



**ZONING BOARD OF ADJUSTMENT MEETING: May 26, 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 Trey Verbick – Place 3, Britton Wells – Alternate 1, Robert Kemins -Alternate 2.

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

**REGULAR SESSION:**

**1. Call to Order:** Chairman Medici called the Regular Session to order at 6:32 P.M.

**2A. Executive Session:** Chairman Medici announced that the Board would go into Executive Session pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Section 551.071 consultation with the city attorney. The Executive Session started at 6:36 P.M. and ended at 7:01 P.M.

**2B. Reconvene**

Chairman Medici reconvened the meeting at 7:01 P.M. No action was taken following Executive Session.

**3. Approval of the Minutes:** Chairman Medici opened the discussion of the minutes of the Zoning Board of Adjustment meeting held on May 12, 2022.

A motion was made to **approve** the minutes of the Zoning Board of Adjustment meeting held on May 12, 2022.

**Motion:** Verbick

**Second:** Quinones

**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 June 16, 2022.

**5. Consider: ZBA22-0007, Special Exception Use, per Ordinance No. 480, as amended, Section 44.12(2), permitting the construction of accessory buildings or structures of a size or aggregate size greater than permitted on property described as Brewer Addition, Lot 1R, Block 2, an addition to the City of Southlake, Tarrant County, Texas, and located at 2903**

Florence Road, Southlake, Tarrant County, Texas, Current Zoning: "SF-1B" – Single Family Residential District. **PUBLIC HEARING.**

Planner Rothenberger presented details of the case with a slide show presentation to the Board. The applicant, Barry Dinsmore, 2903 Florence Road, Southlake, Texas, is requesting approval for a Special Exception Use per Ord. No. 480, Section 44.12(2) for an accessory structure of a size or aggregate size greater than the size permitted to allow the existing accessory building to exceed the maximum size permitted if a plat revision dividing the existing lot into two lots were to be approved.

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 ZBA22-0007.

Motion: Quinones

Second: King

Ayes: Quinones, King, Snead, Treichler, Medici

Nays: None

Abstain: None

Vote: 5-0-0

**Motion: Approved**

**6. Consider ZBA22-0008, Variance to Ordinance No. 480, as amended, Section 22.5(d), requiring a rear yard of ten (10) feet** on property described as Players Circle Addition, Lot 6, an addition to the City of Southlake, Tarrant County, Texas, and located at 220 Players Circle, Southlake, Tarrant County, Texas. Current Zoning "C-3" – General Commercial District.  
**PUBLIC HEARING**

Planner Rothenberger presented details of the case with a slide show presentation to the Board. The applicants, Joshua Barger, 440 N Kimball Avenue, Southlake, Texas, and Mathew Thomas, 2507 Heather Glenn, Colleyville, Texas, are seeking approve of a Variance to Ordinance No. 480, as amended, Section 22.5(d), requiring a rear yard of ten (10) feet to allow a portion of a commercial building that encroaches approximately three (3) feet into the setback in error to remain.

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 **table** case ZBA22-0008 to June 16, 2022.

Motion: Snead  
Second: Treichler  
Ayes: Quinones, King, Snead, Treichler, Medici  
Nays: None  
Abstain: None  
Vote: 5-0-0

**Motion: Approved**

**7. Consider** delegating authority to the Zoning Administrator, or their designee, the ability of granting waivers of Mandatory Yard and Setback Requirements of up to 15% due to survey or construction error, as authorized per Ordinance No. 480, as amended, Section 44.11.

A motion was made to approve granting authority to the Zoning Administrator to grant waivers as presented.

Motion: Treichler  
Second: Snead  
Ayes: Quinones, King, Snead, Treichler, Medici  
Nays: None  
Abstain: None  
Vote: 5-0-0

**Motion: Approved**

**8. Meeting Adjournment:** Chairman Jeff Medici adjourned the meeting at 7:01 P.M.

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

  
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Jeff Medici, Chairman

ATTEST:  
  
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Carol Nemoto, Board Secretary