



REGULAR PLANNING & ZONING COMMISSION MEETING FEBRUARY 21, 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, and Scott Dyche.

STAFF PRESENT: Deputy Director of Planning & Development Services, Dennis Killough; Planner, Lorrie Fletcher; Planner, Patty Moos; Public Works Deputy Director, Kyle Hogue; 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 February 7, 2019.

Motion: Greer

Second: Springer

Ayes: Rothmeier, Greer, Kubiak, Springer, Dyche

Nays: None

Abstain: None

Approved: 5-0

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).

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. (THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED).

A motion was made to table Items 5 and 6.

Motion: Greer

Second: Dyche

Ayes: Rothmeier, Greer, Kubiak, Springer, Dyche

Nays: None

Abstain: None

Approved: 5-0

REGULAR AGENDA:

7. CONSIDER: ORDINANCE NO. 480-756 (ZA19-0003), ZONING CHANGE AND CONCEPT PLAN FOR 2500 RAINTREE DRIVE ON PROPERTY DESCRIBED AS LOT 15, S. FREEMAN NO. 525 ADDITION, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, AND LOCATED AT 2500 RAINTREE DRIVE, SOUTHLAKE, TEXAS. CURRENT ZONING: "SF-1A" SINGLE FAMILY RESIDENTIAL DISTRICT. PROPOSED ZONING: "RE-5" SINGLE FAMILY RESIDENTIAL ESTATE DISTRICT. SPIN NEIGHBORHOOD #4. PUBLIC HEARING

Planner Patty Moos came forward to present Item 8, ZA19-0003.

Staff opened for questions.

Applicant, Curtis Young with Sage Group Inc., 1130 North Carroll Avenue, Southlake, Texas, came forward to give a brief presentation of ZA19-0003.

Chairman Kubiak opened the public hearing.

Karen Farquhar Sorge, 2600 Raintree Drive, came forward to speak in opposition.

Chairman Kubiak closed the public hearing.

A motion was made to approve Item 7, ZA19-0003 subject to the Staff Report dated February 15, 2019 and the Concept Plan Review Summary No. 2 dated February 15, 2019.

Motion: Greer

Second: Springer

Ayes: Rothmeier, Greer, Kubiak, Springer, Dyche

Nays: None

Approved: 5-0

8. CONSIDER: RESOLUTION NO. 19-010 (ZA19-0004), SPECIFIC USE PERMIT FOR L MAKEUP INSTITUTE TO ALLOW A COLLEGE, JUNIOR COLLEGE, OR OTHER SIMILAR INSTITUTION OF HIGHER LEARNING, WHETHER PUBLIC OR PRIVATE, ON PROPERTY BEING DESCRIBED AS LOT 2, BLOCK 1R, SOUTHLAKE TOWN SQUARE ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 112 STATE STREET, SUITE 200, SOUTHLAKE, TEXAS. CURRENT ZONING: "DT" DOWNTOWN DISTRICT. SPIN NEIGHBORHOOD #8. PUBLIC HEARING

Planner Lorrie Fletcher came forward to present Item 8, ZA19-0004.

Staff opened for questions.

Applicant, Tania Inigo, 440 South Rampart Boulevard, Las Vegas, Nevada, came forward to give a brief presentation of ZA19-0004 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 8, ZA19-0004 subject to the Staff Report and Staff Review Summary dated February 15, 2019.

Motion: Greer

Second: Dyche

Ayes: Rothmeier, Greer, Kubiak, Springer, Dyche

Nays: None

Approved: 5-0

9. CONSIDER: ORDINANCE NO. 480-758 (ZA19-0005), ZONING CHANGE AND CONCEPT PLAN FOR HAWKWOOD ON PROPERTY DESCRIBED AS LOTS 1R AND 2R, BLOCK 1, BAKER ESTATES ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 610 AND 620 S. PEYTONVILLE AVENUE, SOUTHLAKE, TEXAS. CURRENT ZONING: "SF-1A" SINGLE FAMILY RESIDENTIAL DISTRICT AND "RE-5" RESIDENTIAL ESTATE DISTRICT. PROPOSED ZONING: "SF-20A" SINGLE FAMILY RESIDENTIAL DISTRICT. SPIN NEIGHBORHOOD # 10. PUBLIC HEARING

Planner Lorrie Fletcher came forward to present Item 9, ZA19-0005.

Staff opened for questions.

Applicant Kosse Maykus, Hat Creek Development, came forward to give a brief presentation of ZA19-0005.

Chairman Kubiak opened the public hearing.

Jon Samson, 1483 Brown Lane, came forward to speak in support.

Joe Jordan and Valerie Jordan, 1313 Village Green, came forward to speak in support.

Mark Kennedy, 2108 Palomar Trail, came forward to speak in support.

Mark Goodwin, 585 North Peytonville, did not wish to speak, but wished to record his support.

Amy Torres, 1378 Lakeview Drive, did not wish to speak, but wished to record her support.

Scott Lepp, 1378 Lakeview Drive, did not wish to speak, but wished to record his support.

Bobby Rawls, 165 East Dove Road, did not wish to speak, but wished to record his support.

Randy T. Sims, 1302 Palo Duro Trail, did not wish to speak, but wished to record his support.

Anita Sims, 1302 Palo Duro Trail, did not wish to speak, but wished to record her support.

Meredith Martin, 1309 McCrae Trail, did not wish to speak, but wished to record her support.

Mike Faulkner, 2420 Oak Beno Court, did not wish to speak, but wished to record his support.

Marty Faulkner, 2420 Oak Beno Court, did not wish to speak, but wished to record her support.

Joey Milner, 651 East Highland, did not wish to speak, but wished to record his support.

Sammy Joe Armstrong, 1012 Shady Lane, did not wish to speak, but wished to record his support.

Paul Tacker, 2603 North Carroll Avenue, did not wish to speak, but wished to record his support.

Kim Bedwell, 635 Regency Crossing, did not wish to speak, but wished to record her support.

Michael Davis, 904 Winding Ridge Trail, did not wish to speak, but wished to record his support.

Timothy Louis Stone, 2606 Day Court, did not wish to speak, but wished to record his support.

Christine Marie Davis, 904 Winding Ridge Trail, did not wish to speak, but wished to record her support.

Michael Sidener, 804 Timberline Court, did not wish to speak, but wished to record his support.

Sandee Sidener, 804 Timberline Court, did not wish to speak, but wished to record her support.

Hilary Rabeler, 602 Stonebury Drive, did not wish to speak, but wished to record her opposition.

Robert Swacker, 605 Stonebury Drive, did not wish to speak, but wished to record his opposition.

Robert Hill, 515 Indian Paintbrush Way, did not wish to speak, but wished to record his opposition.

Curtis Hill, 515 Indian Paintbrush Way, did not wish to speak, but wished to record his opposition.

Michael Carter, 1808 Native Dancer Place, came forward to speak, in opposition.

Rosanne Swacker, 605 Stonbury Drive, came forward to speak, in opposition.

Ramamurthy Pondugula, 1800 Native Dance Place, came forward to speak, in opposition.

Chairman Kubiak closed the public hearing.

Applicant returned to the podium to address all concerns and answer the Commission's questions.

A motion was made to approve Item 9, ZA19-0005 subject to the Staff Report and Staff Review Summary No. 2, dated February 15, 2019.

Motion: Greer


Second: Springer

Ayes: Rothmeier, Greer, Kubiak, Springer, Dyche


Nays: None

Approved: 5-0

9. Consider: Meeting Adjourned at 8:35 P.M.



Daniel Kubiak
Chairman


ATTEST: _____
Selena Serrano
Commission Secretary