



**REGULAR PLANNING & ZONING COMMISSION MEETING JUNE 20, 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, Daniel Kubiak, Michael Springer, Amy Lepp, and Scott Dyche.

**STAFF PRESENT:** Deputy Director of Planning & Development Services, Dennis Killough; Planner, Lorrie Fletcher; Planner, Patty Moos; Civil Engineer, Kevin Ferrer, 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.

Chairman Kubiak introduced the newest member to the Planning and Zoning Commission, Commissioner, Amy Lepp.

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 May 23, 2019.

**Motion: Springer**

**Second: Dyche**

**Ayes: Lepp, Rothmeier, Kubiak, Springer, Dyche**

**Nays: None**

**Abstain: None**  
**Approved: 5-0**

**4. ADMINISTRATIVE COMMENTS:**

Dennis Killough, announced that there will be a Corridor Planning Committee Meeting held on June 27, 2019 at 5:00 P.M., located at DPS Headquarters.

**CONSENT AGENDA:**

**5. CONSIDER: ORDINANCE NO. 480-762 (ZA19-0008), ZONING CHANGE AND DEVELOPMENT PLAN FOR MARANATHA RESIDENTIAL ON PROPERTY DESCRIBED AS TRACTS 2A03, 2A03A1, 2A03B, 2A05 AND 2A03A, WILLIAM H. MARTIN SURVEY, ABSTRACT NO. 1068, SOUTHLAKE, TEXAS AND ADDRESSED AS 1719 AND 1825 MARANATHA WAY AND 208 RANDOL MILL AVE., SOUTHLAKE, TEXAS. CURRENT ZONING: "AG" AGRICULTURAL DISTRICT AND "SF-1B" SINGLE FAMILY RESIDENTIAL DISTRICT. PROPOSED ZONING: "R-PUD" RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT. SPIN NEIGHBORHOOD #8. THE APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL THE AUGUST 8, 2019 MEETING.**

A motion was made to table Item 5 at the request of the applicant, until the next Planning and Zoning Meeting held on August 8, 2019.

**Motion: Springer**  
**Second: Dyche**  
**Ayes: Lepp, Rothmeier, Kubiak, Springer, Dyche**  
**Nays: None**  
**Abstain: None**  
**Approved: 5-0**

**6. CONSIDER: ZA19-0031, FINAL 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. SPIN NEIGHBORHOOD #4.**

A motion was made to approve Item 6 ZA19-0031, subject to the Staff Report dated June 14, 2019.

**Motion: Springer**  
**Second: Dyche**  
**Ayes: Lepp, Rothmeier, Kubiak, Springer, Dyche**  
**Nays: None**  
**Abstain: None**  
**Approved: 5-0**

**REGULAR AGENDA:**

**7. CONSIDER: ORDINANCE NO. 480-313B, (ZA19-0029), ZONING CHANGE AND CONCEPT PLAN FOR SABRE GROUP CAMPUS ON PROPERTY BEING DESCRIBED AS LOTS 1R1R1R, 1R1R2, 1R2, 2R, 3, 4R1-4R3, BLOCK 1, SABRE GROUP CAMPUS ADDITION, AND LOT 4, BLOCK A, MTP-IBM #1 ADDITIONS, ALL BEING ADDITIONS TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS LOCATED AT 1001, 1050, 1051, 1400, 1600, 1750, 1901, W. KIRKWOOD BLVD., 3415 T. W. KING RD. AND 3110, 3112, 3120, 3140, 3150 SABRE DRIVE, SOUTHLAKE TEXAS. CURRENT ZONING: "NR-PUD" NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT. PROPOSED ZONING: "NR-PUD" NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT. SPIN NEIGHBORHOOD #1. PUBLIC HEARING**

**8. CONSIDER: RESOLUTION NO. 19-022, (ZA19-0030) SPECIFIC USE PERMIT FOR THE SABRE GROUP CAMPUS ON PROPERTY BEING DESCRIBED AS LOT 1R2, BLOCK 1, SABRE GROUP CAMPUS ADDITION, SOUTHLAKE, TARRANT COUNTY, TEXAS LOCATED AT 3110, 3112, 3120, 3140, AND 3150 SABRE DRIVE, SOUTHLAKE, TEXAS. CURRENT ZONING: "NR-PUD" NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT. SPIN NEIGHBORHOOD #1. PUBLIC HEARING**

Planner, Patty Moos came forward to present Items 7 & 8 together.

Staff opened for questions.

No questions were asked.

Applicant came forward to give a brief presentation of Items 7 & 8, and to answer any questions.

A motion was made to approve Item 7, ZA19-0029 subject to the Staff Report dated June 14, 2019 and the Concept Plan Review Summary No. 2 dated May 31, 2019 (the specific use permit associated with this zoning change and concept plan was recommend by the Commission for a 2-year period is contingent upon approval of the proposed zoning change and concept plan).

**Motion: Springer**

**Second: Dyche**

**Ayes: Lepp, Rothmeier, Kubiak, Springer, Dyche**

**Nays: None**

**Abstain: None**

**Approved: 5-0**

A motion was made to approve Item 8, ZA19-0030 subject to the Staff Report dated June 14, 2019 and the Concept Plan Review Summary No. 2 dated May 31, 2019; and limiting the length of the specific use permit to 2 years.

**Motion: Springer**  
**Second: Rothmeier**  
**Ayes: Lepp, Rothmeier, Kubiak, Springer, Dyche**  
**Nays: None**  
**Abstain: None**  
**Approved: 5-0**

**9. CONSIDER: ZA19-0032, SITE PLAN FOR IL CALABRESE ON PROPERTY DESCRIBED AS LOT 3, GREENWAY-CARROLL ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 1281 EAST STATE HIGHWAY 114, SOUTHLAKE, TEXAS. CURRENT ZONING: "C-3" GENERAL COMMERCIAL DISTRICT. SPIN NEIGHBORHOOD #8. PUBLIC HEARING**

Planner, Lorrie Fletcher came forward to present Item 9.

Staff opened for questions.

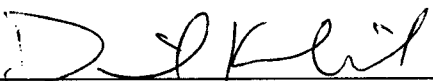
No questions were asked.


Applicant came forward to give a brief presentation of Item 9, and to answer any questions.

A motion was made to approve Item 9, ZA19-0032 subject to the Staff Report dated June 14, 2019 and Site Plan Review Summary No. 2, dated May 30, 2019; allowing the parking variance as presented.

**Motion: Springer**  
**Second: Dyche**  
**Ayes: Lepp, Rothmeier, Kubiak, Springer, Dyche**  
**Nays: None**  
**Abstain: None**  
**Approved: 5-0**

**10. Consider: Meeting adjourned at 7:23 P.M.**

  
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Daniel Kubiak  
Chairman

  
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Selena Serrano  
Commission Secretary