



**REGULAR PLANNING & ZONING COMMISSION MEETING AUGUST 19, 2021**

**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:** Craig Rothmeier, Gina Phalen, Daniel Kubiak, Michael Forman, Michael Springer, and Austin Reynolds.

**MEMBERS ABSENT:** Scott Dyche.

**STAFF PRESENT:** Sr. Director of Planning and Development Services Ken Baker; Deputy Director of Planning & Development Services Dennis Killough; 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 #8, #11, and #12 on tonight's meeting agenda; questions were asked. On item #12, Commissioner Rothmeier recused himself from the presentation and discussion.

**5.** Adjournment.

**REGULAR SESSION:**

**1. CALL TO ORDER: 6:30 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 held.

### 3. ADMINISTRATIVE COMMENTS.

No comments.

### 4. CHAIRMAN COMMENTS

Chairman Kubiak announced adjustments to the agenda with item #13 being withdrawn, and item #7 will be tabled to the next Planning and Zoning meeting on September 9, 2021; all other items will be in order as set on the agenda.

### CONSENT AGENDA:

5. **CONSIDER: APPROVAL OF THE MINUTES FOR THE PLANNING AND ZONING COMMISSION MEETING HELD ON AUGUST 19, 2021.**
6. **WITHDRAW: RESOLUTION NO. 21-035, (ZA21-0062), SPECIFIC USE PERMIT FOR A RESIDENTIAL SOLAR ENERGY SYSTEM ON PROPERTY DESCRIBED AS LOT 1, BLOCK 5, SOUTHVIEW ADDITION, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 375 BINKLEY CT., SOUTHLAKE, TEXAS. CURRENT ZONING: "SF-20A" SINGLE FAMILY RESIDENTIAL DISTRICT. SPIN NEIGHBORHOOD #7. (THE APPLICANT FOR THIS ITEM REQUESTSED THEIR APPRLICATION BE WITHDRAWN.)**
7. **TABLE: RESOLUTION NO. 21-030, (ZA21-0044), SPECIFIC USE PERMIT FOR A RESIDENTIAL SOLAR ENERGY SYSTEM ON PEROPERTY DESCRIBED AS LOT 5, W.W. HALL NO. 687 ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, LOCATED AT 221 E. HIGHLAND ST., SOUTHLAKE, TEXAS. CURRENT ZONING: "SF-20A" SINGLE FAMILY RESIDENTIAL DISTRICT. SPIN NEIGHORBHOD #7. (THIS ITEM IS BEING ADMINISTRATEIVELY TABLED UNTIL SEPTEMBER 9, 2021 PLANNING AND ZONING COMMISSION MEETING AND THE PUBLIC HEARING WILL BE HELD ON THAT DATE.)**

A motion was to approve items 5 and item 6, and to table item 7 until the September 9, 2021 Planning and Zoning Commission meeting.

Motion: Forman  
Second: Phalen  
Ayes: Reynolds, Rothmeier, Forman, Kubiak, Springer, Phalen  
Nays: None  
Abstain: None  
Approved: 6-0-0

**REGULAR AGENDA:**

- 8. CONSIDER: ZA21-0057, SITE PLAN, TO INCLUDE A VARIANCE TO THE MASONRY ORDINANCE NO. 557, AS AMENDED, FOR NATUZZI ON PROPERTY DESCRIBED AS LOT 1, BLOCK 2, VILLAGE CENTER ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 1600 E. SOUTHLAKE BLVD., SOUTHLAKE, TEXAS. CURRENT ZONING: "C-3" GENERAL COMMERCIAL DISTRICT. SPIN NEIGHBORHOOD #8. PUBLIC HEARING**

Deputy Director, Dennis Killough did not present item 8 as it was formally presented during Work Session; no questions were asked.

Applicant – Jim Hamill, Principal Architect with Prizm Architects, 580 Decker Drive, Irving, Texas came forward to speak and answer questions.

Chairman Kubiak opened the public hearing.

No one came forward.

Chairman Kubiak closed the public hearing.

Commission deliberated and asked additional questions to the Applicant. Applicant – Jim Hamill requested their item be moved to table to the next meeting on September 9, 2021, so they may address some concerns made by Commission.

A motion was made to approve the Applicant's request to table item 8 to the September 9<sup>th</sup> Planning and Zoning Commission meeting.

Motion: Forman  
Second: Reynolds  
Ayes: Reynolds, Rothmeier, Forman, Kubiak, Springer, Phalen  
Nays: None  
Abstain: None  
Approved: 6-0-0

- 9. CONSIDER: ORDINANCE NO. 480-786, (ZA21-0058), ZONING CHANGE AND CONCEPT PLAN FOR PEMBERTON ON PROPERTY DESCRIBED AS TRACT 5A03, SAMUEL FREEMAN SURVEY, NO. 525 ADDITION, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, LOCATED AT 603 N. KIMBALL AVENUE, SOUTHLAKE, TEXAS. CURRENT ZONING: "AG" AGRICULTURAL**

**DISTRICT. PROPOSED ZONING: "SF-20A" SINGLE FAMILY RESIDENTIAL  
DSTRIC. SPIN NEIGHBORHOOD #4. PUBLIC HEARING**

Deputy Director, Dennis Killough presented item 9; questions were asked.

Applicants – Curtis Young with Sage Group, 1130 North Carroll Avenue, Southlake, and Dean DeCavitte, property owner, 740 North Peytonville Avenue, Southlake, Texas came forward to give a presentation and answer questions.

