



ZONING BOARD OF ADJUSTMENT MEETING: January 13, 2022

LOCATION: 1400 Main Street, Southlake, Texas
 Regular Session-Council Chambers in Town Hall

Members Present: Chairman Jeff Medici, Vice Chairman David Treichler, Board Members Michael Quinones - Place 1, Trey Verbick – Place 3, and Alex Sexton – Alternate 4.

Members Absent: Board Members, Heather King – Place 4, Britton Wells – Alternate 1, Robert Kemins – Alternate 2, and Clinton Snead – Alternate 3.

Staff Present: Dennis Killough, Deputy Director of Planning and Development Services
Richard Schell, Principal Planner, and Carol Nemoto, Board Secretary

REGULAR SESSION:

1. **Call to Order:** Chairman Medici called the Regular Session to order at 6:30 P.M.
2. **Executive Session:** No executive session was held.
3. **Approval of the Minutes:** Chairman Medici opened the discussion of the minutes of the Zoning Board of Adjustment meeting held on December 16, 2021.

A motion was made to **approve** the minutes of the Zoning Board of Adjustment meeting held on December 16, 2021.

Motion: Sexton
Second: Quinones
Ayes: Medici, Treichler, Sexton, Verbick, and Quinones
Nays: None
Abstain: None
Vote: 5-0-0

Motion: **Approved**

4. **Administrative Comments:** Richard Schell, Principal Planner, announced there is no meeting on January 27, 2022. The next scheduled meeting for the Zoning Board of Adjustment is February 10, 2022.

5. **Consider: ZBA21-0033, Variance to Zoning Ordinance No. 480, as amended, Section 15.1 and 14.5.c requiring a side yard of not less than fifteen (15) feet** on property described as Lot 31R, Block 3, Vista Trail Addition, an addition to the City of Southlake, Tarrant County, Texas, and located at 700 Overland Trail, Southlake, Tarrant County, Texas. Current Zoning: "SF-20B" Single Family Residential District. **PUBLIC HEARING**

Planner Schell presented details of the case with a slide show presentation to the Board. Shad and Michelle Whiteley are requesting approval of a Variance to Ordinance No. 480, as amended, Sections 15.1 and 14.5.c requiring a side yard of not less than fifteen (15) feet to allow a side yard setback of approximately 5' 11" for an addition to the principal residence. A final Plat (ZA03-025) for Vista Trail Addition, which contains restrictive covenants, was approved on March 6, 1973, while the property was in the ETJ. The restrictive covenants state that no building shall be located nearer to the side lot line than the building setback shown on the plat, and where no building line is shown, no building shall be located nearer than 5' to any side lot line. No side lot line is shown on the subject lot. The principal residence with approximately 2,557 square feet of livable floor area was built in 1974 (Source: TAD). The property was annexed into the City in 1988 and the "SF-20B" – Single Family Residential District zoning, which requires a side setback of 15', was placed on the property with the adoption of Comprehensive Zoning Ordinance No. 480 and the Official Zoning Map on September 19, 1989.

Chairman 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.

Shad and Michelle Whiteley, the applicants, 700 Overland Trail, Southlake, TX, once sworn in, presented testimony, and answered questions from the Board.

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

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

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

A motion was made to **Approve** ZBA21-0033 as presented in the staff report.

Motion: Treichler

Second: Verbick

Ayes: Medici, Treichler, Sexton, Verbick, and Quinones

Nays: None

Abstain: None

Vote: 5-0-0

Motion: **Approved**

6. Meeting Adjournment: Chairman Jeff Medici adjourned the meeting at 7:24 P.M.

****A recording of this meeting will be permanently retained in the City Secretary's Office.***



Jeff Medici, Chairman

ATTEST:



Carol Nemoto, Board Secretary