



**REGULAR PLANNING & ZONING COMMISSION MEETING JUNE 09, 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, Scott Dyche, Gina Phalen and Austin Reynolds.

**MEMBERS ABSENT:** Craig Rothmeier

**STAFF PRESENT:** Sr. Director of Planning and Development Services Ken Baker; Deputy Director of Planning & Development Services Dennis Killough; Principal Planner Reagan Rothenberger; Commission Secretary Lydia Ruiz; Administrative Assistant Hannah McKenzie; Administrative Assistant Morgan Barclay; Director of Community Services Chris Tribble

**WORK SESSION:**

**1. CALL TO ORDER: 6:04 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.

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

**4.** Staff presented an overview on tonight's meeting agenda; questions were asked on items #6, #7 and #10.

**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. CHAIRMAN COMMENTS

Chairman Kubiak moved item #10 to the top of agenda and the remaining items follow in order.

### REGULAR AGENDA:

#### 5. CONSIDER: APPROVAL OF THE MINUTES FOR THE PLANNING AND ZONING COMMISSION MEETING HELD ON MAY 19, 2022.

A motion was made to approve item 5, minutes from the May 19, 2022 Planning and Zoning Commission meeting.

Motion: Forman

Second: Reynolds

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

Nays: None

Abstain: None

Approved: 6-0-0

#### 6. CONSIDER: ZA22-0022, SITE PLAN FOR BOB JONES NATURE PRESERVE BARN, ON A PROPERTY DESCRIBED AS TRACTS 3 AND 4, R.D. PRICE SURVEY, ABSTRACT A1003A AND TRACTS 1 AND 2, M .MEHAFFEY SURVEY, ABSTRACT A916A, CITY OF SOUTHLAKE, DENTON COUNTY, TEXAS LOCATED AT 355 E. BOB JONES ROAD, SOUTHLAKE, TEXAS. SPIN NEIGHBORHOOD #1. PUBLIC HEARING

Principal Planner Reagan Rothenberger gave recap of item 6 as it was formally presented in Work Session; no questions were asked.

Director of Community Services Chris Tribble gave a recap of plan discussed in work session for item 6. No questions were asked.

Public Hearing opened by Chairman Kubiak. No one. Public Hearing closed by Chairman Kubiak.

A motion was made to approve item 6 subject to the staff report dated June 8, 2022. Also subject to site plan review summary No. 2 dated June 2, 2022.

Motion: Forman

Second: Phalen

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

Nays: None

Abstain: None

Approved: 6-0-0

**7. CONSIDER: ZA22-0023, SITE PLAN FOR BICENTENNIAL PARK PICKLEBALL COURT, ON A PROPERTY DESCRIBED AS LOT 1, BLOCK 1, BICENTENNIAL PARK ADDITION, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS LOCATED AT 450 W. SOUTHLAKE BLVD., SOUTHLAKE, TEXAS. SPIN NEIGHBORHOOD #7. PUBLIC HEARING**

Recap of item 7 was given by Reagan Rothenberger and Chris Tribble as formal presentation was done in Work Session. Questions were asked.

Public Hearing opened by Chairman Kubiak. No one. Public Hearing closed by Chairman Kubiak.

A motion was made to approve item 7, subject to the staff report dated June 3, 2022. Noting approval of the three variances requested and also subject to site plan review summary No. 1 dated May 13, 2022.

Motion: Forman

Second: Springer

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

Nays: None

Abstain: None

Approved: 6-0-0

**8. CONSIDER: RESOLUTION NO. 22-016, ZA22-0024, SPECIFIC USE PERMIT FOR A MASS GATHERING FOR SOMOS SOUTHLAKE ON PROPERTY DESCRIBED AS BLOCKS 7 AND 8; LOT 3R, BLOCK IR; AND LOT 4R, BLOCK 5R; PHASE I, SOUTHLAKE TOWN SQUARE ADDITION AND PORTIONS OF STATE STREET, MAIN STREET AND GRAND AVENUE, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED BETWEEN E.**

**SOUTHLAKE BLVD., MAIN STREET, STATE STREET, AND GRAND AVENUE, SOUTHLAKE, TEXAS. SPIN NEIGHBORHOOD PUBLIC HEARING**

Dennis Killough gave formal presentation on item 8. No questions.

Applicant, Elisa O'Callahan presented. Questions were asked.

Public Hearing opened by Chairman Kubiak. No one. Public Hearing closed by Chairman Kubiak.

A motion was made to approve item 8, subject to the staff report dated June 3, 2022 and also subject to staff review No. 2 dated June 3, 2022. Subject to June 8, 2022 updated staff report.

Motion: Forman

Second: Phalen

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

Nays: None

Abstain: None

Approved: 6-0-0

**9. CONSIDER: ZA22-0025, SITE PLAN FOR LOT 2, BLOCK 16, SOUTHLAKE TOWN SQUARE ADDITION, PHASE IV ON PROPERTY DESCRIBED AS LOT 2, BLOCK 16, SOUTHLAKE TOWN SQUARE ADDITION, PHASE IV, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, AND LOCATED AT 500 RESERVE STREET, SOUTHLAKE, TEXAS. CURRENT ZONING: "DT" DOWNTOWN DISTRICT. SPIN NEIGHBORHOOD #8. PUBLIC HEARING**

Dennis Killough gave formal presentation on item 9; no questions.

Applicant, Frank Bliss 621 Chandon Ct. Southlake, TX, presented to commissioners and answered questions.

Public Hearing opened by Chairman Kubiak. No one. Public Hearing closed by Chairman Kubiak.

A motion was made to approve item 9, subject to the staff report dated June 3, 2022. Also subject to site plan review summary No. 2 dated June 3, 2022.

Motion: Forman

Second: Dyche

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

Nays: None

Abstain: None

Approved: 6-0-0

**10. CONSIDER: ZA22-0026, PRELIMINARY PLAT FOR FERGUSON PLACE ON PROPERTY DESCRIBED AS 1 B4E AND 1 B4H, LEONARD LINCOLN SURVEY, ABSTRACT NO. 981, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, LOCATED AT 2589 AND 2593 LONESOME DOVE RD., SOUTHLAKE, TEXAS. CURRENT ZONING: "R-PUD" RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT. SPIN NEIGHBORHOOD #2. PUBLIC HEARING**

No formal presentation as item 10 was formally presented in Work Session. No questions.

Public Hearing opened by Chairman Kubiak. No one. Public Hearing closed by Chairman Kubiak.

A motion was made to approve item 10, subject to the staff report dated June 3, 2022. Also, subject to the plat review summary No. 1 dated June 3, 2022.

Motion: Forman

Second: Dyche

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

Nays: None

Abstain: None

Approved: 6-0-0

**11. MEETING ADJOURNED AT 7:09 P.M.**

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Daniel Kubiak  
Chairman

ATTEST: \_\_\_\_\_  
Morgan Barclay  
Commission Secretary