



REGULAR PLANNING & ZONING COMMISSION MEETING AUGUST 22, 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: Amy Torres-Lepp, Craig Rothmeier, Chris Greer, Daniel Kubiak, Michael Springer, and Gina Phalen.

STAFF PRESENT: Deputy Director of Planning & Development Services, Dennis Killough; Principal Planner, Richard Schell; Deputy City Engineer, Steve Anderson, 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 6:36 P.M.

2. EXECUTIVE SESSION:

No executive session was held.

3. CONSIDER: APPROVAL OF THE AUGUST 8, 2019 PLANNING AND ZONING MEETING.

A motion was made to approve the August 8, 2019 Planning and Zoning meeting minutes.

Motion: Greer

Second: Phalen

Ayes: Torres-Lepp, Rothmeier, Greer, Kubiak, Springer, Phalen

Nays: None

Abstain: None

Approved: 6-0

4. CONSIDER: ADMINISTRATIVE COMMENTS.

Dennis Killough, announced that there will be a Corridor Planning Committee meeting held on September 12, 2019 at 5:00 P.M., located at 1400 Main Street, Southlake, Texas.

CONSENT AGENDA:

5. CONSIDER: ZA19-0043, SITE PLAN FOR ROCKENBAUGH ELEMENTARY SCHOOL ON PROPERTY DESCRIBED AS LOT 1, BLOCK 60, TIMARRON ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 301 BYRON NELSON PARKWAY, SOUTHLAKE, TEXAS. CURRENT ZONING: "R-PUD" RESIDENTIAL PLANNED UNIT DEVELOPMENT. SPIN NEIGHBORHOOD #9. THE APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL THE SEPTEMBER 5, 2019 MEETING.

A motion was made to table Item 5, ZA19-0043 at the request of the applicant.

Motion: Greer

Second: Phalen

Ayes: Torres-Lepp, Rothmeier, Greer, Kubiak, Springer, Phalen

Nays: None

Abstain: None

Approved to table: 6-0

6. ZA19-0045, FINAL PLAT FOR LOT 1, BLOCK 1, LA PALOMA ADDITION ON PROPERTY DESCRIBED AS A PORTION OF TRACT 1B, JAMES J. WEST SURVEY, ABSTRACT NO. 1620, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 2001 SHADY OAKS DR., SOUTHLAKE, TEXAS. CURRENT ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #5.

Richard Schell came forward to present Item 6, ZA19-0045.

A motion was made to approve Item 6, ZA19-0045 subject the Staff Report dated August 16, 2019, and Plat Review Summary No. 2 dated August 16, 2019.

Motion: Greer

Second: Torres-Lepp

Ayes: Torres-Lepp, Rothmeier, Greer, Kubiak, Springer, Phalen

Nays: None

Abstain: None

Approved: 6-0

REGULAR AGENDA:

7. CONSIDER: ZA19-0027, PLAT REVISION FOR LOTS 3R3R1 AND 3R3R2, BLOCK 1, STEWARD ADDITION ON PROPERTY DESCRIBED AS LOT 3R3, BLOCK 1, STEWARD ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 551 E. DOVE RD., (ADDRESSED AS 551 AND 561 E. DOVE RD. BY TARRANT APPRAISAL DISTRICT) SOUTHLAKE, TEXAS. CURRENT ZONING: "SF-1A" SINGLE FAMILY RESIDENTIAL DISTRICT. SPIN NEIGHBORHOOD #3. PUBLIC HEARING

At the request of the applicant, a motion was made to table Item 7, ZA19-0027 until the next scheduled Planning and Zoning meeting held on September 5, 2019.

Motion: Greer

Second: Phalen

Ayes: Torres-Lepp, Rothmeier, Greer, Kubiak, Springer, Phalen

Nays: None

Abstain: None

Approved: 6-0

8. 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 #5. PUBLIC HEARING

Richard Schell came forward to present Item 8, ZA19-0008.

