



REGULAR PLANNING & ZONING COMMISSION MEETING JANUARY 6, 2022

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

MEMBERS PRESENT: Gina Phalen, Daniel Kubiak, Craig Rothmeier, Michael Forman, Michael Springer, Scott Dyche, and Austin Reynolds.

MEMBERS ABSENT: None.

STAFF PRESENT: Sr. Director of Planning and Development Services Ken Baker; Deputy Director of Planning & Development Services Dennis Killough; and Commission Secretary Lydia Ruiz.

WORK SESSION:

1. CALL TO ORDER:

2. Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071. Refer to posted list attached hereto and incorporate 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.

No executive Session was held.

4. Recap of City Council's action and discussion on Planning and Zoning recommended cases; no questions were asked.

5. Staff presented an overview of item #8 and #11 on tonight's meeting agenda; questions were asked.

5. Adjournment.

REGULAR SESSION:

1. CALL TO ORDER: 6:30 P.M.

2. Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071. Refer to posted list attached hereto and

incorporate 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.

Chairman Kubiak called the Executive Session at 6:32 P.M.

B. Reconvene: No action was taken during Executive Session.

3. ADMINISTRATIVE COMMENTS.

No comments.

4. CHAIRMAN COMMENTS

Chairman Kubiak advised to the audience that the agenda will go in order as it is presented and reminded the public of the three-minute limit to speak during public hearing.

CONSENT AGENDA:

- 5. CONSIDER: APPROVAL OF THE MINUTES FOR THE PLANNING AND ZONING COMMISSION MEETING HELD ON NOVEMBER 18, 2021.**
- 6. CONSIDER: APPROVAL OF ZA21-0100, PLAT SHOWING FOR PRIMROSE OFFICE II, LOTS 7-9, THOMAS EASTER NO. 474 ADDITION, ON PROPERTY DESCRIBED AS TRACT 11 AND A PORTION OF TRACT 11E, THOMAS EASTER SURVEY, ABSTRACT NO. 474 (GENERALLY LOCATED ON S. VILLAGE CENTER DRIVE 370 FEET WEST OF S. NOLEN DRIVE), CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, AND ADDRESSED AT 320 S. NOLEN DRIVE, SOUTHLAKE, TEXAS. SPIN NEIGHBORHOOD #8.**

A motion was to approve items 5 and 6 on the consent agenda.

Motion: Forman

Second: Phalen

Ayes: Reynolds, Rothmeier, Forman, Kubiak, Springer, Phalen. Dyche

Nays: None

Abstain: None

Approved: 7-0-0

REGULAR AGENDA:

- 7. CONSIDER: ZA21-0093, SITE PLAN FOR LONESOME DOVE BAPTIST CHURCH ADDITION ON PROPERTY DESCRIBED AS LOT 1R1R, BLOCK 1, LONESOME DOVE BAPTIST CHURCH ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, AND LOCATED AT 2380**

**LONESOME DOVE AVE. (ALSO CALLED LONESOME DOVE RD.),
SOUTHLAKE, TEXAS. CURRENT ZONING: "CS" COMMUNITY SERVICE
DISTRICT. SPIN NEIGHBORHOOD #2. PUBLIC HEARING**

Deputy Director, Dennis Killough presented item 7; questions were asked.

Applicants – Jason Stover with Lonesome Dove Church, 2380 Lonesome Dove Road, Southlake, Texas, and Sachi Burlingame with Kirkman Engineering, 5200 SH 121, Colleyville, Texas came forward to speak and answer questions.

Chairman Kubiak opened the public hearing for item 7. Chairman read comment cards submitted of those who did not wish to speak but declared their position:

- Weber Alain, 3304 Jackson Court, in opposition but did not wish to speak.
- Cindy Miller, 1055 E. Dove Road, in support but did not wish to speak.
- Phillip Miller, 1055 E. Dove Road, in support but did not wish to speak.
- Joyce Harbour, 1450 S. White Chapel, in support but did not wish to speak.
- Boyce Harbour, 1450 S. White Chapel, in support but did not wish to speak.
- Mike Eiler, 306 S. First, in support but did not wish to speak.
- Josh Holcombe, 1224 Indian Trail Road, in support but did not wish to speak.
- John VanTil, 3550 Burney Lane, in support but did not wish to speak.
- Joel McKinney, 6841 Inwood Drive, North Richland Hills, in support but did not wish to speak.
- Lelana Johnson, 2528 Broadway Drive, Trophy Club, in support but did not wish to speak.
- Samantha Barron, 5101 Springlake Parkway, Haltom City, in support but did not wish to speak.
- Reed Barron, 5101 Springlake Parkway, Haltom City, in support but did not wish to speak.
- Ginger Stover, 2380 Lonesome Dove Road, in support but did not wish to speak.
- Caleb Stover, 6532 Stonelake Court, in support but did not wish to speak.
- Melissa VanTil, 3550 Burney Lane, in support but did not wish to speak.
- Mike and Yesnia Carter, 3621 Bandera Ranch Road, in support but did not wish to speak.
- Isabella Carter, 3621 Bandera Ranch Road, in support but did not wish to speak.
- Cherie Johnson, 2528 Broadway, in support but did not wish to speak.
- Emily Higgins, 501 Turner Road, in support but did not wish to speak.
- Melanie Reger, 1833 Riviera Lane, in support but did not wish to speak.
- Ryan Reger, 1833 Riviera Lane, in support but did not wish to speak.
- Miabella Carter, 3621 Bandera Ranch Road, did not wish to speak but did not declare position.
- Steven Tren, 6033 Sundown Drive, Watauga, did not wish to speak but did not declare position.

