



ZONING BOARD OF ADJUSTMENT MEETING: February 16, 2023

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

Members Present: Jeff Medici – Chairman, Vice Chairman David Treichler, Clinton Snead – Alternate 1, and Frank Bernardo – Alternate 2

Members Absent: Michael Quinones – Place 1, Trey Verbick – Place 3, Heather King – Place 4, Clint Snead – Alternate 1, and Sridevi Vemulapalli – Alternate 3, and Al Karmali - Alternate 4

Staff Present: Dennis Killough, Director of Planning & Development Services, Reagan Rothenberger, Planning Manager, Jenny Crosby, Deputy Director, Carol Nemoto, Board Secretary, and Denia Reyes, Board Secretary

WORK SESSION:

- 1. Call to Order:** Chairman Medici called the Work Session to order at 6:16 P.M.
- 2. Discussion of all items on the meeting agenda.**
- 3. Adjournment:** Chairman Medici adjourned the Work Session at 6:32 P.M.

REGULAR SESSION:

- 1. Call to Order:** Chairman Medici called the Regular Session to order at 6:48 P.M.
- 2A. 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 January 26, 2023.

A motion was made to **approve** the minutes of the Zoning Board of Adjustment meeting held on January 26, 2023.

Motion: Snead
Second: Bernardo
Ayes: Snead, Bernardo, Treichler, Medici
Nays: None
Abstain: None
Vote: 4-0-0

4. Administrative Comments: Reagan Rothenberger, Planning Manager, announced that the next scheduled meeting will be on March 30, 2023.

5. Consider: ZBA23-0001, Special Exception Use, per Ordinance No. 480, as amended, Section 44.12(6) for a reduction to the required setback for a residential accessory structure

on property described as Lot 20, Block 30, Timarron Addition – WyndSOR Grove, an addition to the City of Southlake, Tarrant County, Texas, and located at 605 Blair Court, Southlake, Tarrant County, Texas Current Zoning: “RPUD” Residential Planned Unit Development. **PUBLIC HEARING**

A motion was made to table ZBA23-0001 to the March 30, 2023 meeting.

Motion: Snead
Second: Bernardo
Ayes: Snead, Bernardo, Treichler, Medici
Nays: None
Abstain: None
Vote: 4-0-0

Motion: Approved

6. Consider: ZBA23-0003, Variance to Zoning Ordinance No. 480, as amended, Section 34.2(c), requiring that an accessory building shall not exceed fourteen (14) feet in height, and Special Exception Use, Per Ord. No. 480, as amended, Section 44.12(6) for reduction of the required setback for a residential accessory structure on property described as Lot 14R2, Block 1, Loch Meadow Estates, an addition to the City of Southlake, Tarrant County, Texas, and located at 3057 Loch Meadow Court, Southlake, Tarrant County, Texas. Current Zoning: “SF-1A” Single Family Residential District. **PUBLIC HEARING**

Planner Rothenberger presented details of the case with a slide show presentation to the Board. The applicant, Robert Leeper, 630 E Southlake Blvd., Southlake, Texas, seeks the approval of a Special Exception Use to permit a side yard of 10’ when 20’ is required, and a Variance to permit a height of 16.5’ when 14’ is permitted, for a residential detached garage proposed on the site.

The applicant, Robert Leeper, 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 case ZBA23-0003 as written.

Motion: Snead
Second: Bernardo
Ayes: Snead, Bernardo, Treichler, Medici
Nays: None
Abstain: None
Vote: 4-0-0

Motion: Approved

7. Consider: ZBA23-0004, Special Exception Use, per Ordinance No. 480, as amended, Section 44.12(1) for a domestic employee or family quarters on a property described as Lot 13, Block 1, Cedar Oaks Estates Addition, an addition to the City of Southlake, Tarrant County, Texas, and located at 1500 Oak Lane, Southlake, Tarrant County, Texas. Current Zoning: "SF-1A" Single Family Residential District. **PUBLIC HEARING**

Planner Rothenberger presented details of the case with a slide show presentation to the Board. The applicants DarLynn Lee and Randall Lee, 1500 Oak Lane, Southlake, Texas, 76092, seek the approval of a Special Exception Use per Ordinance No. 480, as amended, Section 44.12(1), to allow a Domestic Employee or Family Quarters in an existing 1,200 square foot accessory building.

