



REGULAR PLANNING & ZONING COMMISSION MEETING FEBRUARY 7, 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: Craig Rothmeier, Chris Greer, Daniel Kubiak, Michael Springer, Gina Phalen, and Scott Dyche.

STAFF PRESENT: Deputy Director of Planning & Development Services, Dennis Killough; Planner, Lorrie Fletcher; Planner, Patty Moos; Public Works Deputy City Engineer, Steve Anderson; Public Works Civil Engineer, Brent Anderson; Public Works Transportation Manager, Stephanie Taylor; 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 17, 2019.

Motion: Greer

Second: Dyche

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

Nays: None

Abstain: None

Approved: 6-0

4. ADMINISTRATIVE COMMENTS:

No administrative comments.

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 FEBRUARY 21, 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 21, 2019 PLANNING AND ZONING COMMISSION MEETING.

A motion was made to table Items 5 and 6.

Motion: Greer

Second: Springer

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

Nays: None

Abstain: None

Approved: 6-0

REGULAR AGENDA:

8. CONSIDER: ORDINANCE NO. 480-728A (ZA19-0006), ZONING CHANGE AND SITE PLAN FOR HIGHLAND CORNER ON PROPERTY DESCRIBED AS LOTS 1-8X, BLOCK A, HIGHLAND CORNER ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 1030, 1100, 1110, 1120, 1130, 1140, 1150 AND 1160 N. KIMBALL AVENUE, SOUTHLAKE, TEXAS. CURRENT ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. PROPOSED ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #4. PUBLIC HEARING

Planner, Lorrie Fletcher came forward to present Item 8, ZA19-0006.

Staff opened for questions.

Applicant was not called to come forward and speak on 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, ZA19-0006 subject to the Staff Report dated February 1, 2019.

Motion: Greer

Second: Phalen

Ayes: Rothmeier, Greer, Kubiak, Springer, Phalen, Dyché

Nays: None

Approved: 6-0

7. CONSIDER: ZA18-0028, SITE PLAN FOR THE LANDMARK OFFICE EXPANSION ON PROPERTY DESCRIBED AS LOT 15, PHASE 1, LAKE WOOD ACRES ADDITION, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 750 N. CARROLL AVENUE, SOUTHLAKE, TEXAS. CURRENT ZONING: "O-1" OFFICE DISTRICT. SPIN NEIGHBORHOOD #7. PUBLIC HEARING

Planner, Patty Moos came forward to present Item 7, ZA18-0028.

Staff opened for questions.

Applicants, Jimmy Fechter with Adams Engineering & Development Consultants, and Chris Lott with Landmark General Contractors, Inc., came forward to speak and to answer the Commission's questions.

Chairman Kubiak opened the public hearing.

Howard Sanders, 1000 Lake Wood Drive, came forward to speak in opposition.

Susan Stanek, 800 Lake Wood Drive, came forward to speak in opposition.

Robert A. Lee, 850 Wild Wood Lane, came forward to speak in opposition.

Paul Simon, 500 Bent Wood Lane, came forward to speak in opposition.

Todd Carter, 1308 Pecos Drive, came forward to speak in support.

Andrew Meeh, 1403 Pecos Drive, came forward to speak in support.

Catherine Vollmer, 711 Malton Lane, came forward to speak in opposition.

James Nimphius, 1050 Lake Wood Drive, came forward to speak in opposition.

Mike Obeid, 754 North Carroll, came forward to speak and address his concerns with the traffic.

Robert Scheurle, 415 Southview Trial, came forward to speak in opposition.

Wilbert Polson, 900 Lake Wood Drive, did not wish to speak, but wished to record to his opposition.

Stan Braun, 950 Lake Wood Drive, did not wish to speak, but wished to record his opposition.

Andrew Stanek, 800 Lake Wood Drive, did not wish to speak, but wished to record his opposition.

Susan Cullen, 725 Bent Wood Drive, did not wish to speak, but wished to record her opposition.

Alice Tapp, 850 Lake Wood Drive, did not wish to speak, but wished to record her opposition.

James Tapp, 850 Lake Wood Drive, did not wish to speak, but wished to record his opposition.

Katrina Keith, 750 Bent Wood Lane, did not wish to speak, but wished to record her opposition.

Patricia M. Koppersmith, 875 Lake Wood Drive, did not wish to speak, but wished to record her opposition.

Lene McDonald, 875 Wild Wood Lane, did not wish to speak, but wished to record her opposition.

Edwin D. McDonald, 875 Wild Wood Lane, did not wish to speak, but wished to record his opposition.

Tommy Madison, 550 Bent Wood Lane, did not wish to speak, but wished to record his opposition.

Kenneth Ford, 800 Wild Wood Lane, did not wish to speak, but wished to record his opposition.

Sue Bowers Ford, 800 Wild Wood Lane, did not wish to speak, but wished to record her

opposition.

Kevin Keith, 750 Bent Wood Drive, did not wish to speak, but wished to record his opposition.

Chairman Kubiak closed the public hearing.

A motion was made to deny Item 7, ZA18-0028.

Motion: Dyche

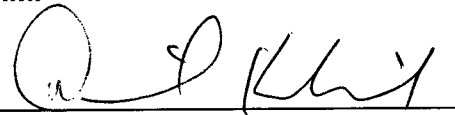
Second: Phalen

Ayes: Kubiak, Phalen, Dyche

Nays: Rothmeier, Greer, Springer

Approved to Deny: 3-3

9. Consider: Meeting Adjourned at 7:43 P.M.



Daniel Kubiak
Chairman

ATTEST:



Selena Serrano
Commission Secretary