



ZONING BOARD OF ADJUSTMENT MEETING: January 16, 2020

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

Members Present: Board members: Chairman Jeff Medici, Michael Quinones- Place 1, Akash Shah- Alternate 1, Robert Kemins- Alternate 2, Austin Reynolds- Alternate 3

Members Absent: Vice Chairman David Treichler, Brett Nickel- Place 4 and Heather King- Alternate 4

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

REGULAR SESSION:

1. **Call to Order:** Chair Medici called the meeting to order at 6:34 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 December 12, 2019.

A motion was made to **approve** the minutes of the Zoning Board of Adjustment meeting held on December 12, 2019.

Motion: Kemins
Second: Quinones
Ayes: Medici, Quinones, Kemins and Reynolds
Nays: None
Abstain: None
Vote: 4-0-0

Motion: Approved

4. **Administrative Comments:** Richard Schell, Principal Planner, announced that Board member Sabreena Hakemy resigned her place on the Board to run for City Council and that the next scheduled ZBA meeting is on January 30, 2020.

Agenda Item No. 5.- Consider: ZBA19-0015, Variance to Ordinance No. 480, Section 11.5(c), requiring a side yard of not less than 20' on property described as Lot 3, Block 1, Clariden Ranch Phase III, an addition to The City of Southlake, Denton County, Texas, and located at 312 Clariden Ranch Rd., 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, Michael McShea, originally requested approval of a variance to Ordinance No. 480, Section 11.5(c), requiring a side yard of not less than 20' to allow a side yard setback of approximately 10' to accommodate a portion of the proposed approximately 2,243 square foot addition (total under roof) to the existing home. The item was tabled at the November 14, 2019 Zoning Board of adjustment meeting at the applicant's request to allow the applicant to increase the distance of the proposed addition from the property line. The revised plot plan shows a requested side yard setback of approximately 14'-9.5'. The proposed floor area (total under roof) has been reduced from approximately 2,243 square feet to 2,200 square feet.

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.

Michael McShea, 312 Clariden Ranch Rd., Southlake, Texas, the applicant and owner, 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 ZBA19-0015, approving the revised plan showing a setback of 14'-9.5".

Motion: Kemins

Second: Reynolds

Ayes: Medici, Quinones, Kemins and Reynolds

Nays: None

Abstain: None

Vote: 4-0-0

Motion: Approved

Board member Shah arrived at approximately 7:02 p.m. and took his place at the meeting.

Agenda Item No. 6.- Consider: ZBA19-0020, Special Exception Use per Ord. No. 480, as amended, Section 44.12(1) for accessory buildings or structures of a size or aggregate size greater than that permitted and 44.12(6) for a reduction in the required setback from property lines for a residential accessory building, on property described as Lot 10, Block B, Quail Creek Estates, an addition to the city of Southlake, Tarrant county, Texas, and located at 2601 S Quail Run Ct., 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, Steve Lynam is requesting approval of a Special Exception Use per Ord. No. 480, as

amended, Section 44.12(1) for a size or aggregate size greater than that permitted to allow for the construction of an approximately 1,500 square foot accessory building in addition to an existing 336 square foot gazebo and 63 square foot covered swing for a total of approximately 1,899 square feet. The maximum area for the sum total of accessory buildings and structures permitted in the "SF-1A" Single Family Residential zoning district is 3% of the lot area or 4,000 square feet, whichever is less, which is in this case is approximately 1,790 square feet based on the lot area of approximately 59,667 square feet. An existing approximately 880 square foot barn and attached cover at the southeast portion of the property is proposed to be removed once the contents have been relocated into the new building. The proposed percentage of accessory structures and buildings is approximately 3.18% of the lot area.

The applicant is also requesting a Special Exception Use per Ord. No. 480, as amended, Section 44.12(6) for a reduction in the required setback from the property lines for a residential accessory building to allow the proposed building to be located approximately 20' from rear property line. The "SF-1A" Single Family Residential zoning required a rear yard of not less than 40'.

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.

Steve and Iveta Lynam, 2601 S, Quail Run Ct., Southlake, Texas, the applicant and owners, 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 ZBA19-0020, approving the size as presented, requiring a rear yard setback of 25' and requiring an 8' fence along the entire east property line.

Motion: Kemins

Second: Shah

Ayes: Medici, Quinones, Shah, Kemins and Reynolds

Nays: None

Abstain: None

Vote: 5-0-0

Motion: Approved

Agenda Item No. 7.- Consider: ZBA19-0021, Special Exception Use per Ord. No. 480, as amended, Section 44.12(1) for a domestic employee or family quarters on property described as Lot 7R1, J.J. Freshour No. 521 Addition, an addition to the City of Southlake. Tarrant County, Texas, and located at 3204 Johnson Rd., Southlake, Texas. Current Zoning: "SF-1B" Single Family Residential District.

Planner Schell presented details of the case with a slide show presentation to the Board. The applicant Benjamin W. Ng is requesting approval for a Special Exception Use per Ord. No. 480, as amended, Section 44.12(1) for a domestic employee or family quarters to allow an approximately 3,080 sq. ft. domestic employee quarters in a portion of an existing approximately 5,110 square foot accessory building.

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.

Benjamin W. Ng, 2306 Watercrest Dr., Keller, Texas, the applicant and owner, once sworn in, presented testimony and answered questions from the Board. Mr. Ng then requested to table the item to the January 30, 2020 meeting.

A motion was made to **Table** case ZBA19-0021 until the January 30, 2020 meeting.

Motion: Shah

Second: Kemins

Ayes: Medici, Quinones, Shah, Kemins and Reynolds

Nays: None

Abstain: None

Vote: 5-0-0

Motion: Tabled

Agenda Item No. 8- Consider: ZBA19-0022, Variance to Ord. No. 480, as amended, section 9.5b requiring a front yard of not less than 40', Section 9.5.c requiring a side yard of not less than 25', section 9.5.d requiring a rear yard of not less than 40' and section 9.5.e requiring a maximum lot coverage for all buildings and structures to not exceed 10% of the lot area and on property described as Lot 2, Block 1 C. A. Sweet Addition, an addition to the City of Southlake, Tarrant County, Texas, and located at 136 Sweet St. Southlake, Texas. Current Zoning: "AG" Agricultural District.

Planner Schell presented details of the case with a slide show presentation to the Board. The applicant, Peter Swamidas, is requesting approval of a variance to Ord. No. 480, as amended, Section 9.5.b requiring a front yard of not less than 40', Sections 9.5.c requiring a side yard of not less than 25', Section 9.5.d requiring a rear yard of not less than 40' and Section 9.5.e requiring a maximum lot coverage for all buildings and structures to not exceed 10% of the lot area to allow an addition to the principle residence to be constructed with a front setback of 30', a side setback of 15' a rear setback of 30' and a maximum lot coverage of 30%. The existing lot coverage is approximately 2,453 square feet and the applicant is proposing to add approximately 3,614 square feet of lot coverage for a total of approximately 5,786 square feet.

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.

Peter Swamidas 136 Sweet St, Southlake, Texas, the applicant and owner, 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 **Deny** case ZBA19-0022

Motion: Kemins

Second: Shah

Ayes: Medici, Quinones, Shah, Kemins and Reynolds

Nays: None

Abstain: None

Vote: 5-0-0

Motion: The motion to Deny case ZBA19-0022 was approved.

9. Meeting Adjournment: Chair Medici adjourned the meeting at 8:38 P.M.



Jeff Medici, Chairman

ATTEST:


Julia Lyon, Board Secretary