



REGULAR PLANNING & ZONING COMMISSION MEETING MARCH 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: 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; Civil Engineer of Public Works, Brent 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 March 7, 2019.

Motion: Greer

Second: Dyche

Ayes: Greer, Kubiak, Springer, Phalen, Dyche

Nays: None

Abstain: None

Approved: 5-0

4. ADMINISTRATIVE COMMENTS:

No administrative comments.

REGULAR AGENDA:

5. CONSIDER: ZA18-0055, PRELIMINARY PLAT FOR OXFORD PLACE ON PROPERTY DESCRIBED AS TRACT 1B, THOMAS MAHAN SURVEY, ABSTRACT NO. 1049, SOUTHLAKE, TARRANT COUNTY, TEXAS, AND LOCATED AT 1749 E. HIGHLAND ST., SOUTHLAKE, TEXAS. CURRENT ZONING: "R-PUD" RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT. SPIN NEIGHBORHOOD #4. PUBLIC HEARING

Principal Planner, Richard Schell came forward to present ZA18-0055.

Staff opened for 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 ZA18-0055, subject to the Staff Report dated March 15, 2019 and Plat Review Summary No. 2, dated March 14, 2019.

Motion: Greer

Second: Springer

Ayes: Greer, Kubiak, Springer, Phalen, Dyche

Nays: None

Approved: 5-0

6. CONSIDER: ZA19-0011, ZONING CHANGE AND SITE PLAN FOR FIRST NATIONAL BANK ON PROPERTY DESCRIBED AS A PORTION OF TRACT 1B, JAMES J. WEST SURVEY, ABSTRACT NO. 1620, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 2001 SHADY OAKS DR., SOUTHLAKE, TEXAS. CURRENT ZONING: "AG" AGRICULTURAL DISTRICT. PROPOSED ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #5. PUBLIC HEARING

7. CONSIDER: ZA19-0015, PRELIMINARY PLAT FOR LOTS 1 AND 2, BLOCK 1, LA PALOMA ADDITION ON PROPERTY DESCRIBED AS TRACT 1B, JAMES J. WEST SURVEY, ABSTRACT NO. 1620, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 2001 SHADY OAKS DR., SOUTHLAKE, TEXAS. CURRENT ZONING: "AG" AGRICULTURAL DISTRICT. PROPOSED ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT AND "AG" AGRICULTURAL DISTRICT. SPIN NEIGHBORHOOD #5. PUBLIC HEARING

Principal Planner, Richard Schell came forward to present ZA19-0011 and ZA19-0015 together.

Staff opened for questions.

Applicant, Cindy Campbell, President and CEO of First National Bank Town Square, located at 1540 East Southlake Boulevard, Southlake, Texas, came forward to give a brief presentation of Items 6 and 7.

Chairman Kubiak opened the public hearing.

Denise Etcheson, 605 Ravenaux Drive, did not wish to speak, but wished to record her opposition.

Donnie & Kelly Marantey, 600 Garden Court, did not wish to speak, but wished to record their opposition.

Lana Holley, 692 Garden Court, did not wish to speak, but wished to record her opposition.

Nan Stairs, 1600 Shady Oaks Drive, did not wish to speak, but wished to record her opposition.

Ben and Cindy Allen, 601 Garden Court, did not wish to speak, but wished to record their opposition.

Rhonda Kraws, 596 Garden Court, did not wish to speak, but wished to record her opposition.

Chad Peters, 1816 Shady Oaks Drive, spoke in opposition.

Russell Holley, 692 Garden Court, spoke in opposition.

Jeffrey Ryan, 701 Garden Court, spoke in opposition.

James Weber, 605 Ravenaux Drive, spoke in opposition.

Greg Kraus, 596 Garden Court, spoke in opposition.

Kenneth Ross, 2050 Shady Oaks Drive, spoke in support.

Michael Mills, 2001 Shady Oaks Drive, spoke in support.

Davis Wayne, 1900 Shady Oaks Drive, spoke in opposition.

Ira Tiffeberg, 505 Fox Gln, spoke in opposition.

Chairman Kubiak closed the public hearing.

Applicant returned to the podium to answer and address the public's concerns.

A motion was made to approve ZA19-0011, subject to the Staff Report dated March 15, 2019, and Site Plan Review Summary No. 3 dated March 14, 2019;

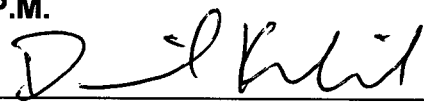
- Approving Variance No. 1, which is to the Driveway Ordinance amending stacking depth, but not approving Variance No. 2, which deals with the commercial access onto Shady Oaks, and not approving Variance No. 3, which allows for a carte blanche 5' sidewalk versus an 8' sidewalk, and;
- Noting the applicant's willingness to present a revised Site Plan to City Council that shifts the building and impervious coverage in such a way that there is at least a 20' buffer between Shady Oaks Lane, and the beginning of any type of impervious coverage on the lot;
- Also, noting the applicant's willingness to present a revised Site Plan that removes the five parking spaces that are the furthest southwest and reallocate them in such a way that does not materially alter the landscape and tree coverage that is otherwise presented, and;
- Presenting an option for a buffer, whether that is vegetative organic buffer and/or masonry type structure buffer or wall and maybe both.

Motion: Greer
Second: Springer
Ayes: Greer, Kubiak, Springer, Phalen, Dyche
Nays: None
Approved: 5-0

A motion was made to approve ZA19-0015, subject to the Staff Report dated March 15, 2019; and Plat Review Summary No. 1 dated March 14, 2019.

Motion: Greer
Second: Springer
Ayes: Greer, Kubiak, Springer, Phalen, Dyche
Nays: None
Approved: 5-0

8. Consider: Meeting Adjourned at 8:07 P.M.



Daniel Kubiak
Chairman

ATTEST: 

Selena Serrano
Commission Secretary