



**ZONING BOARD OF ADJUSTMENT MEETING: April 25, 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, Sabreena Hakemy- Place 3, Brett Nickel- Place 4, Akash Shah- Alternate 1 and Heather King- Alternate 4.

**Members Absent:** Robert Kemins- Alternate 2

**Staff Present:** Dennis Killough, Deputy Director of Planning & Development Services, Richard Schell, Principal Planner and Miranda Picklesimer, 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 April 11, 2019.

A motion was made to **approve** the minutes of the Zoning Board of Adjustment meeting held on April 11, 2019.

**Motion:** Nickel

**Second:** Hakemy

**Ayes:** Medici, Quinones, Hakemy, Nickel, Shah, King

**Nays:** None

**Abstain:** Treichler

**Vote:** 6-0-1

**Motion: Approved**

**Agenda Item No. 4 – Administrative Comments:** Richard Schell, Principal Planner, announced that the next scheduled ZBA meeting will be on May 16, 2019.

**REGULAR AGENDA:**

**Agenda Item No. 5** – Consider: ZBA19-0004, Variance to Ordinance No. 480, Sections 14.5(c), requiring a side yard of not less than 15' and 14.5(d) requiring a rear yard of not less than 40' on property described as Lot 46, Block 2, Dove Estates, an addition to the City of Southlake, Tarrant County, Texas and located at 1499 Flamingo Circle, Southlake, Texas. Current Zoning: "SF-20B" – Single Family Residential District

Planner Richard Schell presented details of the case with a slide show presentation to the Board. The applicants, Christopher and Mallore Gray, are requesting approval of a Variance to Zoning Ord. No. 480, Sections 14.5(c), requiring a side yard of not less than 15' and 14.5(d) requiring a rear yard of not less than 40' to allow side yard setbacks of approximately 9' on the south property line and 7' on the north property line and a rear yard setback of approximately 35' for a new principal residence. The existing lot area is approximately 10,192 square feet and the lot dimensions are 70' wide by 145.6' deep.

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.

Jordan Gray, 908 Vintners Ct., Grapevine, 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.

Brian Capps, 1582 Flamingo Circle, Southlake, Texas, once sworn in, presented testimony and answered questions from the board.

Diane Pierce, 1579 Flamingo Circle, Southlake, Texas, once sworn in, presented testimony and answered questions from the board.

J. P. Gray, 2311 Lonesome Dove Rd., Southlake, Texas, once sworn in, presented testimony and answered questions from the board

Jeff Ogle, 1579 Flamingo Circle, Southlake, Texas, once sworn in, presented testimony and answered questions from the board

John Pratt, 1479 Flamingo Circle, Southlake, Texas, once sworn in, presented testimony and answered questions from the board

Patrick Gray, 901 Vintners Ct., Grapevine, Texas, 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.

David Warden, 1559 Flamingo Circle, Southlake, Texas, 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 for a brief rebuttal.

Jordan Gray, 908 Vintners Ct., Grapevine, Texas, the applicant and owner, presented a brief rebuttal and answered questions from the board.

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

A motion was made to **approve** case ZBA19-0004.

Motion: Nickel  
Second: Hakemy  
Ayes: Medici, Treichler, Quinones, Hakemy, Nickel  
Nays: None  
Abstain: None  
Vote: 5-0-0

**Motion: Approved**

**Agenda Item No. 6 - Meeting Adjournment:** Chair Medici adjourned the meeting at 7:35 P.M.

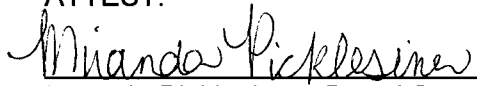
*\*An Audio recording of this meeting will be permanently retained in the city's Secretary's Office.*



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Jeff, Medici, Chairman

ATTEST:



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Miranda Picklesimer, Board Secretary