



ZONING BOARD OF ADJUSTMENT MEETING: October 10, 2019

LOCATION: 1400 Main Street, Southlake, Texas
Executive Session-Executive Conference Room, Suite 268 of Town Hall
Regular Session-City Council Chambers

Members Present: Vice Chairman David Treichler, Board members: Michael Quinones- Place 1, Brett Nickel- Place 4, Akash Shah- Alternate 1, Robert Kemins- Alternate 2 Austin Reynolds- Alternate 3 and Heather King- Alternate 4.

Members Absent: Chairman Jeff Medici and Sabreena Hakemy- Place 3,

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

REGULAR SESSION:

1. **Call to Order:** Acting Chairman Treichler called the meeting to order at 6:32 P.M.
2. **Executive Session:** No Executive Session was held.
3. **Approval of the Minutes:** Acting Chairman Treichler opened the discussion of the minutes of the Zoning Board of Adjustment meeting held on September 26, 2019.

A motion was made to **approve** the minutes of the Zoning Board of Adjustment meeting held on September 26, 2019.

Motion: Kemins
Second: Shah
Ayes: Treichler, Quinones, Nickel, Shah, Kemins, Reynolds and King
Nays: None
Abstain: None
Vote: 7-0-0

Motion: Approved

4. **Administrative Comments:** Richard Schell, Principal Planner, announced that the next scheduled ZBA meeting will be on October 24, 2019.
5. **Consider: ZBA19-0010,** Special Exception Use per Ord. No. 480, as amended, Section 44.12(2) for accessory buildings or structures of a size or aggregate size greater than that permitted on property described as Lot 13, Block B, Quail Creek Estates, an addition to the City of Southlake, Tarrant County, Texas, and located at 2604 S. Quail Run Ct., 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 and owner, Christopher T. and Teresa W. Halbrooks are requesting approval of a

Special Exception Use per Ordinance No. 480, Section 44.12(2) for the construction of accessory buildings or structures of a size or aggregate size greater than that permitted to allow for the construction of an approximately 1,500 square foot metal accessory building. The maximum area for the sum total of accessory buildings and structures permitted in the "SF-1A" Single Family Residential zoning district is 3% of the lot area or 4,000 square feet, whichever is less, which in this case is approximately 1,346 square feet based on the lot area of approximately 44,867 square feet. An existing approximately 122 square foot accessory building at the southwest corner of the property is proposed to be removed once the contents have been relocated into the new building.

Acting Chairman Treichler 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.

Christopher T. Halbrooks, 2604 S. Quail Run Ct Southlake, TX, the applicant and homeowner, once sworn in, presented testimony and answered questions from the board.

Acting Chairman Treichler asked if there were those in the audience who wished to speak in favor of the request.

John Thane, 2600 S. Quail Run Ct. Southlake, TX, once sworn in, presented testimony and answered questions from the board.

Acting Chairman Treichler asked if there were those in the audience who wished to speak in opposition to the request.

There being none, Acting Chairman Treichler closed the public hearing and opened the item for discussion from the Board.

A motion was made to approve case ZBA19-0010.

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

Motion: Approved

6. Consider: ZBA19-0011, Special Exception Use per Ord. No. 480, as amended, Section 44.12(1) for a domestic employee or family quarters on property described as Lot B, Block 1, Old Orchard Country Estates, an addition to the City of Southlake, Tarrant County, Texas, and located at 1950 Shady Oaks Dr., Southlake, Texas. Current Zoning: "SF-1A" Single Family Residential District.

Planner Schell announced that the applicant has formally requested to table case ZBA19-0011 to the November 14, 2019 Zoning Board of Adjustment meeting.

A motion was made to **accept** the applicant's request to table case ZBA19-0011 to the November 14, 2019 meeting.

Motion: Kemins

Second: Nickel

Ayes: Treichler, Quinones, Nickel, Shah and Kemins

Nays: None

Abstain: None

Vote: 5-0-0

Motion: Approved request to table case ZBA19-0011

7. Consider: ZBA19-0012, 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 Lot E-2, Block 1, Old Orchard Country Estates, an addition to the City of Southlake, Tarrant County, Texas, and located at 685 W. Dove Rd., 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 and owner, Sridevi Poosanam and Srinivasulu Koppala are requesting approval of a Special Exception Use per Ord. No. 480, as amended, Section 44.12(1) for a domestic employee or family quarters and Special Exceptions Use per Ord. 480, as amended, Section 44.12(7) for an accessory building located forward of the principle building on the lot to allow the approximately 3,126 square foot existing home on the property to remain as a domestic employee or family questers in an accessory building located forward of the principle building on the lot once a new home is constructed on the property. Per the definition for frontage in Zoning Ord. 480, as amended, Section 4, on reversed frontage corner lots, the front of the lot shall be constructed as the shortest boundary adjacent to a street. In this case the shortest boundary is the north property line on W. Dove Rd. A Plat Revision to subdivide the original Lot E, Block 1 into two lots based on the current alignment of Shady Oaks Drive was approved in 2002. The alignment of Shady Oaks Dr. created the shortest boundary of the lot to be the north boundary and therefore determined the frontage of the lot. The plot plan shows a new home to be constructed to the south of the existing home on the lot.

Acting Chairman Treichler 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.

Sridevi Poosanam, 682 W Dove Rd. Southlake, TX, the applicant and homeowner, once sworn in, presented testimony and answered questions from the board.

Acting Chairman Treichler asked if there were those in the audience who wished to speak in favor of the request.

John Paxton, 1055 W Dove Rd, Southlake TX, once sworn in, presented testimony and answered questions from the board.

Acting Chairman Treichler asked if there were those in the audience who wished to speak in opposition to the request.

Esther and Dennis Spickler, 926 Turnberry Ln Southlake TX, Once sworn in, presented testimony and answered questions from the board.

A motion was made to **approve** case ZBA19-0012.

Motion: Nickel

Second: Kemins

Ayes: Treichler, Quinones, Nickel, Shah and Kemins

Nays: None


Abstain: None

Vote: 5-0-0

Motion: Approved

8. Meeting Adjournment: Acting Chairman Treichler adjourned the meeting at 8:19 P.M.

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



David Treichler, Acting Chairman

ATTEST:



Julia Lyon, Board Secretary