



ZONING BOARD OF ADJUSTMENT MEETING: February 14, 2019

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

Time 6:30 P.M.

REGULAR SESSION:

Members Present: Chair Jeff Medici, Vice-Chair David Treichler, Board members: Michael Quinones- Place 1, Brett Nickel- Place 4, Akash Shah- Alternate 1, Robert Kemins- Alternate 2,

Members Absent: Sabreena Hakemy- Place 3, and Heather King- Alternate 4

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

Agenda Item No. 1 Call to Order: Chair Medici called the meeting to order at 6:30 P.M.

Agenda Item No. 2 Executive Session: No Executive Session was held.

Agenda Item No. 3 Approval of the Minutes: Chair Medici opened the discussion of the minutes of the Zoning Board of Adjustment meeting held on November 15, 2018.

A motion was made to **approve** the minutes of the Zoning Board of Adjustment meeting held on November 15, 2018.

Motion: Treichler

Second: Nickel

Ayes: Medici, Treichler, Quinones, Nickel, Shah, and Kemins

Nays: None

Abstain: None

Vote: 6-0-0

Motion: Approved

Agenda Item No. 4 – Administrative Comments: Richard Schell, Principal Planner, announced that former Vice-Chair Ronell Smith resigned his place on the Board to run for City Council and that Board Member Treichler was appointed to the vacated Place 2 and also appointed as Vice-Chair. Planner Schell then announced that the meeting on March 14, 2019 is cancelled due to spring break and that the next scheduled ZBA meeting is on March 28, 2019.

REGULAR AGENDA:

Agenda Item No. 5 – Consider: ZBA19-0001, Special Exception Use per Ordinance No. 480, Section 44.12(2) for the construction of accessory buildings or structures of a size or aggregate size greater than that permitted on property described as Lot 17, Block 1, Sandlin Manor, an addition to the City of Southlake, Tarrant County, Texas and located at 600 Chapel Ct., Southlake, Texas. Current Zoning: “SF-20A” – Single Family Residential District.

Planner Richard Schell presented details of the case with a slide show presentation to the Board. The applicant, Elite Pools and Outdoor Living, Jason Cate, is requesting approval of a Special Exception Use to allow the construction of an approximately 800 square foot outdoor living area. The maximum area allowed for the sum total of all accessory buildings on a lot in the “SF-20A” District is 600 square feet. An encroachment agreement to allow the structure to encroach into a drainage easement on the property was approved by the City on December 4, 2018.

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.

Melissa Kaiser, 600 Chapel Ct., Southlake, Texas, the 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.

Jason Cate, PO BOX 93562, Southlake, Texas, 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 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 ZBA19-0001.

Motion: Treicher
Second: Kemins
Ayes: Medici, Triechler, Quinones, Nickel, and Shah
Nays: None
Abstain: None
Vote: 5-0-0

Motion: Approved

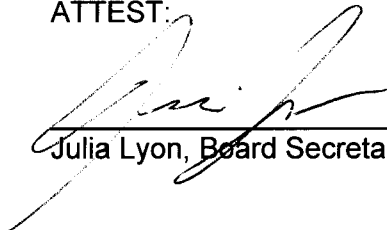
Agenda Item No. 6 - Meeting Adjournment: Chair Medici adjourned the meeting at 7:09 P.M.

****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