



City of Farmers Branch

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

Meeting Minutes

Zoning Board of Adjustment

Tuesday, May 26, 2020

5:00 PM

Virtual Meeting

Video / Telephone Conference Meeting

This meeting was closed to in-person attendance by the public. A temporary suspension of the Open Meetings Act to allow telephone or videoconference was granted by Texas Governor Greg Abbott. These actions were being taken to mitigate the spread of COVID-19. Telephonic and videoconferencing capabilities were utilized to allow individuals to address the Zoning Board of Adjustment on public hearing items only.

A. CALL TO ORDER (5 PM)

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

Staff: 3 - Building Official Hugh Pender, Recording Secretary Rebecca Albin, Senior Permit Technician Ava Longshore and Administrative Assistant I Louise Means

B. CITIZEN COMMENTS

Comments were heard by the Zoning Board of Adjustment on public hearing items only.

C. REGULAR AGENDA ITEMS

20 ZBA-07

Consider approval of the April 28, 2020 Zoning Board of Adjustment Minutes, and take appropriate action.

Chairman asked the Board if they had read the minutes of the April 28, 2020 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

D. PUBLIC HEARING AGENDA ITEMS

20 ZBA-08

Conduct a public hearing and consider a variance request at 3127 Pebble Beach Drive to encroach the required 15-foot side yard setback to construct a storage shed within the rear yard; and take appropriate action.

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

Building Official Hugh Pender presented the case.

The applicant, Robert Hrnicek of 3127 Pebble Beach Drive, Farmers Branch, TX, spoke in regard to the request.

Chairman Rogan asked for any correspondence received to be read into the record. Building Official Hugh Pender stated that out of twenty-three (23) letters, no one responded back to the request.

With no other comments or questions on the case, Chairman Rogan requested a motion to close the public hearing. The motion to close the public hearing was made by Vice Chairman Del Valle, seconded by Member Douglass. Approved unanimously.

A motion was made by Member Hylkema, seconded by Vice Chairman Del Valle, to deny a variance to the Comprehensive Zoning Ordinance, Section 2.9 A.5 d(ii) to allow a storage shed to encroach the required 15-foot side yard setback, because our determination from the facts and evidence presented at the public hearing indicate that literal enforcement of the Comprehensive Zoning Ordinance would not be contrary to public interest and would not result in an unnecessary hardship.

Nay: 2 - Member Douglass and Member Nelson

Aye: 3 - Chair Rogan, Vice Chair Del Valle and Member Hylkema

E. ADJOURNMENT

With no other business before the Board, Chairman Rogan called for a motion to close the meeting at 5:42 PM.

A motion was made by Member Nelson, seconded by Alternate Member Kelley, that the meeting be adjourned. The motion carried by the following vote:

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

Attest:



Mike Rogan, Chairman



Rebecca Albin, Recording Secretary