



**REGULAR PLANNING & ZONING COMMISSION MEETING JANUARY 17, 2019**

**LOCATION:** 1400 Main Street, Southlake, Texas

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

**COMMISSIONERS PRESENT:** Chris Greer, Daniel Kubiak, Michael Springer, Gina Phalen, and Scott Dyche.

**STAFF PRESENT:** Deputy Director of Planning & Development Services, Dennis Killough; Principal Planner, Richard Schell; Planner, Lorrie Fletcher; Public Works Deputy City Engineer, Steve Anderson; and Commission Secretary, Selena Serrano.

**WORK SESSION:**

1. **CALL TO ORDER**
2. **RECAP OF CITY COUNCIL'S ACTION AND DISCUSSION OF PLANNING & ZONING COMMISSION / SIGN BOARD AGENDA ITEMS.**
3. **DISCUSSION OF ITEMS ON MEETING AGENDA**
4. **ADJOURNMENT**

**REGULAR SESSION:**

1. **CALL TO ORDER**

Chairman Kubiak called the meeting to order at 6:30 P.M.

2. **EXECUTIVE SESSION**

No Executive Session held.

3. **CONSIDER APPROVAL OF THE MINUTES**

A motion was made to approve the minutes from the Planning and Zoning meeting held on January 3, 2019.

**Motion: Greer**

**Second: Phalen**

**Ayes: Greer, Kubiak, Springer, Phalen, Dyche**

**Nays: None**

**Abstain: None**

**Approved: 5-0**

#### **4. ADMINISTRATIVE COMMENTS:**

Deputy Director of Planning and Development Services, Dennis Killough announced that there will be a Corridor Planning Committee Meeting held on Thursday, January 24, 2019.

#### **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).**

**6. TABLE: ZA18-0062, PRELIMINARY PLAT FOR LOT 1, BLOCK 2, NOLEN OFFICE PARK ADDITION ON PROPERTY DESCRIBED AS TRACT 2A02A, THOMAS EASTER SURVEY, ABSTRACT NO. 474, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 2627 E. SOUTHLAKE BLVD. (ALSO ADDRESSED AS 200 S. NOLEN DR.), SOUTHLAKE, TEXAS. CURRENT ZONING: AG – AGRICULTURAL DISTRICT. PROPOSED ZONING: "S-P-1" – DETAILED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #8. THIS ITEM IS BEING TABLED AT THE REQUEST OF THE APPLICANT UNTIL THE FEBRUARY 7, 2019 PLANNING AND ZONING COMMISSION MEETING.**

A motion was made to table Items 5 and 6.

**Motion: Greer**

**Second: Phalen**

**Ayes: Greer, Kubiak, Springer, Phalen, Dyche**

**Nays: None**

**Abstain: None**

**Approved: 5-0**

#### **REGULAR AGENDA:**

**7. CONSIDER: ORDINANCE NO. 480-708A (ZA18-0014), ZONING CHANGE AND SITE PLAN FOR PINNACLE POINT ON PROPERTY DESCRIBED AS LOTS 1-3, BLOCK A, MEADOW OAKS ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 455 S. KIMBALL AVE., SOUTHLAKE, TEXAS. CURRENT ZONING: "S-P-2" GENERALIZED SITE PLAN DISTRICT. PROPOSED ZONING: "S-P-2" GENERALIZED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD # 8. PUBLIC HEARING**

**8. CONSIDER: ORDINANCE NO. 480-755 (ZA18-0051), ZONING CHANGE AND SITE PLAN FOR KIMBALL HEIGHTS ON PROPERTY DESCRIBED AS LOT 4, BLOCK A, MEADOW OAKS ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 495 S. KIMBALL AVE., SOUTHLAKE, TEXAS. CURRENT ZONING: "SF-1A" SINGLE FAMILY RESIDENTIAL DISTRICT. PROPOSED ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD # 8. PUBLIC HEARING**

Planner, Lorrie Fletcher came forward to present Items 7 and 8 together.

Staff opened for questions.

Applicants, Clay Cristy, 1903 Central Drive, Bedford, Texas, and David Carr, 245 State Highway 114, Southlake, Texas, came forward to give a brief presentation of Item 7.

Chairman Kubiak opened the public hearing for Item 7.

No one came forward to speak.

Chairman Kubiak closed the public hearing for Item 7.

