



**ZONING BOARD OF ADJUSTMENT MEETING: January 28, 2021**

LOCATION: 1400 Main Street, Southlake, Texas  
*Regular Session-City Council Chambers*

**Members Present:** Board members: Chair Jeff Medici, Vice Chair David Treichler, Michael Quinones- Place 1, Austin Reynolds- Place 3, Robert Kemins- Alternate 2, and Clinton Snead- Alternate 3.

**Members Absent:** Trey Verbick- Place 2 and Heather King- Alternate 4.

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

**REGULAR SESSION:**

- 1. Call to Order:** Chair Medici called the Regular Session to order at 6:31 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 January 14, 2021.

A motion was made to **approve** the minutes of the Zoning Board of Adjustment meeting held on January 14, 2021.

**Motion:** Reynolds

**Second:** Kemins

**Ayes:** Medici, Treichler, Quinones, Reynolds, Kemins and Snead.

**Nays:** None

**Abstain:** None

**Vote:** 6-0-0

**Motion: Approved**

**4. Administrative Comments:** Richard Schell, Principal Planner, announced that Board Member Hannah Smith-Alternate 1 is running for Carroll ISD school board, so she had to resign from the ZBA. Richard Schell also announced that the next meeting is scheduled for February 11, 2021.

**Agenda Item No. 5** ZBA21-0001, 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 and a Special Exception Use per Ord. No 480, as amended, Section 44.12(1) for a Domestic Employee or Family Quarters on properly described as Lot 3, Block 4, Diamond Circle Estates, an addition to the City of Southlake, Tarrant County, Texas, and located at 1015 Diamond Blvd., Southlake, Tarrant County, Texas. Current Zoning: "SF-1A" Single Family

Residential District.

Planner Schell presented details of the case with a slide show presentation to the Board. Glenn and Tanya Benoist are requesting approval of 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 and a 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 3, Block 4, Diamond Circle Estates, an addition to the City of Southlake, Tarrant County, Texas, and located at 1015 Diamond Blvd., Southlake, Tarrant County, Texas. Current Zoning: "SF-1A" Single Family Residential District. The applicant is requesting approval of 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 to allow an approximately 1,517 square foot pool house and cabana to be constructed. The maximum area allowed for the sum total of accessory buildings and structures in the "SF-1A" zoning district is 3% of the lot area, which in this case is approximately 1,308 square feet. Also requested is approval of a Special Exception Use per Ord. No. 480, as amended, Section 44.12(1) for a Domestic Employee or Family Quarters for the proposed approximately 847 square foot pool house portion of the structure.

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.

Lyn Flynn, 1044 Summerplace Lane, Southlake, Texas, the applicant and owner's representative, 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 support 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 called upon the applicant or the applicant's representative for a brief rebuttal.

The applicant did not have a rebuttal.

Chair Medici closed the public hearing and opened the item for discussion from the Board.

A motion was made to **approve** case ZBA21-0001 as presented with the stipulation that any additional accessory buildings to be added on the property require approval of the Zoning Board of Adjustment.

Motion: Treichler

Second: Snead

Ayes: Medici, Treichler, Quinones, Reynolds and Kemins.

Nays: None

Abstain: None

Vote: 5-0-0

**Motion: Approved**

**6. Meeting Adjournment:** Chair Medici adjourned the meeting at 7:23 P.M.

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



\_\_\_\_\_  
Jeff Medici, Chairman

ATTEST:



\_\_\_\_\_  
Katie Blizzard, Board Secretary