



**REGULAR PLANNING & ZONING COMMISSION MEETING JANUARY 7, 2021**

**LOCATION:** Council Chambers, 1400 Main Street, Southlake, Texas, 76092

**MEMBERS PRESENT:** Daniel Kubiak, Craig Rothmeier, Gina Phalen, Mike Forman, Amy Torres-Lepp, and Scott Dyche.

**MEMBERS ABSENT:** Commissioner Springer

**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.

**3.** Recap of City Council's action and discussion on Planning and Zoning recommended cases.

**4.** Discussion of all items on tonight's meeting agenda.

**5.** Adjournment.

**REGULAR SESSION:**

**1. CALL TO ORDER: 6:31 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.

No executive session was held.

### **3. ADMINISTRATIVE COMMENTS.**

No comments.

### **4. CHAIRMAN KUBIAK COMMENTS**

Chairman Kubiak addressed his comments to the public and Commission.

### **CONSENT AGENDA:**

- 5. CONSIDER: APPROVAL OF THE MINUTES FOR THE PLANNING AND ZONING COMMISSION MEETING HELD ON NOVEMBER 19, 2020.**
  
- 6. CONSIDER: ZA20-0065, FINAL PLAT FOR SOUTHLAKE VILLAS ON PROPERTY DESCRIBED AS TRACTS 2A03, 2A03A1, 2A03B, 2A05 AND 2A03A, WILLIAM H. MARTIN SURVEY, ABSTRACT NO. 1068, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND ADDRESSED AS 1719 AND 1825 MARANATHA WAY AND 208 RANDOL MILL AVE., SOUTHLAKE, TEXAS. CURRENT ZONING: "R-PUD" RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT. SPIN NEIGHBORHOOD #5**

A motion was made to approve items 5 and 6, with respect to item 5, approval of the Planning and Zoning minutes from the November 19, 2020 meeting, and specifically on item 6, the final plat subject to the staff report dated January 6, 2021, and subject to the plat review summary #2 dated January 6, 2021.

Motion: Forman

Second: Torres-Lepp

Ayes: Torres-Lepp, Rothmeier, Forman, Kubiak, Phalen, Dyche

Nays: None

Abstain: None

Approved: 6-0-0

### **REGULAR AGENDA:**

- 7. CONSIDER: ZA20-0057, SITE PLAN FOR 175 MIRON DRIVE ON PROPERTY DESCRIBED AS LOT 2R1, BLOCK 1, MIRON ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 175 MIRON DRIVE, SOUTHLAKE, TEXAS. CURRENT ZONING: "B-1" BUSINESS SERVICE PARK DISTRICT. SPIN NEIGHBORHOOD #8. PUBLIC HEARING**

Deputy Director, Dennis Killough did not present item 7 as it was formally presented during Work Session; questions were asked.

Chairman Kubiak opened the public hearing.

No one came forward.

Chairman Kubiak closed the public hearing.

A motion was made to approve item 7, subject to the staff report dated December 31, 2020, and further subject to the plan review summary #2 dated December 31, 2020.

Motion: Forman

Second: Dyche

Ayes: Torres-Lepp, Rothmeier, Forman, Kubiak, Phalen, Dyche

Nays: None

Abstain: None

Approved: 6-0-0

**8. CONSIDER: RESOLUTION NO. 20-055, (ZA20-0062), SPECIFIC USE PERMIT FOR A RESIDENTIAL SOLAR ENERGY SYSTEM ON PROPERTY DESCRIBED AS LOT 38, BLOCK 5, TIMMARON ADDITION PHASE 2, SECTION A, ESTATES AT BENT CREEK, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 1500 BENT CREEK DRIVE, SOUTHLAKE, TEXAS. CURRENT ZONING: "R-PUD" RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT. SPIN NEIGHBORHOOD #9. PUBLIC HEARING**

Deputy Director, Dennis Killough did not present item 8 as it was formally presented during Work Session; questions were asked.

Applicant – Barry Smith, Homeowner, 1500 Bent Creek Drive, Southlake, Texas, came forward to speak and answer questions.

Chairman Kubiak opened the public hearing.

No one came forward.

Chairman Kubiak closed the public hearing.

A motion was made to approve item 8, subject to the staff report dated December 31, 2020, and subject to the specific use permit staff review #2 dated December 31, 2020.

Motion: Forman

Second: Phalen

Ayes: Torres-Lepp, Rothmeier, Forman, Kubiak, Phalen, Dyche

Nays: None

Abstain: None

Approved: 6-0-0

**9. CONSIDER: RESOLUTION NO. 20-056, (ZA20-0063), SPECIFIC USE PERMIT FOR A RESIDENTIAL SOLAR ENERGY SYSTEM ON PROPERTY DESCRIBED AS LOT 27, BLOCK 7, MYERS MEADOW PHASE TWO, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 1909 WATER LILY DRIVE, SOUTHLAKE, TEXAS. CURRENT ZONING: "R-PUD" RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT. SPIN NEIGHBORHOOD #6. PUBLIC HEARING**

Deputy Director, Dennis Killough did not present item 9 as it was formally presented during Work Session; questions were asked.

Applicant – Fed Bayona, with Momentum Solar, 725 N. Royal Lane, Suite 200, Irving, Texas, came forward to speak and answer questions.

Chairman Kubiak opened the public hearing.

Jim Garlitz, President HOA, at 207 Lovegrass Lane, Southlake, Texas came forward to speak on behalf of Myers Meadow HOA regarding the applicant's request for solar energy system.

Chairman Kubiak closed the public hearing.

A motion was made to approve item 9, subject to the staff report dated December 31, 2020, further subject to the specific use permit staff review #2 dated December 31, 2020, and noting the applicant's willingness to reach out to the adjacent neighbors to get their input prior to City Council meeting, and also noting the applicant's willingness to come up with an additional proposal or option moving the panels from the west side of the house to a different location.

Motion: Forman

Second: Dyche

Ayes: Torres-Lepp, Rothmeier, Forman, Kubiak, Phalen, Dyche

Nays: None

Abstain: None

Failed: 6-0-0

**10. MEETING ADJOURNED AT 6:52 P.M.**



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Michael Forman  
Vice Chairman

ATTEST:



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Lydia Ruiz

Commission Secretary