



REGULAR PLANNING & ZONING COMMISSION MEETING FEBRUARY 17, 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, Craig Rothmeier, Michael Forman, Michael Springer, Scott Dyche, and Austin Reynolds.

MEMBERS ABSENT: Daniel Kubiak.

STAFF PRESENT: Sr. Director of Planning and Development Services Ken Baker; Deputy Director of Planning & Development Services Dennis Killough; Principal Planner Reagan Rothenberger; 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; questions were asked.

5. Staff presented an overview of items #7, #8, and #10 on tonight’s meeting agenda; questions were asked.

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.

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

3. ADMINISTRATIVE COMMENTS.

No comments.

4. VICE CHAIRMAN COMMENTS

Vice Chairman announced Chairman Kubiak's absence from the meeting and will return at the next Planning and Zoning Commission meeting.

CONSENT AGENDA:

5. **CONSIDER: APPROVAL OF THE MINUTES FOR THE PLANNING AND ZONING COMMISSION MEETING HELD ON JANUARY 20, 2022.**
6. **CONSIDER: ZA22-0006, FINAL 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.**

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

Motion: Rothmeier

Second: Phalen

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

Nays: None

Abstain: None

Approved: 6-0-0

REGULAR AGENDA:

7. **CONSIDER: ZA22-0004, SPECIFIC USE PERMIT FOR A MASS GATHERING FOR RUN4ELISE ON PROPERTY BEING DESCRIBED AS LOT 1, BLOCK 1, GATEWAY CHURCH – 114 CAMPUS, AN ADDITION TO THE CITY OF**

SOUTHLAKE, TARRANT COUNTY, TEXAS, AND LOCATED AT 700 BLESSED WAY, SOUTHLAKE, TEXAS. SPIN NEIGHBORHOOD #4. PUBLIC HEARING

At the request of the Commission, Deputy Director, Dennis Killough did not provide a recap of item 7, as it was formally presented during Work Session.

Applicants – Lori and David Cerami, 111 Sam Bass Ridge Road, Southlake, Texas came forward to speak; no questions were asked.

Vice Chairman Forman opened the public hearing for item 7.

No one came forward.

Vice Chairman Forman closed the public hearing for item 7.

A motion was made to approve item 7, subject to the staff reported dated February 11, 2022 and for a period of ten (10) years.

Motion: Rothmeier

Second: Phalen

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

Nays: None

Abstain: None

Approved: 6-0-0

8. CONSIDER: ZA22-0007, PLAT REVISION FOR LOTS 3R1 AND 4, BLOCK 16, SOUTHLAKE TOWN SQUARE PH. IV, BEING A REVISION OF LOT 3R, BLOCK 16, SOUTHLAKE TOWN SQUARE PH. IV, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, AND LOCATED AT 601 STATE ST., SOUTHLAKE, TEXAS. CURRENT ZONING: "DT" DOWNTOWN DISTRICT. SPIN NEIGHBORHOOD #8. PUBLIC HEARING

At the request of the Commission, Deputy Director, Dennis Killough did not provide a recap of item 8, as it was formally presented during Work Session.

Applicant – Frank Bliss, 351 Central Avenue, Southlake, Texas came forward to speak; no questions were asked.

Vice Chairman Forman opened the public hearing for item 8.

No one came forward.

Vice Chairman Forman closed the public hearing for item 8.

A motion was made to approve item 8, subject to the staff reported dated February 11, 2022, and the plat review summary #1 dated February 9, 2022.

Motion: Rothmeier
Second: Dyche
Ayes: Reynolds, Rothmeier, Forman, Springer, Phalen, Dyche
Nays: None
Abstain: None
Approved: 6-0-0

9. CONSIDER: ZA22-0008, DEVELOPMENT PLAN AND SITE PLAN FOR VERIZON EXPANSION ON PROPERTY DESCRIBED AS TRACTS 1C1A, 1C1B, 1C2 AND 1F, JAMES B. MARTIN SURVEY, ABSTRACT NO. 1134, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, AND LOCATED AT 747 W. S.H. 114, SOUTHLAKE, TEXAS. CURRENT ZONING: "NR-PUD", NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT. SPIN NEIGHBORHOOD #1. PUBLIC HEARING

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

Applicants came forward to give a presentation and answer questions.

- Mason Griffin representative of Verizon Wireless, 4908 Spyglass, Dallas, Texas.
- Kaylie Flynn with Half Associates, 3440 Janlyn Lane, Farmers Branch, Texas.
- Ray Mayberry with HKS Architects, 3132 Whirlaway, Dallas, Texas

Vice Chairman Forman opened the public hearing for item 9.

No one came forward.

Vice Chairman Forman closed the public hearing for item 9.

A motion was made to approve item 9, subject to the staff reported dated February 17, 2022, and the development site plan review summary #1 dated February 17, 2022; granting the six variances as requested; and encourage the Applicant as it goes forward to provide as much information in the way of photos of the buffer yard that would support the request for the first variance; providing a perspective on the site lines along 114, similar to what was done along Kirkwood, creating as much visual of the layout of the property in the surrounding areas; and noting specifically the access from 114 being potentially egress, but limited to be egress only.

Motion: Rothmeier
Second: Reynolds
Ayes: Reynolds, Rothmeier, Forman, Springer, Phalen, Dyche
Nays: None
Abstain: None
Approved: 6-0-0

10. CONSIDER: ZA22-0009, SITE PLAN FOR LAKESIDE PRESBYTERIAN ON PROPERTY DESCRIBED AS LOT 13R1, J. G. ALLEN NO. 18 ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, AND LOCATED AT 2701 W. SOUTHLAKE BLVD., SOUTHLAKE, TEXAS. CURRENT ZONING: "CS" COMMUNITY SERVICE DISTRICT. SPIN NEIGHBORHOOD #11. PUBLIC HEARING

At the request of the Commission, Deputy Director, Dennis Killough did not provide a recap of item 10, as it was formally presented during Work Session.

Applicant – Dave Musil, 8145 Mount Shasta Circle, Fort Worth, Texas, and Donny Friederichsen, 416 Deer Run, Keller, Texas came forward to speak; questions were asked.

Vice Chairman Forman opened the public hearing for item 10.

No one came forward.

Vice Chairman Forman closed the public hearing for item 10.

The Commission deliberated and asked questions to Director Ken Baker.

A motion was made to approve item 10, subject to the staff reported dated February 11, 2022, and the site plan review summary #1 dated February 2, 2022; and encourage the Applicant to provide more details should this go to Council on the TIA as to the comments made during the Applicant's presentation; and also note that should the Church continue its growth or building expansion and so on, there may be an opportunity or a request to conduct another traffic impact analysis at some future point in time.

Motion: Rothmeier

Second: Dyche

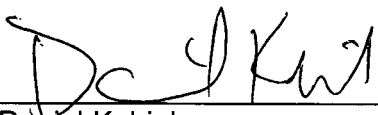
Ayes: Reynolds, Rothmeier, Forman, Springer, Phalen, Dyche

Nays: None


Abstain: None

Approved: 6-0-0

11. MEETING ADJOURNED AT 7:38 P.M.



Daniel Kubiak
Chairman

ATTEST: 
Lydia Ruiz
Commission Secretary