Chairman Kubiak opened the public hearing and read response letters received during the meeting:

- James and Taryn Favers, 2216 Patterson Way, in opposition.
- Iyad Shehadeh, 2201 Patterson Way, in opposition.
- Dan Nguyen and Kim-Leon Ngo, 2208 Still Water Court, in opposition.
- Frank Caprulla, 2213 Patterson Way, in opposition.

Henry Hubble, 2208 Patterson Way, submitted a letter in opposition, and spoke in opposition.

Iyad Shehadeh, 2201 Patterson Way and HOA President of Patterson Way, came forward and spoke in opposition.

Chairman Kubiak closed the public hearing.

Commission asked additional questions to staff and the Applicant. On behalf of the Applicant, Clay Redinger at 704 Cimarron Trail, Southlake, Texas, civil engineer who prepared the drainage plan, came forward to speak and answer questions.

A motion was made to approve item 9, subject to the staff report dated August 13, 2021, the plan review summary #2 dated August 13, 2021, and approving the variances, and noting the Applicant's willingness to present at least one alternative for the roadway or access to the lots to City Council.

Motion: Forman

Second: Rothmeier

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

Nays: None

Abstain: None

Approved: 6-0-0

**10. CONSIDER: ORDINANCE NO. 480-787, (ZA21-0059) ZONING CHANGE AND  
CONCEPT/SITE PLAN FOR PHILLIPS EDISON DEVELOPMENT ON  
PROPERTY DESCRIBED AS LOTS 2R1 AND 4R, L.B.G. HALL NO. 686  
ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT  
COUNTY, TEXAS AND LOCATED AT 100 AND 110 W. SOUTHLAKE BLVD.,  
SOUTHLAKE, TEXAS. SPIN NEIGHBORHOOD #7. CURRENT ZONING: "S-P-  
2" GENERALIZED SITE PLAN DISTRICT. REQUESTED ZONING: "S-P-2"  
GENERALIZED SITE PLAN DISTRICT. PUBLIC HEARING**

Deputy Director, Dennis Killough presented item 10; questions were asked.

Applicant – Clay Cristy with ClayMoore Engineering, 1903 Central Drive, Bedford, Texas came forward to give a presentation and answer questions.

Chairman Kubiak opened the public hearing.

No one came forward.

Chairman Kubiak closed the public hearing.

Applicant came forward and answered additional questions made by the Commission.

A motion was made to approve item 10, subject to the staff report dated August 18, 2021, and the revised concept site plan review summary #2 dated August 18, 2021; noting the Applicant's willingness to evaluate and provide for adequate screening on the roof, and noting the Applicant's willingness to evaluate and address additional materials or design features on the north and west, and noting the Applicant's willingness to evaluate different options for entry and exit points specifically for the drive-through and on the east side, but generally overall evaluating the entire drive-through concept as well.

Motion: Forman

Second: Phalen

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

Nays: None

Abstain: None

Approved: 6-0-0

**11. CONSIDER: RESOLUTION NO. 21-034, (ZA21-0060) SPECIFIC USE PERMIT FOR A KENNEL FOR GLOBAL PET ALLIANCE ON PROPERTY BEING DESCRIBED AS LOT 5R1, BLOCK D, COMMERCE BUSINESS PARK, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 2845 EXCHANGE BLVD., SUITE 180, SOUTHLAKE, TEXAS. CURRENT ZONING: "I-1" LIGHT INDUSTRIAL DISTRICT. SPIN NEIGHBORHOOD #8. PUBLIC HEARING**

Deputy Director, Dennis Killough did not present item 11 as it was formally presented during Work Session; questions were asked.

Applicants – Debra Perryman with Silver Oak Commercial, 2805 Market Loop, Southlake, Texas, and James Pettengill, 1106 Crossman Drive, Murphy, Texas came forward to speak and answer questions.

Chairman Kubiak opened the public hearing.

No one came forward.

Chairman Kubiak closed the public hearing.

A motion was made to approve item 11, subject to the staff report dated August 13, 2021, and the specific use permit staff review #2 dated August 13, 2021, and specifically tying this approval to the term of the lease for this tenant, and also noting the Applicant's willingness to provide more information to City Council on sound and odor mitigation.

Motion: Forman

Second: Phalen

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

Nays: None

Abstain: None

Approved: 6-0-0

**12. CONSIDER: ZA21-0061, SITE PLAN FOR DISIERE CAR BUILDING, ON PROPERTY DESCRIBED AS LOTS 6 AND 7, NORTH DAVIS BUSINESS PARK, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, AND LOCATED AT 1900 AND 1950 GREENWOOD DRIVE, SOUTHLAKE, TEXAS. CURRENT ZONING: "I-1" LIGHT INDUSTRIAL DISTRICT. SPIN NEIGHBORHOOD #10. PUBLIC HEARING**

Commissioner Rothmeier recused himself on item 12.

Deputy Director, Dennis Killough did not present item 12 as it was formally presented during Work Session; no questions were asked.

Applicant – Curtis Young with Sage Group, 1130 North Carroll Avenue, Southlake, Texas came forward to give a presentation and answer questions.

Chairman Kubiak opened the public hearing.

No one came forward.

Chairman Kubiak closed the public hearing.

A motion was made to approve item 12, subject to the revised staff report dated August 16, 2021, and the plan review summary #2 dated August 13, 2021, and specifically noting approval of the variances requested.

Motion: Forman

Second: Reynolds

Ayes: Reynolds, Forman, Kubiak, Springer, Phalen

Nays: None

Abstain: None

Approved: 5-0-0


**13. ZA21-0065 WAS WITHDRAWN.**

14. MEETING ADJOURNED AT 8:35 P.M.



Daniel Kubiak  
Chairman

ATTEST:



Lydia Ruiz  
Commission Secretary