Chairman read comment cards submitted of those who did want to speak and declared their position:

- Robert Mustell, 2405 Taylor Street, came forward to speak in opposition.

- Robert Carr, 2412 Taylor Street, came forward to speak in opposition.
- David Harding, 3813 Sandlin Street, came forward to speak in support.
- Dave Callahan, 2411 Taylor Street, came forward to speak in opposition.
- Augie Schilling, 1260 Taylor Street, came forward to speak in opposition.
- Danielle Schug, 2415 Taylor Street, came forward to speak in opposition.

Chairman Kubiak closed the public hearing for item 7.

The Commission deliberated and asked questions to Staff, as well as asked the Applicant's Engineer to come forward to speak and answer additional questions.

A motion was made to approve item 7, subject to the staff report dated January 5, 2022, and subject to the revised site plan review summary #2 dated January 5, 2022; specifically approving variance #1 related to the stacking depth; specifically approving variance #2 related to the throat width; approving variance #3 related to the sidewalk, but noting the Applicant's willingness to dedicate a pedestrian access easement; denying variance request #4 related to the fence, and noting the Commission's recommendation that the Applicant meet with homeowners and try and come up with some alternative opportunities there with respect to fencing; and finally noting the request to the Applicant to evaluate dedicating one way in or one way out type of traffic flow before they go to City Council to present that to City Council.

Motion: Forman

Second: Dyche

Ayes: Reynolds, Rothmeier, Forman, Kubiak, Springer, Phalen, Dyche

Nays: None

Abstain: None

Approved: 7-0-0

8. CONSIDER: ORDINANCE NO. 480-791, (ZA21-0094), ZONING CHANGE AND SITE PLAN FOR 1800 E. SH 114, TO INCLUDE A VARIANCE TO THE MASONRY ORDINANCE NO. 557, AS AMENDED, ON PROPERTY DESCRIBED AS LOT 1R, BREWER INDUSTRIAL ADDITION, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, AND LOCATED AT 1800 E. SH 114, SOUTHLAKE, TEXAS. CURRENT ZONING: "B-1", BUSINESS SERVICE PARK DISTRICT. PROPOSED ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #4. PUBLIC HEARING

Deputy Director, Dennis Killough provided a recap of item 8, as it was formally presented during Work Session; questions were asked.

Applicant – Richard Williams with OWT Architects, 509 Pecan Street, Fort Worth, Texas, came forward to speak and answer questions.

Chairman Kubiak opened the public hearing for item 8.

No one came forward.

Chairman Kubiak closed the public hearing for item 8.

A motion was made to approve item 8, subject to the staff report dated December 30, 2021, further subject to the site plan review summary #2 dated December 30, 2021, subject to ordinance number 480-791, and noting approval of the variance requested.

Motion: Forman

Second: Phalen

Ayes: Reynolds, Rothmeier, Forman, Kubiak, Springer, Phalen, Dyche

Nays: None

Abstain: None

Approved: 7-0-0

9. CONSIDER: ZA21-0098, PLAT REVISION FOR LOTS 11R1 AND 11R2, O.W. KNIGHT NO. 899 ADDITION ON PROPERTY DESCRIBED AS LOT 11, O.W. KNIGHT NO. 899 ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, AND LOCATED AT 325 PINE DR., SOUTHLAKE, TEXAS. CURRENT ZONING: "SF-1A" SINGLE FAMILY RESIDENTIAL DISTRICT. SPIN NEIGHBORHOOD #9. PUBLIC HEARING

Deputy Director, Dennis Killough presented item 9; questions were asked.

Applicant – Ryan Peabody, 325 Pine Drive, Southlake, Texas, came forward to speak and answer questions.

Chairman Kubiak opened the public hearing for item 9. Chairman read comment cards submitted:

- Dan Quinto, 602 Northwood Trail, came forward to speak in opposition.
- Kerry Quinto, 602 Northwood Trail, in opposition but did not wish to speak.
- Dan Clark, 227 Pine Drive, came forward to speak in opposition.
- Sharon Clark, 227 Pine Drive, in opposition but did not wish to speak.

