



City of Farmers Branch

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

Meeting Minutes - Draft

Zoning Board of Adjustment

Thursday, January 22, 2026

18:00

City Hall

Absent: 1 - Member Driscoll

Present: 5 - Chair Hardy, Vice Chair Douglass, Member Nobbe, Member Gardner and Alternate Briseno

Staff: 2 - Deputy Director of Community Services Webster and Plans Examiner Means

CALL TO ORDER (6 PM)

Board Chair Hardy called the meeting to order at 6:00 p.m.

CITIZEN COMMENTS

There were no members of the public wishing to address the Zoning Board of Adjustments.

REGULAR AGENDA ITEMS

C.1 [ZBA-R 31](#) **Consider approval of the December 19, 2024, Zoning Board of Adjustment minutes; and take appropriate action.**

A motion was made by Board Member Gardener, seconded by Board Member Nobbe, to approve the December 19, 2024 Zoning Board of Adjustment meeting minutes as drafted. The motion carried with the following vote:

Aye: 5 - Chair Hardy, Vice Chair Douglass, Member Nobbe, Member Gardner and Alternate Briseno

PUBLIC HEARING

D.1 [ZBA-25-0001](#) **Conduct a public hearing and consider a variance request at 13435 Briarbrook Dr, and take appropriate action.**

Jacob and Lindsay Fleming, owners of Lot 4 Block J of Brookhaven Estates 5, more commonly known as 13435 Briarbrook Drive, are requesting permission to encroach the required 25-foot front yard setback by 0.4 feet. The Comprehensive Zoning Ordinance, Article B.3.5, requires a minimum 25-foot front yard setback.

Scott Webster, The Deputy Director of Community Services, presented the case for the city.

Thomas Cusick provided his testimony on the variance request.

A motion was made by Board Member Gardener, seconded by Board Member Douglas, to close the public hearing. The motion was unanimously approved.

A motion was made by Board Member Nobbe, seconded by Board Member Douglas, to approve the requested variance to the Comprehensive Zoning Ordinance, Article B.3.5, and allow the 0.4-foot encroachment on the front yard setback. The motion carried with the following vote:

Aye: 5 - Chair Hardy, Vice Chair Douglass, Member Nobbe, Member Gardner and Alternate Briseno

ADJOURNMENT

A motion to adjourn was made by Board Member Gardner, and seconded by Board Member Nobbe. The motion passed unanimously.

The meeting was adjourned at 6:13 PM.

Board Chair

Recording Secretary