



REGULAR ZONING BOARD OF ADJUSTMENT MEETING

FEBRUARY 25, 2021

LOCATION: 1400 Main Street, Southlake, Texas 76092

Town Hall 3rd Floor Training Rooms C/D

REGULAR SESSION: 6:30 P.M.

1. Call to Order.
2. **Executive Session:** If a need arises to seek the advice from the City Attorney as to the posted subject matter of this Zoning Board of Adjustment meeting, the issues or matters will be discussed in executive session.
 - a. Pursuant to Section 551.071, Texas Government Code, the Board may meet in executive session to consult with the City Attorney regarding matters authorized by Section 551.071, including matters posted on this agenda.
 - b. Reconvene: Action necessary on items discussed in executive session.
3. **Consider:** Approval of the minutes of the January 28, 2021 Zoning Board of Adjustment meeting.
4. Administrative Comments.
5. **Consider: ZBA21-0005, Variance to Zoning Ordinance No. 480, as amended, Section 14.5.e requiring the maximum lot coverage to not exceed 30% of the lot area on property described as Lot 8, Block 1, Miracle Pointe, an addition to the City of Southlake, Tarrant County, Texas, and located at 2050 Miracle Pointe Dr., Southlake, Texas. Current Zoning: "SF-20A" Single Family Residential District. *The applicant has formally requested to withdraw this item.***
6. **Consider: ZBA21-0003, Special Exception Use per Ord. No. 480, as amended, Section 44.12(6) for a reduction in the required setback from property lines for a residential accessory structure on property described as Lot 5, Block 1, Lake Crest, an addition to the City of Southlake, Tarrant County, Texas, and located at 101 Clear Lake Ct., Southlake, Texas. Current Zoning: "SF-20A" Single Family Residential District. PUBLIC HEARING**
7. **Consider: ZBA21-0004, Variance to Zoning Ordinance No. 480, as amended, Section 9.5.b requiring a front yard of not less than 40', Section 9.5.c requiring a side yard of not less than 25' and Section 9.5.e requiring the maximum lot coverage to not exceed 10% of the lot area on property described as Lot 2R1, R.P. Estes Subdivision (formerly Lot 2C1, R.P. Estes Subdivision, being a portion of Lot 2, R. P. Estes Subdivision), Tarrant County, Texas, and located at 2350 Crawford Ct., Southlake, Tarrant County, Texas. Current Zoning: "AG" Agricultural District. PUBLIC HEARING**
8. **Consider: ZBA21-0006, Variance to Zoning Ordinance No. 480, as amended, Section 33.14 requiring a minimum usable area of at least one acre for an on-site sewage facility (OSSF) to be employed on property described as Tracts 13 and 14, I. G. Belcher Survey, Abstract No. 30A, Denton County, Texas, and located at 1098 and 1095 Westpark Circle N., Southlake, Texas. Current Zoning: "MH" Manufactured Housing District. PUBLIC HEARING**

9. **Consider: ZBA21-0007, Variance to Ordinance No. 480 Section 33.9(d), requiring a front yard on each street frontage for corner lots unless a platted setback line exists,** on property described as Lot 4, Block 2, Cimarron Acres, an addition to the City of Southlake, Tarrant County, Texas, and located at 3111 Gray Ln., Southlake, Texas. Current Zoning: "SF-1A" Single Family Residential District. **PUBLIC HEARING**

10. **Consider: ZBA21-0008, Special Exception Use per Ord. No. 480, as amended, Section 44.12(1) for a Domestic Employee or Family Quarters** on property described as Tract 2C, Samuel Freeman Survey, Abstract No. 525, Southlake, Tarrant County, Texas, and located at 2504 Rolling Ln., Southlake, Texas. Current Zoning: "SF-1A" Single Family Residential District. **PUBLIC HEARING**

11. **Meeting Adjournment.**

CERTIFICATE

I hereby certify that the above agenda was posted on the official bulletin boards at Town Hall, 1400 Main Street, Southlake, Texas, on Friday, February 19, 2021 by 6:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Amy Shelley, TRMC
City Secretary

If you plan to attend this public meeting and have a disability that requires special needs, please advise the City Secretary 48 hours in advance at (817) 748-8016, and reasonable accommodations will be made to assist you.