



City of Farmers Branch

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

Meeting Minutes

Zoning Board of Adjustment

Tuesday, August 27, 2019

6:00 PM

City Hall

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

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

Call to Order - Council Chambers 6:00 PM

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

A.1 19-400

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 Vice Chairman Del Valle from the June 25, 2019 regular meeting due to a pre-scheduled vacation.

A motion was made by Member Hylkema, seconded by Member Douglass, that the absence be excused. The motion carried by the following vote:

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

A.2 19-399

Consider approval of the June 25, 2019 Zoning Board of Adjustment Minutes; and take appropriate action.

Chairman asked the Board if they had read the minutes of the June 25, 2019 meeting and if anyone had changes to the minutes.

A motion was made by Member Nelson, seconded by Member Douglass, 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

B. PUBLIC HEARING**B.1 19-ZBA-03****Conduct a public hearing and consider a variance request at 14050 N. Stemmons Fwy to replace the existing 30' high pole sign with a 50' high pole sign; and take appropriate action.**

Chairman Rogan opened the public hearing.

Building Official Hugh Pender gave a brief presentation on the case.

Chairman Rogan opened the floor to questions.

Vice Chairman Del Valle asked about the height of the Super 8 sign that was near by and would the proposed Jack in the Box sign be that same height. Mr. Pender stated yes, the Jack in the Box sign would be approximately the same height as the Super 8 sign.

Vice Chairman Del Valle asked who was responsible for trimming the trees in the area of the sign and how long would it be before the trees covered the sign. The applicant, Dawn Benehoff, Construction Manager for Jack in the Box, came forward and stated that Super 8 is responsible for trimming the trees. She has asked Super 8 to trim the trees so there would be better visibility of the Jack in the Box sign, but Super 8 refused. They are asking for the additional sign height to avoid the tree issue because this particular type of tree will not grow to the 50' height.

Member Hylkema asked if there had been any response from the neighboring properties. Mr. Pender stated that nine (9) letters had been mailed and there were no responses.

Member Nelson asked if assurances had been received as to the structural soundness since the sign was going from a two (2) pole sign to a single pole and increasing in height. Ms. Benehoff stated that they install signs like the Jack in the Box sign all the time and are required to drill down to a certain depth to insure the structural soundness.

Member Douglass asked if the new sign was the same size as the old sign. Ms. Benehoff stated that they were not the same size. The new sign is smaller in square footage but they are gaining the height for better visibility.

Vice Chairman Del Valle asked what is the maximum square footage that the sign can be and what is the size of the proposed sign. Mr. Pender stated that the maximum square footage is 200 square feet and the proposed sign is 90 square feet.

No one else came forward to address this agenda item. Chairman Rogan asked for a motion to close the public hearing. Member Hylkema made a motion to close the public hearing. Seconded by Vice Chairman Del Valle. The motion passed unanimously.

With no further discussion, Chairman Rogan asked for a motion.

A motion was made by Vice Chairman Del Valle to grant a variance to Ordinance Number 2111, Section C.2.(d) to allow the height of the pole sign to increase to 41' above the nearest freeway travel lane (50') to issue a Sign Permit, because the determination from the facts and evidence presented at the public hearing indicated that literal enforcement of Ordinance Number 2111 would be contrary to public interest and would result in an