



ZONING BOARD OF ADJUSTMENT MEETING: August 29, 2019

LOCATION: 1400 Main Street, Southlake, Texas
Executive Session-Executive Conference Room, Suite 268 of Town Hall
Regular Session-City Council Chambers

Members Present: Chairman Jeff Medici, Board members: Michael Quinones- Place 1, Brett Nickel- Place 4, Akash Shah- Alternate 1 and Austin Reynolds- Alternate 3.

Members Absent: Vice Chairman David Treichler, Sabreena Hakemy- Place 3, Robert Kemins- Alternate 2 and Heather King- Alternate 4.

Staff Present: Dennis Killough, Deputy Director of Planning & Development Services, Richard Schell, Principal Planner and Julia Lyon, Board Secretary.

WORK SESSION:

- 1. Call to Order:** Chair Medici called the Work Session to order at 6:16 P.M.
- 2. Executive Session:** No Executive Session was held.
- 3.** Discussion of recent amendments to the Zoning Ordinance No. 480.
- 4. Adjournment:** Chair Medici adjourned the Work Session at 6:44 P.M.

REGULAR SESSION: Immediately following the Work Session

- 1. Call to Order:** Chair Medici called the Regular Session to order at 6:45 P.M.
- 2. Executive Session:** No Executive Session was held.
- 3. Approval of the Minutes:** Chair Medici opened the discussion of the minutes of the Zoning Board of Adjustment meeting held on August 15, 2019.

A motion was made to **approve** the minutes of the Zoning Board of Adjustment meeting held on August 15, 2019.

Motion: Quinones

Second: Nickel

Ayes: Medici, Quinones, Nickel, Shah and Reynolds

Nays: None

Abstain: None

Vote: 5-0-0

Motion: Approved

4. Administrative Comments: Richard Schell, Principal Planner, announced that there were no submittals for the September 12, 2019 meeting, so the next scheduled ZBA meeting will be on September 26, 2019.

5. Consider: ZBA19-0008, Special Exception Use per Ord. No. 480, as amended, Section 44.12(1) for a domestic employee or family quarters and Special Exception Use per Ord. No. 480, as amended, Section 44.12(7) for an accessory building located forward of the principal building on the lot on property described as Tract 9 (also referred to as Lot 9A), Airpark Estates, an addition in the City of Southlake, Tarrant County, Texas, and located at 1000 S. Peytonville Ave., Southlake, Texas. Current Zoning: "SF-1A" Single Family Residential District.

Planner Schell presented details of the case with a slide show presentation to the Board. The applicant, Robert Leeper, is requesting approval of a Special Exception Use per Ord. No. 480, as amended, Section 44.12(1) for a domestic employee or family quarters and a Special Exception Use per Ord. No. 480, as amended, Section 44.12(7) for an accessory building located forward of the principal building to allow an approximately 3,200 square foot domestic employee or family quarters in an approximately 4,712 square foot accessory building located forward of the principal residence in the approximate location of an existing accessory building. The application requesting a Special Exception Use per Ord. No. 480, as amended, Section 44.12(2) for accessory buildings or structures of a size or aggregate size greater than that permitted is not required. The maximum accessory building area in the "SF-1A" Single Family Residential district is 3% of the lot area or 4,000 square feet, whichever is less. Three percent of the lot area in this case is approximately 6,418 square feet. On June 18, 2019, City Council approved Ord. No. 480-ZZZZ, which, among other changes, amended requirements for Domestic Employee or Family Quarters so that the gross inhabitable floor area does not count toward the sum total of all accessory building area. Since the gross inhabitable floor area in this case is 3,200 square feet of a approximately 4,712 square foot accessory building, only 1,512 square feet of the building will count toward the sum total of accessory building area. The sum total of accessory building area requested is approximately 1,512 square feet plus an existing approximately 338 square foot cabana for a total of approximately 1,850 square feet. The existing accessory building that is forward of the principal residence was approved by the Zoning Board of Adjustment on April 29, 1999 with the approval a Special Exception Use for accessory buildings of a size or aggregate size greater than that permitted. The existing accessory building is proposed to be removed to allow construction of the new approximately 4,712 square foot accessory building feet in approximately the same location.

Chair Medici opened the public hearing and called upon the applicant or the applicant's representative to make such comments and present evidence as the applicant should desire.

Robert Leeper 630 E Southlake Blvd, the applicant, once sworn in, presented testimony and answered questions from the board.

Chair Medici asked if there were those in the audience who wished to speak in favor of the request.

There being none, Chair Medici asked if there were those in the audience who wished to speak in opposition to the request.

There being none, Chair Medici closed the public hearing and opened the item for discussion from the Board.

A motion was made to **approve** case ZBA19-0008.

Motion: Nickel

Second: Shah

Ayes: Medici, Quinones, Nickel and Shah (Board member Reynolds was not called for a vote by the Board Secretary)

Nays: None

Abstain: None

Vote: 4-0-0

Motion: Approved

6. Meeting Adjournment: Chair Medici adjourned the meeting at 7:06 P.M.

****An Audio recording of this meeting will be permanently retained in the city's Secretary's Office.***



Jeff, Medici, Chairman

ATTEST:


Julia Lyon, Board Secretary