



PLANNING AND ZONING COMMISSION MEETING:

August 5, 2021

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. **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 or work session 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.

1. Seek advice of the city attorney regarding land use and zoning law.
2. Seek advice of the city attorney regarding legal issues related to the City Charter, Open Meetings, and the Public Information Act.

B. Reconvene: Action necessary on items discussed in Executive Session.

3. Appointment of the PZ Commission to oversee the development of the Water, Wastewater and Drainage Master Plans
4. Recap of City Council's action and discussion on Planning & Zoning recommended cases.
5. Discussion of all items on tonight's meeting agenda.
6. Adjournment.

REGULAR SESSION: 6:30 P.M. or immediately following Work Session.

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.

- 1) Seek advice of the city attorney regarding land use and zoning law.
- 2) Seek advice of the city attorney regarding legal issues related to the City Charter, Open Meetings, and the Public Information Act.

B. Reconvene: Action necessary on items discussed in Executive Session.

3. Consider: Appointment of the Chairman of Planning and Zoning Commission.
4. Consider: Appointment of the Vice Chairman of Planning and Zoning Commission.
5. Administrative Comments.
6. Chairman Comments.

CONSENT AGENDA:

7. **Consider:** Approval of the minutes for the Planning and Zoning Commission meeting held on June 3, 2021.
8. **Consider:** Approval of the minutes for the Joint City Council and Planning and Zoning Commission meeting held on June 29, 2021.
9. **Table: Resolution No. 21-030, (ZA21-0044), Specific Use Permit for a Residential Solar Energy System** on property described as Lot 5, W.W. Hall No. 687 Addition, an addition to the City of Southlake, Tarrant County, Texas, located at 221 E. Highland St., Southlake, Texas. Current Zoning: "SF-20A" Single Family Residential District. SPIN Neighborhood #7 *(This item is being administratively tabled until the August 19, 2021 Planning and Zoning Commission meeting and the public hearing will be held on that date.)*

REGULAR AGENDA:

10. **Consider: ZA21-0017, Site Plan for Central Market Generators** on property described as Lot 3R, Block 1, Shops of Southlake, an addition to the City of Southlake, Tarrant County, Texas and located at 1425 E. Southlake Blvd., Southlake, Texas. Current Zoning: "S-P-2" Generalized Site Plan District. SPIN Neighborhood #8. **PUBLIC HEARING**
11. **Consider: ZA21-0064, Site Plan for Mesero** on property described as Lot 5, Block 1, Shops of Southlake, an addition to the City of Southlake, Tarrant County, Texas and located at 1451 E. Southlake Blvd. (restaurant addressed as 1471 E. Southlake Blvd.), Southlake, Texas. Current Zoning: "S-P-2" Generalized Site Plan District. SPIN Neighborhood #8. **PUBLIC HEARING**
12. **Consider: Resolution No. 21-020, (ZA21-0040), Specific Use Permit for a Mass Gathering Event for Diwalifest** on property described as Phase I, Southlake Town Square Addition, City of Southlake, Tarrant County, Texas and located between E. Southlake Blvd., Main Street, State Street, and Grand Avenue, Southlake, Texas. Current Zoning: "DT" Downtown District. SPIN Neighborhood #8. **PUBLIC HEARING**

- 13. Consider: Ordinance No. 480-671c (ZA21-0045), Zoning Change and Site Plan for Pieter Andries Jeweler**, on property described as Lot 3-R-1, Block 1, of the Georgetown Park Addition, City of Southlake, Tarrant County, Texas, located at 2525 E. Southlake Boulevard, Southlake, Texas. Current Zoning: "S-P-1" Detailed Site Plan District with "C-2" Local Retail Commercial District uses. Proposed Zoning: "S-P-1" Detailed Site Plan District with "C-2" Local Retail Commercial District uses. SPIN Neighborhood #8. **PUBLIC HEARING**
- 14. Consider: ZA21-0046, Site Plan for Kirkwood Oaks Vestibule** on property described as Lot 1R2, Block 1, Sabre Group Campus, an addition to the City of Southlake, Tarrant County, Texas and located at 3150 Sabre Dr., Southlake, Texas. Current Zoning: "NR-PUD" Non-Residential Planned Unit Development District. SPIN Neighborhood #1. **PUBLIC HEARING**
- 15. Consider: Ordinance No. 480-784, (ZA21-0048), Zoning Change and Concept Plan for Ridgecrest Property** on property described as Tracts 1C01E1, 1C01E1A, 1C1E1A1, 1C01E1B, and 1C1E1C, Joel W. Chivers Addition, Abstract No. 350, City of Southlake, Tarrant County, Texas, located at 2645 - 2745 Ridgecrest Drive, Southlake, Texas. Current Zoning: "AG" Agricultural District. Proposed Zoning: "SF-1A" Single Family Residential District. SPIN Neighborhood #2. **PUBLIC HEARING**
- 16. Consider: ZA21-0050, Site Plan for Methodist Southlake Hospital Emergency Department and Nuclear Medicine Expansion** on property described as Lot 1R, Block 1, Southlake Medical District, an addition to the City of Southlake, Tarrant County, Texas, and located at 421 and 441 E. S.H. 114, Southlake, Texas. Current Zoning: "S-P-2" Generalized Site Plan District. SPIN Neighborhood #7. **PUBLIC HEARING**
- 17. Consider: ZA21-0051, Plat Revision for Lots 1R1 and 1R2, Block 1, Gateway Church – 114 Campus**, on property described as Lot 1, Block 1 (shown as Lots 1A and 1B by Tarrant Appraisal District), Gateway Church – 114 Campus, an addition to the City of Southlake, Tarrant County, Texas and located at 1351 E. Kirkwood Blvd. and 700 Blessed Way, Southlake, Texas. Current Zoning: "NR-PUD" Non-Residential Planned Unit Development District. SPIN Neighborhood #4. **PUBLIC HEARING**
- 18. Consider: Ordinance No. 480-785, (ZA21-0053), Zoning Change and Development Plan for Ferguson Place** on property described as 1B4E and 1B4H, Leonard Lincoln Survey, Abstract No. 981, City of Southlake, Tarrant County, Texas, located at 2589 and 2593 Lonesome Dove Rd., Southlake, Texas. Current Zoning: "AG" Agricultural District. Proposed Zoning: "R-PUD" Residential Planned Unit Development District. SPIN Neighborhood #2. **PUBLIC HEARING**
- 19. Meeting Adjournment.**

A quorum of the City Council or other Boards 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, July 30, 2021, by 6:00 p.m., pursuant to the Texas Government Code, Chapter 551.

V. Lomas

Veronica Lomas, TRMC
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.