A motion was made to approve Item 7, ZA18-0014; subject to the Staff Report dated January 11, 2019, and the revised Site Plan Review Summary No. 5 dated January 17, 2019; granting the requested variance stated in the Staff Report (lot frontage) and noting the applicant's willingness for the following:

1. To consider the location of the required sidewalks along Kimball Avenue.
2. To consider reducing the number of parking spaces and the impervious coverage.
3. To reduce the number of trash enclosure locations from three to two by combining two receptacles into one enclosure location.

**Motion: Greer**

**Second: Phalen**

**Ayes: Greer, Kubiak, Springer, Phalen, Dyche**

**Nays: None**

**Approved: 5-0**

Applicant, Dan Anderson, 5815 Elderwood Drive, Dallas, Texas, came forward to give a presentation of Item 8.

Chairman Kubiak opened the public hearing for Item 8.

No one came forward to speak.

Chairman Kubiak closed the public hearing for Item 8.

A motion was made to approve Item 8, ZA18-0051; subject to the Staff Report dated January 11, 2019 and the Site Plan Review Summary No. 3, dated January 11, 2019;

granting the requested variance stated in the Staff Report (lot frontage) and noting the applicant's willingness for the following:

1. To consider the location of the required sidewalk along Kimball Avenue.
2. To reduce the number of trash enclosure locations from four to three by combining two receptacles into one enclosure location.
3. To consider removing the parking spaces closest to Kimball on the northeast corner of the property.
4. To present to City Council with a robust landscape along Kimball Avenue.

**Motion: Greer**

**Second: Phalen**

**Ayes: Greer, Kubiak, Springer, Phalen, Dyche**

**Nays: None**

**Approved: 5-0**

**9. CONSIDER: 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. PUBLIC HEARING**

**10. CONSIDER: ORDINANCE NO. 480-657C (ZA18-0057), ZONING CHANGE AND CONCEPT/SITE PLAN FOR DISTRICT 114 AT KIMBALL PARK ON PROPERTY DESCRIBED AS LOTS 1-6, KIMBALL PARK, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOT A, BLOCK A, BRIARWOOD ESTATES, PHASE I (ALSO KNOWN AS LOT A1, BLOCK A, BRIARWOOD ESTATES, PHASE I) AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, LOCATED AT 2100-2116 E. STATE HWY. 114, SOUTHLAKE, TEXAS. CURRENT ZONING: "S-P-2" GENERALIZED SITE PLAN DISTRICT AND "C-3" GENERAL COMMERCIAL DISTRICT. PROPOSED ZONING: "S-P-2" GENERALIZED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #4. PUBLIC HEARING**

Principal Planner, Richard Schell came forward to present Items 9 and 10 together.

Staff opened for questions.

Applicant, Jeff Medici, 2120 Sharon Park Lane, Southlake, Texas, came forward to give a brief presentation of Items 9 and 10, and to answer the Commission's questions.

Chairman Kubiak opened the public hearing for Item 9 and 10.

Don Harris, 469 Cherry Lane, Southlake, Texas, came forward to speak in support.

Chairman Kubiak closed the public hearing for Item 9 and 10.

A motion was made to approve Item 9, CP18-0005; subject to the Staff Report dated January 11, 2019.

**Motion: Greer**

**Second: Dyche**

**Ayes: Greer, Kubiak, Springer, Phalen, Dyche**

**Nays: None**

**Approved: 5-0**

A motion was made to approve Item 10, ZA18-0057; subject to the Staff Report dated January 16, 2019 and Revised Site Plan Review Summary No. 2, dated January 16, 2019, granting the variances requested in the Staff Report and noting the applicant's willingness to come up with a potential alternative plan with respect to the landscaping bordering S.H. 114, and also noting the applicant's willingness to work on the pedestrian connectivity to the north.