Applicants, Dan Anderson, 5813 Elderwood Drive, Dallas, Texas, and Clay Cristy, 1341 Forest Lane, Southlake, Texas, came forward to give a brief presentation, and answer the Commission's questions.

Chairman Kubiak opened and closed the public hearing - Debra and Scott Corder, 1720 Maranatha Way, came forward to speak in support.

A motion was made to approve Item 8, ZA19-0008 subject to the Staff Report dated August 22, 2019 and Development Plan Review Summary No. 5, dated August 22, 2019; subject to and noting the applicant's willingness to do the following:

1. Present an alternate plan to City Council that addresses two things with respect to the sidewalk: an alternate plan that has a sidewalk schematic mapping through Maranatha Way and another plan with the interior of the proposed development having sidewalks;
2. Securing that there will be no gates no matter how ornate;

3. The mailbox will have a masonry structure and will not look like it presently does in the presentation;
4. Noting the applicant's willingness to talk to the neighbors to the east regarding fencing options and drainage;
5. No volume builders or asphalt shingles.

Motion: Greer

Second: Phalen

Ayes: Torres-Lepp, Rothmeier, Greer, Kubiak, Springer, Phalen

Nays: None

Abstain: None

Approved: 6-0

9. CONSIDER: ORDINANCE NO. 480-744A (ZA19-0042), ZONING CHANGE AND SITE PLAN FOR SOUTHLAKE COMMONS ON PROPERTY DESCRIBED AS LOTS 20-23, H. GRANBERRY NO. 581 ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 171 - 211 W. SOUTHLAKE BLVD., SOUTHLAKE, TEXAS. CURRENT ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. PROPOSED ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #10. PUBLIC HEARING

Richard Schell came forward to present Item 9, ZA19-0042.

Applicant, Jordan Woolf, 260 Miron Drive, Suite 108, Southlake, Texas, came forward to present Item 9, ZA19-0042, and to answer the Commission's questions.

Chairman Kubiak opened and closed the public hearing.

A motion was made to approve Item 9, ZA19-0042 subject to the Staff Report dated August 16, 2019, and Site Plan Review Summary No. 2, dated August 16, 2019, acknowledging the previously approved variances granted and limiting the proposed use to maximum of 10,000 square feet, but not in Buildings 8, 9 and 10.

Commissioners Rothmeier and Torres-Lepp were generally opposed to the proposed use.

Motion: Greer

Second: Springer

Ayes: Greer, Kubiak, Springer, Phalen

Nays: Torres-Lepp, Rothmeier

Abstain: None

Approved: 4-2

10. CONSIDER: RESOLUTION NO. 19-031 (ZA19-0044) SPECIFIC USE PERMIT FOR TEXAS FITNESS TO ALLOW A COMMERCIAL SCHOOL, INCLUDING TRADE SCHOOL ON PROPERTY BEING DESCRIBED AS LOT 3R, BLOCK B, HART INDUSTRIAL PARK, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 1605 HART STREET, SUITE 100, SOUTHLAKE, TEXAS. CURRENT ZONING: "I-1" LIGHT INDUSTRIAL DISTRICT.

SPIN NEIGHBORHOOD #8. PUBLIC HEARING

Richard Schell came forward to present Item 10, ZA19-0044.

Applicant, Debra Perryman with Silver Oak Commercial Realty, came forward to give a brief presentation and answer the Commission's questions.

Chairman Kubiak opened and closed the public hearing - Cynthia Bishop, 1604 Byron Nelson, Southlake, Texas, came forward to speak in opposition.

A motion was made to approve Item 10, ZA19-0044 subject to the Staff Report dated August 22, 2019 and the Specific Use Permit Review Summary No. 2 dated August 16, 2019.

Motion: Greer

Second: Rothmeier

Ayes: Torres-Lepp, Rothmeier, Greer, Kubiak, Springer, Phalen

Nays: None


Abstain: None

Approved: 6-0

19. Consider: Meeting adjourned at 8:26 P.M.



Daniel Kubiak
Chairman

ATTEST: 

Selena Serrano
Commission Secretary