



ZONING BOARD OF ADJUSTMENT MEETING: August 15, 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: Chairman Jeff Medici, Vice Chairman David Treichler Board members: Michael Quinones- Place 1, Sabreena Hakemy- Place 3, Brett Nickel- Place 4, Akash Shah- Alternate 1, Robert Kemins- Alternate 2, and Austin Reynolds- Alternate 3.

Members Absent: Heather King- Alternate 4

Staff Present: Dennis Killough, Deputy Director of Planning & Development Services, Richard Schell, Principal Planner, Miranda Picklesimer, Board Secretary, Selena Serrano, Board Secretary and James Donovan, City of Southlake Attorney.

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 June 27, 2019.

A motion was made to **approve** the minutes of the Zoning Board of Adjustment meeting held on June 27, 2019.

Motion: Treichler

Second: Nickel

Ayes: Medici, Treichler, Quinones, Hakemy, Nickel, Shah, Kemins, and Reynolds

Nays: None

Abstain: None

Vote: 8-0-0

Motion: Approved

Agenda Item No. 4 – Administrative Comments: Richard Schell, Principal Planner, announced that the next scheduled ZBA meeting will be on August 29, 2019 and a work session will be held at 6:00 PM for ZBA board members and staff.

REGULAR AGENDA:

Agenda Item No. 5 – ZBA19-0008, Special Exception Use per Ord. No. 480, as amended, Section 44.12(1) for a domestic employee or family quarters and Special Exception Use per Ord. No. 480, as amended, Section 44.12(7) for an accessory building located forward of the

principal building on the lot on property described as Tract 9 (also referred to as Lot 9A), Airpark Estates, an addition in the City of Southlake, Tarrant County, Texas, and located at 1000 S. Peytonville Ave., Southlake, Texas. Current Zoning: "SF-1A" Single Family Residential District.

A motion was made to **table** case ZBA19-0008 to the August 29, 2019 meeting to add an additional Special Exception Use request.

Motion: Kemins

Second: Shah

Ayes: Medici, Treichler, Quinones, Hakemy, Nickel

Nays: None

Abstain: None

Vote: 5-0-0

Motion: Approved

Agenda Item No. 6 – Consider: ZBA19-0009, Variance to "S-P-2" Generalized Site Plan District Zoning Ordinance No. 480-220A, which requires a 45' maximum building height, on property described as Tract 1F, James J. West Survey, Abstract No. 1620, Southlake, Tarrant County, Texas and located at 550 W. S.H. 114, Southlake, Texas. Current Zoning: "S-P-2" – Generalized Site Plan District.

Planner Schell presented details of the case with a slide show presentation to the Board. The applicant, Life Time Fitness is requesting approval of a Variance to "S-P-2" Generalized Site Plan District Zoning Ordinance No. 480-220A, which requires a 45' maximum building height, to permit a maximum building height of 55' on portions of the building as shown on the site plan and building elevations.

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.

William Dahlstrom, 2323 Ross Ave Suite 600 Dallas, TX, a representative for the applicant, once sworn in, presented testimony and answered questions from the board.

Megan Eaton, 2902 Corporate Pl Chanhassen, MN, a representative for the applicant, once sworn in, presented testimony and answered questions from the board.

Neda Hosseiny, 6160 Warren Pkwy Frisco, TX, a representative for 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 **table** case ZBA19-0008 to the September 26, 2019 meeting.

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

Motion: Approved

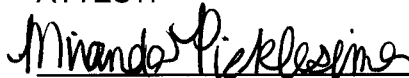
Agenda Item No. 7 - Meeting Adjournment: Chair Medici adjourned the meeting at 7:44 P.M.

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



Jeff, Medici, Chairman

ATTEST:



Miranda Picklesimer, Board Secretary