



**PLANNING AND ZONING COMMISSION MEETING:**

**January 3, 2019**

**LOCATION:** 1400 Main Street, Southlake, Texas 76092  
Work Session – Executive Conference Room, Suite 268 of Town Hall OR  
City Council Chambers of Town Hall  
Regular Session – City Council Chambers of Town Hall

**WORK SESSION: 5:30 P.M.**

1. Call to Order.
2. Recap of City Council's action and discussion on Planning & Zoning recommended cases.
3. Discussion of all items on tonight's meeting agenda.
4. Adjournment.

**REGULAR SESSION: 6:30 P.M.**

1. Call to Order.
2. **A. Executive Session:** Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071. Refer to posted list attached hereto and incorporated herein. **Executive Session may be held, under these exceptions, at the end of the Regular Session or at any time during the meeting that a need arises for the Planning and Zoning Commission to seek advice from the City Attorney as to the posted subject matter of this Planning and Zoning Commission meeting.** Section 551.071: Consultation with attorney.  
**B. Reconvene:** Action necessary on items discussed in Executive Session.
3. **Consider:** Approval of the minutes for the Planning and Zoning Commission meeting held on November 8, 2018.
4. **Consider:** Administrative Comments.

**CONSENT AGENDA:**

5. **Table: Ordinance No. 1204 (CP18-0005)** Land Use Plan Amendment from Office Commercial to Mixed Use on property described as Lot A, Block A, Briarwood Estates, Phase 1, (also known as Lot A1, Block A, Briarwood Estates by Tarrant Appraisal District) an addition to the City of Southlake, Tarrant County, Texas and located at 2100 E. State Hwy. 114, Southlake, Texas. Current Zoning: "C-3" General Commercial District. Requested Zoning: "S-P-2" Generalized Site Plan District. SPIN Neighborhood #4. *(The applicant has requested this item be tabled until the January 17, 2019 Planning and Zoning Commission meeting).*

**REGULAR AGENDA:**

6. **Consider: ZA18-0028, Site Plan for the Landmark Office Expansion** on property described as Lot 15, Phase 1, Lake Wood Acres Addition, City of Southlake, Tarrant County, Texas and located at 750 N. Carroll Avenue, Southlake, Texas. Current Zoning: "O-1" Office District. SPIN Neighborhood # 7. **PUBLIC HEARING**
7. **Consider: ZA18-0031, Site Plan for Stonebridge Park** on property described as Lot 2R1, Block 1, Stonebridge Park Addition Southlake, Tarrant County, Texas, and located at 155 Stonebridge Lane, Southlake, Texas. Current Zoning: "S-P-2" Generalized Site Plan District. SPIN Neighborhood # 11. **PUBLIC HEARING**
8. **Consider: ZA18-0049, Site Plan for Chick-fil-A Canopies** on property described as Lot 4, Block 1, Perry/Allen Addition, an addition to the City of Southlake, Tarrant County, Texas and located at 2301 E. Southlake Blvd., Southlake, Texas. Current Zoning: "C-3" General Commercial District. SPIN Neighborhood #8. **PUBLIC HEARING**
9. **Consider: Resolution No. 18-051, ZA18-0050, Specific Use Permit for a Temporary Sales Facility** on property described as Lot 1, Block 20, Garden District and Phase C Brownstones, an addition to the City of Southlake, Tarrant County, Texas and located at 351 Central Avenue, Southlake, Texas. Current Zoning: "DT" Down Town District. SPIN Neighborhood # 8. **PUBLIC HEARING**
10. **Consider: ZA18-0052, Plat Revision for Lots 3R1 and 3R2, Block 1, Parkway Office Center Addition** on property described as Tract 6C, Thomas M. Hood Survey, Abstract No. 706, City of Southlake, Tarrant County, Texas and a portion of Lot 3, Block 1, Parkway Office Center Addition (also described as Lot 3A, Block 1, Parkway Office Center Addition), an addition to the City of Southlake, Tarrant County, Texas and located at 1700 N. White Chapel Boulevard and 190 W. State Hwy. 114, Southlake, Texas. Current Zoning: "S-P-1" Detailed Site Plan District. SPIN Neighborhood #3. **PUBLIC HEARING**
11. **Consider: Resolution No. 18-052, ZA18-0053, Specific Use Permit for Fasst Performance Training to allow a Commercial School, including Trade School** on property being described as Lot 3R, Block B, Hart Industrial Park, an addition to the City of Southlake, Tarrant County, Texas and located at 1605 Hart Street, Suite 180, Southlake, Texas. Current Zoning: "I-1" Light Industrial District. SPIN Neighborhood #8. **PUBLIC HEARING**
12. **Consider: ZA18-0056, Site Plan for Jack Johnson Elementary School** on property described as Lot 13R1, F. Throop No. 1511 Addition, an addition to the City of Southlake, Tarrant County, Texas and located at 1301 N. Carroll Ave., Southlake, Texas. Current Zoning: "CS" Community Service District. SPIN Neighborhood # 3. **PUBLIC HEARING**
13. **Consider: Ordinance No. 480-338G, ZA18-0058, Zoning Change and Site Plan for Carroll ISD Senior High School Music Building and site improvements to include a variance to the Masonry Ordinance No. 557, as amended,** on property described as Lot 1, Block 1, Carroll Senior High School Addition, an addition to the City of Southlake, Tarrant



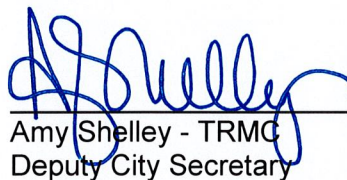
County, Texas and located at 1501 W. Southlake Blvd., Southlake, Texas. Current Zoning: "S-P-1" Detailed Site Plan District. Proposed Zoning: "S-P-1" Detailed Site Plan District. SPIN Neighborhood #10. **PUBLIC HEARING**

**14. Consider: Ordinance No. 480-YYYY**, an amendment to the City of Southlake Zoning Ordinance No. 480, as amended, revising current regulations in order to provide more flexibility for residential accessory buildings, including but not limited to setbacks, permitted building area, coverages and special exception uses. **PUBLIC HEARING**

*A quorum of the City Council may be present at this meeting.*

**CERTIFICATE**

I hereby certify that the above agenda was posted on the official bulletin boards at Town Hall, 1400 Main Street, Southlake, Texas, on Friday, December 28, 2018 by 6:00 p.m., pursuant to the Texas Government Code, Chapter 551.

  
Amy Shelley - TRMG  
Deputy City Secretary



If you plan to attend this public meeting and have a disability that requires special needs, please advise the City Secretary 48 hours in advance at 817-748-8016, and reasonable accommodations will be made to assist you.

**EXECUTIVE SESSION**

Section 551.071: Consultation with attorney: The Planning and Zoning Commission may conduct a private consultation with its attorney when the Planning and Zoning Commission seeks the advice of its attorney concerning any item on this agenda or on a matter in which the duty of the attorney to the Planning and Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Board of Texas clearly conflicts with Chapter 551.