Chairman announced public hearing remains open for item 9.

- Tyler Peabody, 325 Pine Drive, came forward to speak in support.
- Larry Peabody, 325 Pine Drive, came forward to speak in support.
- Sharon Clark, 227 Pine Drive, came forward to speak in opposition.

Commission deliberated and asked questions to Staff.

Chairman Kubiak closed the public hearing for item 9.

A motion was made to deny item 9, ZA21-0098.

Motion: Forman

Second: Phalen

Ayes: Reynolds, Rothmeier, Forman, Kubiak, Springer, Phalen, Dyche

Nays: None

Abstain: None

Denied: 7-0-0

Chairman Kubiak announced to the public that item 11 will move before item 10 on the agenda.

11. CONSIDER: ZA21-0101, PRELIMINARY PLAT FOR KEEN HOMEPLACE 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: "SF-1A" SINGLE FAMILY RESIDENTIAL DISTRICT. SPIN NEIGHBORHOOD #2. PUBLIC HEARING

Deputy Director, Dennis Killough provided a recap of item 11, as it was formally presented during Work Session; no questions were asked.

Applicant – Ethan Maykus, 1591 S. Gravel Circle, Grapevine, Texas came forward to speak; no questions were asked.

Chairman Kubiak opened the public hearing for item 11; one comment card submitted:

- Rich DeOtte, 112 Keystone Drive, in support but did not wish to speak.

Chairman Kubiak closed the public hearing for item 11.

A motion was made to approve item 11, subject to the staff report dated December 30, 2021, and subject to the plat review summary #2 dated December 30, 2021.

Motion: Forman

Second: Dyche

Ayes: Reynolds, Rothmeier, Forman, Kubiak, Springer, Phalen, Dyche

Nays: None

Abstain: None

Approved: 7-0-0

10. CONSIDER: ZA21-0099, PRELIMINARY PLAT FOR THE CONSERVATION ON PROPERTY DESCRIBED AS LOT 10, BLOCK 2, HARBOR OAKS, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, AND TRACT 5, REES D. PRICE SURVEY, ABSTRACT NO. 1207, SOUTHLAKE, TEXAS AND ADDRESSED AS 2970 BURNEY LN. AND 3185 SOUTHLAKE PARK DR., SOUTHLAKE, TEXAS. CURRENT ZONING: "R-PUD" RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT. SPIN NEIGHBORHOOD #2. PUBLIC HEARING

Deputy Director, Dennis Killough presented item 10; questions were asked.

Applicant – Rich DeOtte, 112 Keystone Drive, Southlake, Texas came forward to speak; no questions were asked.

Chairman Kubiak opened the public hearing for item 10. Chairman read comment cards submitted of those who did not wish to speak but declared their position:

- Thelma Wilson, 2930 Burney Lane, in opposition but did not wish to speak.
- Elena Soto, 1065 Harbor Haven Street, in opposition but did not wish to speak.
- Rich DeOtte, 112 Keystone Drive, in support but did not wish to speak.
- Julia Stantic, 2895 Burney Lane, in opposition but did not wish to speak.
- Hans Schroen, 2895 Burney Lane, in opposition but did not wish to speak

Chairman read comment cards submitted of those who did want to speak and declared their position:

- Graham Johnson, 2940 Burney Lane, came forward to speak in opposition.
- Jack Fredricks, 2960 Burney Lane, came forward to speak in opposition.
- Mary VanZandt O'Connor, 2965 Burney Lane, came forward to speak in opposition.
- Rod Zielke with ZPS Engineers, 1111 S. Main Street, Grapevine, came forward to speak in opposition.
- Ray Chancellor, 890 Harbor Court, came forward to speak and make comments.
- Kenneth and Gloria Land, 2900 Burney Lane, in opposition but did not wish to speak.
- Amy Newby, 2885 Burney Lane, came forward to speak in opposition.

Patricia Brayton, 3020 Burney Lane, came forward to speak, ask questions, and provided comments.

Chairman Kubiak closed the public hearing for item 10.

Commission deliberated on item 10 and asked questions to Sr. Director Ken Baker.

A motion was made to approve item 10, subject to the staff report dated January 5, 2022, and subject to the revised plat review summary #1 dated January 5, 2022.

Motion: Forman

Second: Rothmeier

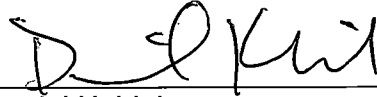
Ayes: Reynolds, Rothmeier, Forman, Kubiak, Springer, Phalen, Dyché

Nays: None

Abstain: None

Approved: 7-0-0

12. MEETING ADJOURNED AT 9:07 P.M.



Daniel Kubiak
Chairman



ATTEST: _____
Lydia Ruiz
Commission Secretary