



ZONING BOARD OF ADJUSTMENT MEETING: May 16, 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 and Akash Shah- Alternate 1

Members Absent: Brett Nickel- Place 4, Robert Kemins- Alternate 2 and Heather King- Alternate 4

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

Agenda Item No. 1 Call to Order: Chair Medici called the meeting to order at 6:33 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 25, 2019.

A motion was made to **approve** the minutes of the Zoning Board of Adjustment meeting held on April 25, 2019.

Motion: Treichler

Second: Hakemy

Ayes: Medici, Treichler, Quinones, Hakemy and Shah

Nays: None

Abstain: None

Vote: 5-0-0

Motion: Approved

Agenda Item No. 4 – Administrative Comments: Richard Schell, Principal Planner, announced that the next scheduled ZBA meeting will be on June 13th, 2019.

REGULAR AGENDA:

Agenda Item No. 5 – Consider: ZBA19-0005, Special Exceptions use per Ordinance No. 480, Sections 44.12(1) for domestic employee or family quarters, 44.12(2) for accessory buildings or structures of a size or aggregate size greater than that permitted and 44.12(6) for a reduction in the required setback from property lines for residential accessory building or structure on property described as Lot 34, Block 3, Cross Timber Hills Phase II, an addition to the City of

Southlake, Tarrant County, Texas and located at 1343 Ten Bar Trail, 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, Robert Moore, is requesting approval of a Special Exception Use per Ordinance No. 480, Sections 44.12(1) for a domestic employee or family quarters, 44.12(2) for accessory buildings or structures of a size or aggregate size greater than that permitted and 44.12(6) for a reduction in the required setback from property lines for a residential accessory building or structure to allow an approximately 1,000 square foot family quarters in an approximately 1,570 square foot accessory building located approximately 28' from the rear property line. The maximum area for accessory buildings in the SF-1A zoning district is 3% of the lot area or 4,000 square feet, whichever is less. In this case, the lot is approximately 1.037 acres and the maximum area allowed is 1,355 square feet. Combined with an existing 120 square foot storage shed, the total accessory building area requested is approximately 1,690 square feet. The required rear yard setback is 40' for accessory buildings over 500 square feet and a setback of approximately 28' is requested.

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.

Robert Moore, 705 Saddlebrook Dr, 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 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 ZBA19-0005.

Motion: Quinones

Second: Shah

Ayes: Medici, Treichler, Quinones, Hakemy, Shah

Nays: None

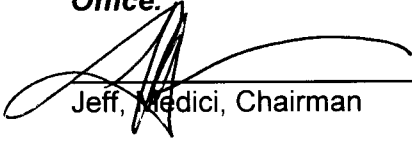
Abstain: None

Vote: 5-0-0

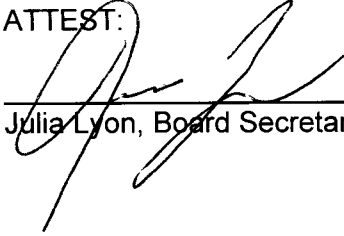
Motion: Approved

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