



**REGULAR PLANNING & ZONING COMMISSION MEETING**

**JUNE 4, 2020**

**LOCATION:** 1400 Main Street, Southlake, Texas, 76092

**MEMBERS PRESENT:** Chairman Daniel Kubiak, Vice Chairman Chris Greer, Amy Torres-Lepp, Michael Springer, Scott Dyche and Gina Phalen.

**MEMBERS ABSENT:** Craig Rothmeier.

**STAFF PRESENT:** Director of Planning and Development Services, Ken Baker; Deputy Director of Planning & Development Services, Dennis Killough; Deputy City Engineer of Public Works, Steve Anderson; and Commission Secretary, Selena Serrano.

**REGULAR SESSION:**

**1. CALL TO ORDER**

Chairman Kubiak called the meeting to order at 6:32 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. No action was taken at this time.

**3. CONSIDER: APPROVAL OF THE MAY 7, 2020 PLANNING AND ZONING MEETING.**

Vice Chairman Greer made a motion to approve the May 7, 2020 Planning and Zoning meeting minutes.

**Motion: Greer**

**Second: Phalen**

**Ayes: Torres-Lepp, Greer, Kubiak, Springer, Phalen, Dyche**

**Nays: None**

**Abstain: None**

**Approved: 6-0**

**4. ADMINISTRATIVE COMMENTS.**

Comments were addressed to the Commission and the public.

**5. CHAIRMAN KUBIAK COMMENTS.**

Chairman Kubiak addressed his comments.

**REGULAR AGENDA:**

- 8. CONSIDER: ORDINANCE NO. 480-769 (ZA20-0028), ZONING CHANGE AND SITE PLAN FOR ZEM PROPERTIES PHASE 2, ON PROPERTY DESCRIBED AS TRACTS 1B15, 1B6F, 1B14, 1B6E, 1B, 1B6E, 1B17, AND 1B6H, HARRISON DECKER SURVEY ABSTRACT NO. 438, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, AND LOCATED AT 1211, 1213, 1215, AND 1217 TIMBERLINE COURT, SOUTHLAKE, TEXAS. CURRENT ZONING: "MH" MANUFACTURED HOUSING DISTRICT. REQUESTED ZONING: "I-1" LIGHT INDUSTRIAL DISTRICT. SPIN NEIGHBORHOOD #8. PUBLIC HEARING**

Item No. 8 was asked to be tabled by the applicant.

Vice Chairman Greer made a motion to table item 8 at the request of the applicant until the next Planning and Zoning Commission meeting on August 6, 2020.

**Motion: Greer**

**Second: Torres-Lepp**

**Ayes: Torres-Lepp, Greer, Kubiak, Springer, Phalen, Dyché**

**Nays: None**

**Abstain: None**

**Approved to table: 6-0**

- 6. CONSIDER: ZA20-0026, SITE PLAN FOR CLAFFEY POOLS, ON PROPERTY DESCRIBED AS TRACT 3, BRUMLOW INDUSTRIAL DISTRICT, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 1625 BRUMLOW AVENUE, SOUTHLAKE, TEXAS. CURRENT ZONING: "I-1" LIGHT INDUSTRIAL DISTRICT. SPIN NEIGHBORHOOD #8. PUBLIC HEARING**

Deputy Director, Dennis Killough presented Item 6, ZA20-0026.

Applicant – Charles Claffey with Claffey Pools located at 1625 Brumlow Avenue, Southlake, Texas, came forward to speak and answer questions.

Commission continued to discuss the proposed Site Plan with the applicant.

Chairman Kubiak opened the public hearing.

No one came forward to speak.

Chairman Kubiak closed the public hearing.

A motion was made to approve ZA20-0026 subject to the Staff Report dated May 29, 2020 and Site Plan Review Summary No. 3, dated May 27, 2020, and approving the requested variances as presented.

**Motion: Greer**  
**Second: Dyche**  
**Ayes: Torres-Lepp, Greer, Kubiak, Springer, Phalen, Dyche**  
**Nays: None**  
**Abstain: None**  
**Approved: 6-0**

7. **CONSIDER: ORDINANCE NO. 480-711B (ZA20-0027), ZONING CHANGE AND SITE PLAN FOR USPI ALL STAR MEDICAL OFFICE ON PROPERTY DESCRIBED AS LOTS 1 & 2, BLOCK 1, TOWER PLAZA, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 905 AND 925 E. SOUTHLAKE BLVD., SOUTHLAKE, TEXAS. CURRENT ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. REQUESTED ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #9. PUBLIC HEARING**

Deputy Director, Dennis Killough presented Item 7, ZA20-0027.

Applicant – Jeff Sudman with E4H Architecture located at 50 Elm Street, Suite 500, Dallas, Texas, came forward to speak and answer any questions.

Commission continued to discuss the proposed Zoning Change and Site Plan with the applicant.

Chairman Kubiak opened the public hearing.

No one came forward to speak.

Chairman Kubiak closed the public hearing.

A motion was made to table ZA20-0027 at the request of the applicant for the next Planning and Zoning meeting on August 6, 2020.

**Motion: Greer**  
**Second: Phalen**  
**Ayes: Torres-Lepp, Greer, Kubiak, Springer, Phalen, Dyche**  
**Nays: None**  
**Abstain: None**  
**Approved to tabled: 6-0**

Chairman Kubiak announced that Items 9 (ZA20-0030) and 11 (ZA20-0032) will be discussed at the same time since they are both relatively related.

Chairman Kubiak also announced that Sign Board Item 6 (MSP20-0003) will be discussed since it is also related to Item 9 (ZA20-0030) and an approval action will be taken during this meeting.

