



BOARD OF ADJUSTMENT MEETING MINUTES

May 2, 2023

Northlake Town Hall

1500 Commons Circle, Suite 300

Northlake Texas 76226

1. CALL TO ORDER

Chairperson Holmes called the meeting to order at 5:30 pm, with the following quorum present:

Alexandra Holmes
Thomas Lott
John Stewart

Kathy Kliewer – Absent
Robert Parker

2. PUBLIC INPUT

None.

3. NEW BUSINESS

A. Consider approval of the meeting minutes from February 7, 2022

Member Lott moved to approve the minutes as amended regarding the spelling of Member Stewart’s last name. Motion seconded by Chairperson Holmes. Motion carried.

AYES (4): Holmes, Lott, Stewart, Parker
NAYS (0): None
Absent (1): Kliewer

B. Consider a variance request to Section 10.3 A. and/or Section 10.4 A. of the Unified Development Code (UDC) related to parking space size and number of parking spaces, on an approximately 2.5-acre site planned for a hotel to be platted as Lot 1, Block B, Alliance Northport Addition, generally located north of Dale Earnhardt Way approximately 600 feet east of IH 35W at 3855 Dale Earnhardt Way, and zoned Commercial Planned Development (C-PD). PK Hospitality is the owner/developer. Triangle Engineering is the applicant. Case # BOA-23-001

- a. Public Hearing
- b. Consider approval

The item was presented and discussion continued.

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Chairperson Holmes opened the public hearing at 5:39 p.m., and with no other speakers coming forward, Chairperson Holmes closed the public hearing at 5:39 p.m.

Chairperson Holmes moved to approve the variance to Section 10.3 A. of the Unified Development Code as presented. Motion seconded by Member Lott. Motion carried with the following findings:

- Literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property, and;
- The situation causing the hardship or difficulty is unique to the affected property and is not self-imposed, and;
- The relief sought will not injure the permitted use of adjacent conforming property, and;
- The granting of the variance will be in harmony with the spirit and purposes of the UDC.

AYES (4): Holmes, Lott, Stewart, Parker

NAYS (0): None

Absent (1): Kliewer

4. ADJOURNMENT

With no further business, Chairperson Holmes adjourned the meeting at 6:01 p.m.

Alexandra Holmes

Alexandra Holmes, Chairperson

Attest:

Zolaina R. Parker

Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: June 6, 2023 _____