



# 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, April 28, 2020

5:00 PM

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#### 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.

Called to Order - 5:03 PM

**Present:** 7 - Chairman Michael Rogan, Vice Chairman Mike Del Valle, Glenn Douglass, Beverly Nelson, Tommie Hylkema, Jake Gigl and Matthew Kelley  
**Staff:** 4 - Building Official Hugh Pender, Plans Examiner Danielle Summers, Recording Secretary Rebecca Albin and Administrative Assistant I Louise Means

#### A. CITIZEN COMMENTS

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

#### B. REGULAR AGENDA ITEMS

**B.1** 20 ZBA-03 Consider excusal of absence of a Regular 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 February 25, 2020 regular meeting due to a pre-scheduled vacation.

**A motion was made by Member Nelson, 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

**B.2** 20 ZBA-06 Consider excusal of absence of an Alternate Board Member from a regular meeting, and take appropriate action.

Chairman asked the Board to consider the approval of the absence of Alternate Member Gigl from the December 3, 2019 regular meeting due to a pre-scheduled vacation.

**A motion was made by Vice Chair Del Valle, seconded by Alternate Member Kelley, that the absence be excused. The motion carried by the following vote:**

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

**B.3** 20 ZBA-04

**Consider approval of the February 25, 2020 Zoning Board of Adjustment Minutes, and take appropriate action.**

Chairman asked the Board if they had read the minutes of the February 25, 2020 meeting and if anyone had changes to the minutes.

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

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

**C. PUBLIC HEARING**

**C.1** 20 ZBA-05

**ZBA Case #20-01 Conduct a public hearing and consider a variance request at 3714 Wooded Creek Drive to encroach the required 25-foot front yard setback by approximately 107 square feet to construct a more accessible 2 car J-swing garage, and take appropriate action.**

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

Plans Examiner Danielle Summers presented the case.

The applicants, Mike & Barbara Bomgardner of 3714 Wooded Creek, 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 seventeen (17) letters, one (1) responded back in favor of the request.

Member Nelson asked what the new exterior would be once the garage door was removed. Mr. Bomgardner replied that it would be a stone facing.

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 Hylkema. Approved unanimously.

**A motion was made by Vice Chairman Del Valle, seconded by Member Douglass, to grant a variance allowing an encroachment of the 25-foot front yard setback of 107 square foot triangular area, as shown on the site plan marked A3 of a new garage addition, because our determination from the facts and evidence presented at the public hearing indicated that literal enforcement of the front yard setback would be contrary to public interest and would result in an unnecessary hardship. The motion carried by the following vote:**

**Aye:** 5 - Chairman Rogan, Vice Chairman 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 5:40 PM.

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

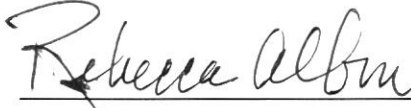
**Aye:** 5 - Chairman Rogan, Vice Chairman Del Valle, Member Douglass, Member Nelson and Member Hylkema

Attest:



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Mike Rogan, Chairman



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Rebecca Albin, Recording Secretary



City of Farmers Branch
Zoning Board of Adjustment
Determination Affidavit

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

April 28, 2020

CASE No. ZBA 20-01

3714 Wooded Creek

Request: Mike and Barbara Bomgardner, owners of Lot 26 Block B of Wooded Creek Estates, more commonly known as 3714 Wooded Creek Drive, are requesting permission to encroach the required 25-foot front yard setback by approximately 107 square feet to construct a more accessible 2 car J-swing garage.

City of Farmers Branch Zoning Board of Adjustment Case No. ZBA 20-01 was presented and heard the 28th day of April, 2020, before 5 regular members and 2 alternate members of the Board.

A motion was made by Vice Chairman Del Valle, seconded by Member Douglass, to grant a variance allowing an encroachment of the 25-foot front yard setback of 107 square foot triangular area, as shown on the site plan marked A3 of a new garage addition, because our determination from the facts and evidence presented at the public hearing indicated that literal enforcement of the front yard setback would be contrary to public interest and would result in an unnecessary hardship.

Upon the close of discussion, the 5 voting members of the Board voted on the motion as follows:

5 Aye 0 Nay -- Abstain

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

GRANTED

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

Table with 3 columns: Name, Status, and Vote. Includes Mike Rogan (Chairman, Present, In Favor), Mike Del Valle (Vice Chairman, Present, In Favor), Glenn Douglass (Member, Present, In Favor), Beverly Nelson (Member, Present, In Favor), Tommie Hylkema (Member, Present, In Favor), Matthew Kelley (Alternate, Present, --), and Jake Gigl (Alternate, Present, --).

Signed this 11th day of May, 2020.

Handwritten signature of Mike Rogan

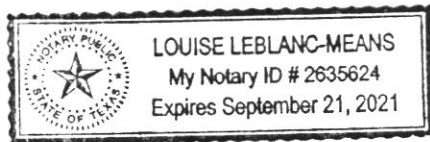
Mike Rogan, Chairman
Zoning Board of Adjustment, City of Farmers Branch, Texas

Received and filed in the Office of the Director of Community Services on the 11th day of May, 2020.

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:
11th day of May, 2020.

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

Louise Means, Notary Public

Handwritten signature of Louise LeBlanc-Means