



ZONING BOARD OF ADJUSTMENT MEETING: April 14, 2022

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

Members Present: Board members: Chairman Jeff Medici, Vice Chair David Treichler, Michael Quinones-Place 1, Heather King- Place 4 and Clinton Snead- Alternate 3

Members Absent: Board members: Britton Wells-Alternate 1, Robert Kemins- Alternate 2, and Trey Verbick- Place 3.

Staff Present: Dennis Killough, Deputy Director of Planning & Development Services, Reagan Rothenberger, Principal Planner, and Tiffany Cooper, Board Secretary

REGULAR SESSION:

1. Call to Order: Chairman 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: Chairman Medici opened the discussion of the minutes of the Zoning Board of Adjustment meeting held on March 24, 2022.

A motion was made to **approve** the minutes of the Zoning Board of Adjustment meeting held on March 24, 2022.

Motion: Snead

Second: King

Ayes: Quinones, King, Snead, Treichler, Medici

Nays: None

Abstain: None

Vote: 5-0-0

4. Administrative Comments: Dennis Killough, Deputy Director, announced that there will be a meeting on April 28, 2022.

5. Consider: ZBA21-0001, Variance to Zoning Ordinance No. 480, as amended, Section 39.1 requiring a fence not exceed eight (8) feet in height on property described as Lot 3, Block 1, Brewer Addition, an addition to the City of Southlake, Tarrant County, Texas, and located at 615 Brewer Road, Southlake, Tarrant County, Texas. Current Zoning: "SF-1B" – Single Family Residential District

Planner Rothenberger presented details of the case with a slide show presentation to the Board. The applicant, Samuel Wiford is requesting approval of a Variance to Zoning Ordinance No. 480, as amended, Section 39.1, requiring a fence not exceed eight (8) feet in height. The applicant is requesting permission to permit a fence that is approximately (9) nine feet height. The request is being made retroactively, as the fence was constructed prior to a permit being

issued. The applicant contends that due to topography changes on both the subject and surrounding properties, as well as the public uses found on a neighboring property, unsightly aesthetic aspects would be better buffered by such a fence.

The applicant, Samuel Wilford, 615 Brewer Rd, Southlake, Texas, 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.

Barry Dinsmore, 2903 Florence Rd, Southlake, TX, once sworn in, spoke in opposition to the request.

Chairman Medici called upon the applicant or the applicant's representative for a brief rebuttal.

Samuel Wilford, the applicant, and owner presented a brief rebuttal.

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

A motion was made to **approve** case ZBA22-0001.

Motion: Quinones

Second: Treichler

Ayes: Quinones, King, Snead, Treichler

Nays: Medici

Abstain: None

Vote: 4-1-0

Motion: Approved

6. Consider: ZBA21-0003, Variance to Ordinance No. 480, as amended, Sections 15.1 and 14.5.c requiring a side yard of not less than fifteen (15) feet, and Sections 15.1 and 14.5.d requiring a rear yard of not less than forty (40) feet on property described as Lot 8, Block 6, Versailles Addition Phase III, an addition to the City of Southlake, Tarrant County, Texas, and located at 1100 Merlot Drive, Southlake, Tarrant County, Texas. Current Zoning: "SF-20B" – Single Family Residential District.

Planner Rothenberger presented details of the case with a slide show presentation to the Board. The applicant's representative, Robert Leeper is requesting approval of a Variance to Zoning Ordinance No. 480, as amended, Sections 15.1 and 14.5.c requiring a side yard of not less than fifteen (15) feet to allow a side yard setback of approximately 10', and Sections 15.1 and 14.5.d requiring a side yard of not less than forty (40) feet to allow a rear yard setback of approximately 25'. Both variances are sought to permit an addition to the principal residence.

The applicant's representative, Robert Leeper, once sworn in, presented testimony, and answered questions from the board.

Mrs. Eldin, 1100 Merlot Dr, Southlake, Tx, 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 called upon the applicant or the applicant's representative for a brief rebuttal.

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

A motion was made to **approve** case ZBA22-0003.

Motion: Treichler

Second: Snead

Ayes: Quinones, King, Snead, Treichler, Medici

Nays: None

Abstain: None

Vote: 5-0-0

Motion: Approved

7. Meeting Adjournment: Chairman Jeff Medici adjourned the meeting at 8:15 P.M.

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



Jeff Medici, Chairman

ATTEST:



Tiffany Cooper, Board Secretary