The applicants, DarLynn Lee and Randall Lee, 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 case ZBA23-0004 as written.

Motion: Snead

Second: Bernardo

Ayes: Snead, Bernardo, Treichler, Medici

Nays: None

Abstain: None

Vote: 4-0-0

Motion: Approved

8. Consider ZBA23-0005, Variance to Zoning Ordinance No. 480, as amended, Section 11.5(b), requiring that a front yard be not less than forty (40) feet, on property described as Lot 6, William Martin No. 1068 Addition, an addition to the City of Southlake, Tarrant County, Texas, and located at 1829 Our Lane, Southlake, Tarrant County, Texas. Current Zoning: "SF-1A" Single Family Residential District. **PUBLIC HEARING**

Planner Rothenberger presented details of the case with a slide show presentation to the Board. The applicants, Curtis Young, 1130 N Carroll Avenue, Southlake, Texas, 76092 and Saeid Aryan, 1209 Amelia Court, Southlake, Texas, 76092, seek the approval of a Variance to Ordinance No. 480 as amended, Sections 11.5(b) requiring a front yard of not less than forty (40) feet to allow for a 20' front yard setback. The applicants are proposing a new home to be constructed at 1829 Our Lane. The lot is currently vacant and undeveloped.

The applicants, Curtis Young and Saeid Aryan, 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 case ZBA23-0005 as written.

Motion: Treichler
Second: Bernardo
Ayes: Snead, Bernardo, Treichler, Medici
Nays: None
Abstain: None
Vote: 4-0-0

Motion: Approved

9. Consider ZBA23-0006, Special Exception Use, per Ordinance No. 480, as amended, Section 44.12(6) for reduction of the required setback for a residential accessory structure on property described as Lot 31, Block 4, Timber Lake Addition Section 1, an addition to the City of Southlake, Tarrant County, Texas. Current Zoning: "RPUD" Residential Planned Unit Development. **PUBLIC HEARING**

Planner Rothenberger presented details of the case with a slide show presentation to the Board. The applicant, Nicholas Richards, 446 CR 3677, Paradise Texas, 76073, seeks the approval of a Special Exception Use to permit a rear yard setback of approximately 8' when 10' is required for a residential detached pergola proposed on the site.

The applicant, Nicholas Richards, 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 case ZBA23-0006 as written.

Motion: Snead
Second: Bernardo
Ayes: Snead, Bernardo, Treichler, Medici
Nays: None
Abstain: None

Vote: 4-0-0

Motion: Approved

10. Consider ZBA23-0007, Special Exception Use, per Ordinance No. 480, as amended, Section 44.12(6) for permitting an accessory building forward of the principal building on the lot, on property described as Lot 1, Block 1, Brewerton Addition, an addition to the City of Southlake, Tarrant County, Texas. Current Zoning: "SF-1A" Single Family Residential District
PUBLIC HEARING

Planner Rothenberger presented details of the case with a slide show presentation to the Board. The applicant, Gary Chasteen on behalf of Nathan Williams, 201 Town Center Lane, Keller, Texas, 76248, seeks the approval of a Special Exception Use per Ordinance No. 480, as amended, Section 44.12(7) to allow an approximately 3,500 square foot accessory structure forward of the principal building (home) on the lot.

The applicant, Gary Chasteen, 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 case ZBA23-0007 as written.

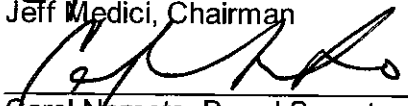
Motion: Bernardo
Second: Treichler
Ayes: Snead, Bernardo, Treichler, Medici
Nays: None
Abstain: None
Vote: 4-0-0

Motion: Approved

11. Meeting Adjournment: Chairman Medici adjourned the meeting at 8:50 P.M.

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



Jeff Medici, Chairman


Carol Nemoto, Board Secretary