Comments. However, the Board may have the item placed on a future agenda for action; refer the item to the Building Official for further study or action; briefly state existing City policy; or provide a brief statement of factual information in response to the inquiry.

#### **B. REGULAR AGENDA ITEMS**

##### **B.1 [19-508](#) Consider approval of the August 27, 2019 Zoning Board of Adjustment Minutes; and take appropriate action.**

Chairman asked the Board if they had read the minutes of the August 27, 2019 meeting and if anyone had changes to the minutes.

**A motion was made by Vice Chairman Del Valle, seconded by Member Hylkema, that the minutes be approved as drafted. The motion carried by the following vote:**

**Aye:** 5 - Chair Rogan, Vice Chair Del Valle, Member Douglass, Member Nelson and Member Hylkema

#### **C. PUBLIC HEARING**

##### **C.1 [ZBA 19-06](#) Conduct a public hearing and consider a variance request at 3607 Chellen to reduce the 30' platted side yard setback due to the requirement being more restrictive than the current Comprehensive Zoning Ordinance (CZO); and take appropriate action.**

Chairman Rogan opened the public hearing and read the case into the record.

Building Official Hugh Pender presented the case. Mr. Pender stated that thirty-four (34) notices were mailed out to adjacent property owners and there was one response in favor. Chairman Rogan opened the floor to questions.

The applicant, Mr. Fred Williams of 3607 Chellen, came forward and spoke in regards to the request.

Mr. Gary Dean, of 6308 Whittier Drive, Plano, TX, came forward and spoke to the request.

No one else came forward to address this agenda item. Chairman Rogan asked for a motion to close the public hearing. A motion to close the public hearing was made by Member Hylkema, seconded by Member Douglass. Approved unanimously.

**A motion was made by Member Hylkema, seconded by Vice Chairman Del Valle, to grant a variance allowing the use of the Comprehensive Zoning Ordinance, Article 3, Section 1.2.d in lieu of the recorded plat, because our determination from the facts and evidence presented at the public hearing indicated that literal enforcement of the Recorded Plat would be contrary to public interest and would result in an unnecessary hardship. The motion carried by the following vote:**

**Aye:** 5 - Chair Rogan, Vice Chair Del Valle, Member Douglass, Member Nelson and Member Hylkema

**D. ADJOURNMENT**

With no other business before the board, Chairman Rogan called for a motion to close the meeting at 6:13 PM.

**A motion was made by Vice Chair Del Valle, seconded by Member Nelson, that this be adjourned. The motion carried by the following vote:**

**Aye:** 5 - Chair Rogan, Vice Chair Del Valle, Member Douglass, Member Nelson and Member Hylkema

Approved:

Attest:

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Mike Rogan, Chairman

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Rebecca Albin, Recording Secretary