



ZONING BOARD OF ADJUSTMENT MEETING: January 30, 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, Vice Chairman David Treichler, Austin Reynolds- Alternate 3 and Brett Nickel- Place 4

Members Absent: Michael Quinones- Place 1, Akash Shah- Alternate 1, Robert Kemins- Alternate 2, and Heather King- Alternate 4

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

REGULAR SESSION:

- 1. Call to Order:** Chair Medici called the meeting 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 16, 2020.

A motion was made to **approve** the minutes of the Zoning Board of Adjustment meeting held on January 16, 2020.

Motion: Reynolds
Second: Nickel
Ayes: Medici, Treichler, Nickel and Reynolds
Nays: None
Abstain: None
Vote: 4-0-0

Motion: Approved

4. Administrative Comments: Richard Schell, Principal Planner, announced that the next scheduled ZBA meeting will be February 13, 2020, but no submittals have been received.

Agenda Item No. 5- 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 of 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 or family 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 Drive, Keller 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 **table** case ZBA19-0021 to the meeting scheduled for February 27, 2020.

Motion: Reynolds

Second: Nickel

Ayes: Medici, Treichler, Nickel and Reynolds

Nays: None

Abstain: None

Vote: 4-0-0

Motion: Approved

Agenda Item No. 6. - Consider: ZBA20-0001, 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 on property described as Lot 5, Block 1, Woodland Heights Addition, an addition to the City of Southlake, Tarrant County, Texas, and located at 212 Westwood Dr., 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, Darrell McNutt is requesting approval of a Special Exception Use for an accessory building greater than the size permitted to allow an approximately 40' x 40' cabana (1,600 square feet) in addition to an approximately 270 square foot existing outdoor kitchen for a total of approximately 1,870 square feet of accessory area. The maximum area allowed for the sum total of accessory buildings and structures in the "SF-1A" Single Family Residential zoning district is 3% of the lot area or 4,000 square feet, whichever is less. Three percent (3%) of the lot area in this case is approximately 1,438 square feet. The proposed 40' x 40' cabana is an expansion of the existing 40' x ±17.5' cabana.

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.

Darrell McNutt, 212 Westwood, Southlake, Texas, the applicant and owner, once sworn in, presented testimony and answered questions from the Board.

Jim Watson, 212 Westwood, Southlake, Texas, the applicant'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 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 ZBA20-0001

Motion: Nickel

Second: Reynolds

Ayes: Medici, Treichler, Nickel and Reynolds

Nays: None

Abstain: None

Vote: 4-0-0

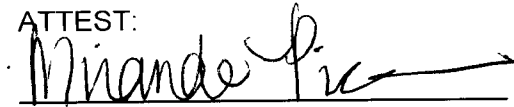
Motion: Approved

7. Meeting Adjournment: Chair Medici adjourned the meeting at 7:43 P.M.



Jeff Medici, Chairman

ATTEST:



Miranda Picklesimer, Board Secretary