



# City of Farmers Branch

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

## Meeting Minutes

### Zoning Board of Adjustment

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Tuesday, June 25, 2019

6:00 PM

Council Chambers

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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.

#### A. REGULAR AGENDA ITEMS

**Absent** 2 - Vice Chair Mike Del Valle, and Chair John Tarleton

**Present** 5 - Member Glenn Douglass, Member Beverly Nelson, Member Michael Rogan, Alternate Jarrod Williams, and Alternate Tommie Hylkema

**Staff** 5 - Hugh Pender, Building Official; Paul Matson, Deputy Building Official; Danielle Summers, Plans Examiner; Rebecca Albin, Recording Secretary; and Louise Means, Administrative Assistant I

#### A.1 19-296

**Consider excusal of absence of a Board Member from a regular meeting; and take appropriate action.**

Chairman asked the Board to consider the approval of the absence of Alternate Member Hylkema from the January 29, 2019 regular meeting due to scheduling conflicts.

**A motion was made by Member Nelson, seconded by Alternate Williams, that the absence be excused. The motion carried by the following vote:**

**Aye:** 5 - Member Douglass, Member Nelson, Member Rogan, Alternate Williams and Alternate Hylkema

#### A.2 19-297

**Consider approval of the January 29, 2019 Zoning Board of Adjustment Minutes; and take appropriate action.**

Chairman asked the Board if they had read the minutes of the January 29, 2019 meeting and if anyone had changes to the minutes.

**A motion was made by Alternate Hylkema, seconded by Member Douglass, that the minutes be approved. The motion carried by the following vote:**

**Aye:** 5 - Member Douglass, Member Nelson, Member Rogan, Alternate Williams and Alternate Hylkema

#### A.3 19-316

**Consider annual appointments to the Chairman and Vice Chairman positions for the Zoning Board of Adjustment; and take appropriate action.**

Chairman opened discussion to appoint Members to the position of Chairman and Vice Chairman.

**A motion was made by Member Williams, second by Alternate Member Hylkema to appoint Member Rogan as Chairman.**

A motion was made by Member Williams, second by Member Douglass to appoint Vice Chairman Del Valle as Vice Chairman.

The motion carried by the following vote:

Aye: 5 - Member Douglass, Member Nelson, Member Rogan, Alternate Williams and Alternate Hylkema

**B. PUBLIC HEARING**

**B.1 ZBA 19-02 Conduct a public hearing and consider a variance request for a fence to encroach the side (front) yard setback of the corner lot located at 14334 Southern Pines Drive; and take appropriate action.**

Building Official Hugh Pender presented the case

The applicant, Don Cleghorn, came forward and spoke in regards to the request.

**A motion to close the public hearing by Alternate Member Hylkema, second by Member Douglass. Approved unanimously.**

**A motion to grant a variance to the Code of Ordinances, Article VIII, Section 22-266 to allow a fence to encroach the side (front) yard setback in order to issue the Fence Permit, because determination from the facts and evidence presented at the public hearing indicated that literal enforcement of the Code of Ordinances would be contrary to public interest and will result in an unnecessary hardship was made by Alternate Member Hylkema, second by Alternate Member Williams.**

The motion carried by the following vote:


Aye: 5 - Member Douglass, Member Nelson, Member Rogan, Alternate Williams and Alternate Hylkema

**C. ADJOURNMENT**

**With no other items on the agenda, a motion was made by Member Nelson and second by Alternate Member Williams that the meeting be adjourned at 6:22 PM. The motion carried by the following vote:**

Aye: 5 - Member Douglass, Member Nelson, Member Rogan, Alternate Williams and Alternate Hylkema

Approved:

Chairman:   
Mike Rogan, Acting Chairman

Attest:

Recording Secretary:   
Rebecca Albin



City of Farmers Branch
Zoning Board of Adjustment
Determination Affidavit

Farmers Branch City Hall
13000 William Dodson Parkway
Farmers Branch, TX 75234

June 25, 2019

CASE No. 19-02

14334 Southern Pines

City of Farmers Branch Zoning Board of Adjustment Case No. 19-02 was presented and heard this 25th day of June, 2019, before 3 regular members and 2 alternate members of the Board. Following the consideration of testimony for and on behalf of the applicant and the City, and having conducted a public hearing at which people with interest in this matter were provided an opportunity to present testimony, a motion was made by Tommie Hylkema, Alternate Member and seconded by Jarrod Williams, Alternate Member, to grant the application. Upon the close of discussion, the 5 voting members of the Board voted on the motion as follows:

5 Aye Nay Abstain

Based on the result of the vote of the Board, the application for the requested variance was:

GRANTED

GRANTED, SUBJECT TO THE FOLLOWING MODIFICATIONS AND/OR CONDITIONS:

DENIED (Reason)

DENIED, WITHOUT PREJUDICE (Reason)

CONTINUED

The members and/or alternate members present and voting were as follows:

Table with 3 columns: Name, Status, and Action. Includes John Tarlton (Absent), Mike Del Valle (Absent), Glenn Douglass (Present - Voting In Favor), Mike Rogan (Present - Voting In Favor), Beverly Nelson (Present - Voting In Favor), Jarrod Williams (Present - Voting In Favor), and Tommie Hylkema (Present - Voting In Favor).

Signed this 28th day of June, 2019.

Handwritten signature of Mike Rogan

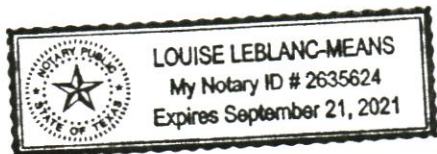
Mike Rogan, Acting Chair
Zoning Board of Adjustment, City of Farmers Branch, Texas

Received and filed in the Office of the Director of Community Services on the 28th day of June, 2019.

Handwritten signature of Hugh Pender

Hugh Pender, Director of Community Services/Building Official
City of Farmers Branch, Texas

State of Texas
County of Dallas



This instrument was acknowledged before me on:
28th day of June, 2019

By: Mike Rogan, Acting Chairman
Zoning Board of Adjustment
of the City of Farmers Branch

Louise Means, Notary Public

Handwritten signature of Louise LeBlanc-Means