



REGULAR PLANNING & ZONING COMMISSION MEETING MAY 5, 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: Daniel Kubiak, Michael Forman, Michael Springer, Gina Phalen, Craig Rothmeier, Scott Dyche, and Austin Reynolds.

MEMBERS ABSENT: None.

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.

3. Recap of City Council's action and discussion on Planning and Zoning recommended cases; questions were asked.

4. Staff presented an overview of items #7 and #8 on tonight's meeting agenda; questions were asked.

5. Adjournment.

REGULAR SESSION:

1. CALL TO ORDER: 6:33 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.

Sr. Director Ken Baker announced the next 2035 Corridor Planning Committee meeting scheduled for Monday, May 23, 2022 at 5:30 p.m. in the Council Chambers.

4. CHAIRMAN COMMENTS

No comments.

CONSENT AGENDA:

5. **CONSIDER: APPROVAL OF THE MINUTES FOR THE PLANNING AND ZONING COMMISSION MEETING HELD ON APRIL 7, 2022.**
6. **CONSIDER: APPROVAL OF THE FINAL PLAT FOR THE CONSERVATION ON PROPERTY DESCRIBED AS TRACT 5, REES D. PRICE SURVEY, ABSTRACT NO. 1207, SOUTHLAKE, TEXAS, ADDRESSED AS 3185 SOUTHLAKE PARK DR., LOCATED WEST OF 2970 BURNEY LN., SOUTHLAKE, TARRANT COUNTY, TEXAS. CURRENT ZONING: "R-PUD" RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT. SPIN NEIGHBORHOOD #2.**

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

Motion: Forman

Second: Springer

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

Nays: None

Abstain: None

Approved: 7-0-0

REGULAR AGENDA:

7. **CONSIDER: ORDINANCE 480-793, ZA22-0010, ZONING CHANGE AND SITE PLAN FOR CARNATION AUTO SPA (CURRENTLY KRYSTAL CLEAN CAR WASH) ON PROPERTY DESCRIBED AS LOT 2, T. J. THOMPSON NO. 1502 ADDITION, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, LOCATED**

**AT 955 DAVIS BLVD., SOUTHLAKE, TEXAS. CURRENT ZONING: "C-3"
GENERAL COMMERCIAL DISTRICT. REQUESTED ZONING: "S-P-1"
DETAILED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #10. PUBLIC
HEARING**

Deputy Director, Dennis Killough provided a recap of item 7, as it was formally presented during Work Session; no questions were asked.

Applicant – Drew Shepard, CEO of Carnation Auto Spa, 3030 Elizabeth Street, Dallas, Texas came forward to give a presentation and answer questions.

Chairman Kubiak opened the public hearing for item 7.

No one came forward.

Chairman Kubiak closed the public hearing for item 7.

A motion was made to approve item 7, subject to the staff report dated April 1, 2022, and the plan review summary #3 dated April 29, 2022; recommend the Applicant to provide an additional site plan with options for the vacuum canopies moved to the east and north and to consider reducing the number of them; also condition the recommendation on the Applicant's representation that the hours would be 8 am to 8 pm, Monday through Saturday, and 8 am to 7 pm on Sunday, and change to 8 am to 7pm, Monday through Saturday, and 8 am to 6 pm on Sunday for when the time changes or if it changes this fall; condition the recommendation on a decibel test certification prior to a final certificate being issued; note the Applicant's willingness to use navy blue for the canopies; and noting the Applicant's willingness prior to Council to meet with the neighbor and address the fencing and landscaping issues.

Motion amendment to recommend approval of item 7, subject to the revised staff report dated May 4, 2022.

Motion: Forman

Second: Dyche

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

Nays: None

Abstain: None

Approved: 7-0-0

8. CONSIDER: RESOLUTION NO. 22-013, (ZA22-0021), SPECIFIC USE PERMIT FOR TWO ACCESSORY BUILDINGS (GUARD HOUSES) FOR VERIZON ON LOT 1, BLOCK 1, SOLANA ADDITION, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 500 W. DOVE ROAD, SOUTHLAKE, TEXAS. CURRENT ZONING: "NR-PUD" NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT. SPIN NEIGHBORHOOD # 1. PUBLIC HEARING

Deputy Director, Dennis Killough provided a recap of item 8, as it was formally presented during Work Session; no questions were asked.

Applicant – Mason Griffin representing Verizon Wireless, 4908 Spyglass Drive, Dallas, Texas came forward to speak and answer questions.

At the request of the Commission, Sr. Director Ken Baker provided guidance to the Applicant of what was required to submit to fulfill its Specific Use Permit.

Chairman Kubiak opened the public hearing for item 8.

No one came forward.

Chairman Kubiak closed the public hearing for item 8.

A motion was made to approve item 8, subject to the staff report dated April 29, 2022, and subject to the specific use permit review summary #1 dated April 29, 2022.

Motion: Forman

Second: Phalen

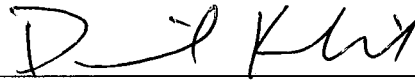
Ayes: Reynolds, Rothmeier, Forman, Kubiak, Springer, Phalen, Dyché

Nays: None

Abstain: None

Approved: 7-0-0

9. MEETING ADJOURNED AT 7:16 P.M.



Daniel Kubiak
Chairman

ATTEST:



Lydia Ruiz

Commission Secretary