**9. CONSIDER: ORDINANCE NO. 480-770 (ZA20-0030), ZONING CHANGE AND SITE PLAN FOR YATES CORNER ON PROPERTY DESCRIBED AS TRACT 1E01, FRANCIS THROOP SURVEY, ABSTRACT NO. 1511, SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 2190 E. DOVE RD., SOUTHLAKE, TEXAS. CURRENT ZONING: "C-1" NEIGHBORHOOD COMMERCIAL DISTRICT. REQUESTED ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #4. PUBLIC HEARING**

**SIGN BOARD ITEM 6 – MSP20-0003, MASTER SIGN PLAN FOR YATES CORNER STORE LOCATED AT 2190 E. DOVE ROAD, SOUTHLAKE, TEXAS.**

**11. CONSIDER: RESOLUTION NO. 20-024 (ZA20-0032), SPECIFIC USE PERMIT FOR DRUNKEN COW ON PROPERTY DESCRIBED AS TRACT 1E01, FRANCIS THROOP SURVEY, ABSTRACT NO. 1511 AND LOT 1, BLOCK 1, YATES CORNER ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, LOCATED AT 2180 AND 2190 E. DOVE ROAD, AND 1604 N. KIMBALL AVENUE, SOUTHLAKE, TEXAS. CURRENT ZONING: "C1" NEIGHBORHOOD COMMERCIAL DISTRICT AND "S-P-2" GENERALIZED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #4. PUBLIC HEARING**

Deputy Director, Dennis Killough presented Item 9 ZA20-0030, and presented Sign Board Item 6, MSP20-0003 as both items are requesting approval for the same location.

Applicants – Curtis Young with Sage Group located at 1130 North Carroll Avenue, Southlake, Texas; Allen Ford, 3821 Maxwell Drive, Prosper, Texas; Howard Harris with Dove Commercial Properties, 1671 East Dove Road, Southlake, Texas; Ron Brooks, 2703 North Quail Run Court, Southlake, Texas; Billy Aguilar, owner of Drunken Cow, 505 Everwood Court, Southlake, Texas, came forward to speak and answer any questions.

Commission continued to discuss both Items 9, ZA20-0030 and Sign Board Item 6, MSP20-0003 with the applicants.

Commission also continued to discuss Item 11, ZA20-0032 with the applicant.

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 9, ZA20-0030 subject to the Staff Report dated May 29, 2020, granting the variances requested therein and subject to the Site Plan Review Summary No. 2 dated May 29, 2020.

**Motion: Greer**

**Second: Dyche**

**Ayes: Torres-Lepp, Greer, Kubiak, Springer, Phalen, Dyche**

**Nays: None**

**Abstain: None**

**Approved: 6-0**

A motion was made to approve Item 11, ZA20-0032 subject the Staff Report dated May 29, 2020 and as presented with the following conditions:

- Operating from 7 am to 8 pm, 7 days a week,
- If shut down for 30 days, the vehicle will be removed,
- Will operate only under the Drunken Cow name,
- And, approving the specific use permit for a period of three (3) years.

**Motion: Greer**

**Second: Torres-Lepp**

**Ayes: Torres-Lepp, Greer, Kubiak, Springer, Phalen, Dyché**

**Nays: None**

**Abstain: None**

**Approved: 6-0**

A motion was made to approve Sign Board Item 6, MSP20-0003, subject to the Staff Report dated June 4, 2020 with these stipulations:

- The letter height on the canopy for signs A and C to be 16-inches;
- No "self" signage on the pumps;
- No word "Techron" on the pumps;
- No pump valance over the pumps; and
- No monument sign (applicant to work with Texaco to be able to place the pricing sign element on the pole sign).

**Motion: Greer**

**Second: Phalen**

**Ayes: Torres-Lepp, Greer, Kubiak, Springer, Phalen, Dyché**

**Nays: None**

**Abstain: None**

**Approved: 6-0**

**10. CONSIDER: RESOLUTION NO. 20-023 (ZA20-0031), SPECIFIC USE PERMIT FOR A CORPORATE OFFICE USE IN ACCORDANCE WITH THE "S-P-2" GENERALIZED SITE PLAN DISTRICT ZONING UNDER ORDINANCE NO. 480-657D ON PROPERTY DESCRIBED AS LOT 5, KIMBALL PARK, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, LOCATED AT 2112 E. STATE HWY. 114, SOUTHLAKE, TEXAS. CURRENT ZONING: "S-P-2" GENERALIZED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #4. PUBLIC HEARING**

Deputy Director, Dennis Killough presented Item 10.

Applicant – Paul Moss, 8821 Davis Blvd., Keller, Texas, came forward to speak and answer any questions.

Chairman opened the public hearing.

No one came forward to speak.

Chairman closed the public hearing.

A motion was made to approve Item 10, ZA20-0031 subject to the Staff Report dated June 4, 2020 tying the SUP to the lease, which is one ten year term with a five year option if exercised.

**Motion: Greer**

**Second: Dyche**

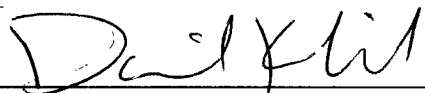
**Ayes: Torres-Lepp, Greer, Kubiak, Springer, Phalen, Dyche**


**Nays: None**

**Abstain: None**

**Approved: 6-0**

**12. Consider: Meeting Adjourned at 8:37 P.M.**

  
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Daniel Kubiak  
Chairman

ATTEST:   
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Selena Serrano  
Commission Secretary