



**PLANNING AND ZONING COMMISSION MEETING:**

**September 9, 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:** 6:00 P.M. or immediately following Capital Improvements Advisory Committee (CIAC)

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.  
**B. Reconvene:** Action necessary on items discussed in Executive Session.
3. Recap of City Council's action and discussion on Planning & Zoning recommended cases.
4. Appointment of the Planning and Zoning Commission to oversee the development of the Water, Wastewater and Drainage Master Plans.
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.  
**B. Reconvene:** Action necessary on items discussed in Executive Session.
3. Administrative Comments.

4. Chairman Comments.

**CONSENT AGENDA:**

5. **Consider:** Approval of the minutes for the Planning and Zoning Commission meeting held on August 19, 2021.
6. **Table: ZA21-0057, Site Plan, to include a variance to the Masonry Ordinance No. 557, as amended, for Natuzzi** on property described as Lot 1, Block 2, Village Center Addition, an addition to the City of Southlake, Tarrant County, Texas and located at 1600 E. Southlake Blvd., Southlake, Texas. Current Zoning: "C-3" General Commercial District. SPIN Neighborhood #8. *(The applicant for this item has requested to table the item indefinitely.)*
7. **Withdraw: ZA21-0074, Plat Revision for Lot 1R1, Block 1, Southlake Medical District** 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. *(The applicant for this item requested their application be withdrawn.)*

**REGULAR AGENDA:**

8. **Consider: ZA19-0068, Site Plan for Lot 6, River Oaks Office Building** on property described Lot 6, Block 1, River Oaks Addition, an addition to the City of Southlake, Tarrant County, Texas, and located at 116 River Oaks Drive, Southlake, Texas. Current Zoning: "S-P-2" Generalized Site Plan District. SPIN Neighborhood #11. **PUBLIC HEARING**
9. **Consider: ZA19-0069, Site Plan for Lot 9, River Oaks Office Building** on property described Lot 9, Block 1, River Oaks Addition, an addition to the City of Southlake, Tarrant County, Texas, and located at 124 River Oaks Drive, Southlake, Texas. Current Zoning: "S-P-2" Generalized Site Plan District. SPIN Neighborhood #11. **PUBLIC HEARING**
10. **Consider: Resolution No. 21-037, (ZA21-0067), Specific Use Permit for Two Accessory Buildings** on Lot 1, Block 1, Solana Addition, an addition to the City of Southlake, Tarrant County, Texas and located at 500 W. Dove Road, Southlake, Texas. Current Zoning: "NR-PUD" Non-Residential Planned Unit Development District. SPIN Neighborhood # 1. **PUBLIC HEARING**
11. **Consider: ZA21-0068, Site Plan for Market by Macy's Patio** on property described as Lots 2R1 and 3R1, Block 3R2R, Southlake Town Square Phase I and Phase IV and Lot 1, Block 3R1, Southlake Town Square Phase I, additions to the City of Southlake, Tarrant County, Texas, and located at 301 State St. (store address is 321 State St. and also addressed as 300 Grand Ave. by Tarrant Appraisal District), 1361 Federal Way, and 1400 Civic Place, Southlake, Texas. Current Zoning: "DT" Downtown District. SPIN Neighborhood #8. **PUBLIC HEARING**

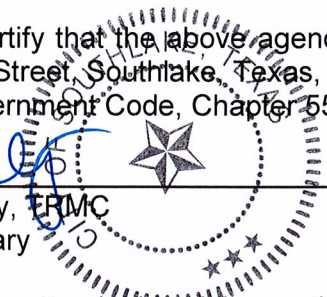
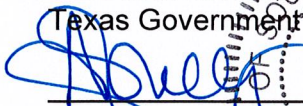
- 12. Consider: Ordinance No. 480-657F, (ZA21-0070), Zoning Change and Concept/Site Plan for Kimball Park** on property described as Lots 1, 2R, and 3-6, Kimball Park, an addition to the City of Southlake, Tarrant County, Texas and located at 2102-2116 E. State Hwy. 114, Southlake, Texas. Current Zoning: "S-P-2" Generalized Site Plan District. Proposed Zoning: "S-P-2" Generalized Site Plan District. SPIN Neighborhood #4. **PUBLIC HEARING**
- 13. Consider: Resolution No. 21-038, (ZA21-0071), Specific Use Permit for a Commercial School, including Trade School** on property described as Lot 3R2R2, Green Meadows Subdivision, an addition to the City of Southlake, Tarrant County, Texas and located at 2211 E. Continental Blvd., Unit 150, Southlake, Texas. Current Zoning: "I-1" - Light Industrial District. SPIN Neighborhood #8. **PUBLIC HEARING**
- 14. Consider: Ordinance No. 480-788, (ZA21-0072), Zoning Change and Concept/Site Plan for Zena Rucker Road Office Park** on property described as Lot 4, Block 1, Pecan Creek, an addition to the City of Southlake, Tarrant County, Texas and located at 731 Zena Rucker Rd., Southlake, Texas. Current Zoning: "S-P-2" Generalized Site Plan District. Proposed Zoning: "S-P-2" Generalized Site Plan District. SPIN Neighborhood #9. **PUBLIC HEARING**
- 15. Consider: Ordinance No. 480-474B, (ZA21-0073), Zoning Change and Concept/Site Plan for River Oaks Addition**, on property described as Lots 1-10, Block 1, River Oaks Addition, an addition to the City of Southlake, Tarrant County, Texas and located at 100-125 River Oaks Drive, Southlake, Texas. Current Zoning: "S-P-2" Generalized Site Plan District. Proposed Zoning: "S-P-2" Generalized Site Plan District. SPIN Neighborhood #11. **PUBLIC HEARING**
- 16. Consider: Ordinance No. 480-FFFFF**, amendments to the City of Southlake Zoning Ordinance No. 480, as amended, pertaining to solar energy systems, commercial outdoor dining areas, brew pubs and other similar uses.

**17. 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, September 3, 2021 by 6:00 p.m., pursuant to the Texas Government Code, Chapter 551.



Amy Shelley, ERM  
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.