**Motion: Greer**

**Second: Springer**

**Ayes: Greer, Kubiak, Springer, Phalen, Dyche**

**Nays: None**

**Approved: 5-0**

**11. CONSIDER: ZA18-0059, SITE PLAN FOR DARR WAREHOUSE COMPLEX ON PROPERTY DESCRIBED AS A PORTION OF LOT 1 (ALSO DESCRIBED AS LOTS 1A AND 1B) AND LOT 2, BLOCK A AND LOT 8, BLOCK B, SOUTHLAKE BANK PLACE, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOT 5, BLOCK A, COMMERCE BUSINESS PARK, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, AND LOCATED AT 400, 401, 413, AND 451 BANK ST. AND 525 COMMERCE ST., SOUTHLAKE, TEXAS. CURRENT ZONING: "I-1" LIGHT INDUSTRIAL DISTRICT. SPIN NEIGHBORHOOD #8. PUBLIC HEARING**

**12. CONSIDER: ZA18-0060, PLAT REVISION FOR LOTS 1R AND 2R, BLOCK A AND LOT 8R, BLOCK B, SOUTHLAKE BANK PLACE ON PROPERTY DESCRIBED AS A PORTION OF LOT 1 (ALSO DESCRIBED AS LOTS 1A AND 1B) AND LOT 2, BLOCK A AND LOT 8, BLOCK B, SOUTHLAKE BANK PLACE, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 400, 401, 413, AND 451 BANK ST., SOUTHLAKE, TEXAS. CURRENT ZONING: "I-1" LIGHT INDUSTRIAL DISTRICT. SPIN NEIGHBORHOOD #8. PUBLIC HEARING**

Principal Planner, Richard Schell came forward to present Items 11 and 12.

Staff opened for questions.

No questions were asked.

Applicant, Todd Marchesani with Fontier Equity, LLC, 5950 Berkshire Lane, Suite 900, Dallas, Texas, came forward to give a brief presentation and to answer the Commission's questions.

Chairman Kubiak opened the public hearing for Items 11 and 12.

Victor Vincent, 275 Bank Street, Southlake, Texas, came forward to speak in opposition.

Chris Taylor, 200 Bank Street, Southlake, Texas, came forward to speak in opposition.

Chairman Kubiak closed the public hearing.

A motion was made to approve Item 11, ZA18-0059; subject to the Staff Report dated January 11, 2019, granting the variances requested therein, and subject to the Site Plan Review Summary No. 3, dated January 11, 2019 noting the applicant's willingness to discuss with the City a potential agreement on common access rights or a dedication of the road between Commerce Street and Bank Street.

**Motion: Greer**

**Second: Phalen**

**Ayes: Greer, Kubiak, Springer, Phalen, Dyche**

**Nays: None**

**Approved: 5-0**

A motion was made to approve Item 12, ZA18-0060; subject to the Staff Report dated January 11, 2019, granting the variances requested in that staff report and further subject to Plat Review Summary No. 2, dated January 11, 2019 and noting the applicant's willingness to discuss with the City an agreement for common access and/or dedication of the road between Commerce Street and Bank Street.

**Motion: Greer**

**Second: Dyche**

**Ayes: Greer, Kubiak, Springer, Phalen, Dyche**

**Nays: None**

**Approved: 5-0**

**13. CONSIDER: RESOLUTION NO. 18-053, (ZA18-0063), SPECIFIC USE PERMIT FOR PROGRESSIVE MOVEMENT TRAINING, LLC TO ALLOW A COMMERCIAL SCHOOL, INCLUDING TRADE SCHOOL ON PROPERTY BEING DESCRIBED AS LOT 6, BLOCK 5, CORNERSTONE BUSINESS PARK, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 525 S. NOLEN DRIVE, SOUTHLAKE, TEXAS. CURRENT ZONING: "I-1" LIGHT INDUSTRIAL DISTRICT. SPIN NEIGHBORHOOD #8. PUBLIC HEARING**

Principal Planner, Richard Schell came forward to present Item 13, ZA18-0063.

Staff opened for questions.

Applicant, Debra Perryman with Silver Oak Commercial Realty, came forward to give a brief presentation and to answer the Commission's questions.

Chairman Kubiak opened the public hearing.

No one came forward to speak.

Chairman Kubiak closed the public hearing.

A motion was made to approve Item 13, ZA18-0063; subject to the Staff Report dated January 11, 2019 and the Specific Use Permit Review Summary No. 2 dated January 11, 2019.

**Motion: Greer**

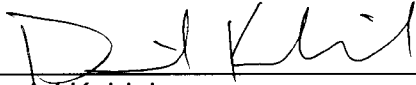
**Second: Springer**


**Ayes: Greer, Kubiak, Springer, Phalen, Dyche**

**Nays: None**

**Approved: 5-0**

**15. Consider: Meeting Adjourned at 9:10 P.M.**

  
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Daniel Kubiak  
Chairman

ATTEST:   
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Selena Serrano  
Commission Secretary