



**PLANNING AND ZONING COMMISSION MEETING: NOVEMBER 6, 2014**

**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

**PLANNING AND ZONING COMMISSION WORK SESSION: 5:30 P.M.**

1. Call to Order.
2. Recap of City Council's action and discussion on Planning & Zoning recommended cases.
3. Discussion of all items on tonight's meeting agenda.
4. Adjournment.

**REGULAR SESSION: 6:30 P.M. or immediately following the Planning and Zoning Commission work session.**

1. Call to Order.
2. **A. Executive Session:** Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071. Refer to posted list attached hereto and incorporated 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.**
  - B. Reconvene:** Action necessary on items discussed in Executive Session.
3. Consider approval of the minutes for the Planning and Zoning Commission meeting held on October 23, 2014.
4. Administrative Comments.

**CONSENT AGENDA:**

5. **Consider: ZA14-102, Zoning Change and Development Plan for the Carillon Corporate District** located on property described as Tracts 3B & 3B2 and a portion of Tract 3A1, L. Chivers Survey, Abstract No. 300, City of Southlake, Tarrant County, Texas and located at 400 & 430 E. State Highway 114 and 1700 N. Carroll Avenue, Southlake, Texas. Current Zoning: "ECZ" Employment Center Zoning District. Requested Zoning: "ECZ" Employment Center Zoning District. **SPIN Neighborhood #3. Applicant has requested to table this item indefinitely.**
  
6. **Consider: ZA14-085, Site Plan for One Carillon Court** located on property described as Tracts 3B & 3B2 and a portion of Tract 3A1, L. Chivers Survey, Abstract No. 300, City of Southlake, Tarrant County, Texas and located at 400 & 430 E. State Highway 114 and 1700 N. Carroll Avenue, Southlake, Texas. Current Zoning: "ECZ" Employment Center Zoning District. **SPIN Neighborhood #3. Applicant has requested to table this item indefinitely.**
  
7. **Consider: Ordinance No. 480-686 (ZA14-129), Zoning Change and Site Plan for Zelda Office Development** on property described as a portion of Tract 3A, O.W. Knight Survey, Abstract No. 899, City of Southlake, Tarrant County, Texas and located at 803 E. Southlake Blvd., Southlake, Texas. Current Zoning: "AG" Agricultural District. Requested Zoning: "O-1" Office District. **SPIN Neighborhood # 9. This item has been tabled by the administration to the November 20, 2014 Planning and Zoning Meeting.**
  
8. **Consider: ZA14-130, Preliminary Plat for Lots 2 and 3, Zelda Offices** on property described as Tract 3A, O.W. Knight Survey, Abstract No. 899, City of Southlake, Tarrant County, Texas and located at 803 E. Southlake Blvd., Southlake, Texas. Current Zoning: "AG" Agricultural District. **SPIN Neighborhood # 9. This item has been tabled by the administration to the November 20, 2014 Planning and Zoning Meeting.**

**REGULAR AGENDA:**

9. **Consider: ZA13-120, Site Plan for Lot 1 Players Circle** on property being described as Lot 1, Players Circle Addition, an addition to the City of Southlake, Tarrant County, Texas, located at 1901 W. Southlake Boulevard, Southlake, Texas. Current Zoning: "C-3" General Commercial District. **SPIN Neighborhood #10.**

**PUBLIC HEARING**

- 10. Consider: Ordinance No. 480-542b (ZA14-082), Zoning Change and Site Plan for Southlake Villas** on property currently described as Tract 3, W.W. Hall Survey, Abstract No. 687, City of Southlake, Tarrant County, Texas and located at 310 E. Southlake Blvd., Southlake, Texas. Current Zoning: "S-P-1" Detailed Site Plan District with "O-1" Office District uses. Requested Zoning: "S-P-1" Detailed Site Plan District with "O-1" Office District uses. **SPIN Neighborhood # 7.**  
**PUBLIC HEARING**
- 11. Consider: ZA14-099, Site Plan for Southlake Town & Country** on property being described as Tract 1F and a portion of Tract 1, J. West Survey, Abstract No. 1620, City of Southlake, Tarrant County, Texas and located at 500 W. State Highway 114, Southlake, Texas. Current Zoning: "S-P-2" Generalized Site Plan District. **SPIN Neighborhood #3.**  
**PUBLIC HEARING**
- 12. Consider: ZA14-100, Preliminary Plat for Southlake Town & Country** on property described as Tracts 1 & 1F, J. West Survey, Abstract No. 1620, City of Southlake, Tarrant County, Texas and located at 500 W. State Highway 114, Southlake, Texas. Current Zoning: "S-P-2" Generalized Site Plan District. **SPIN Neighborhood #3.**  
**PUBLIC HEARING**
- 13. Consider: Ordinance No. 480-605b (ZA14-125), Zoning Change and Site Plan for Watermere Medical Plaza** on property being described as Lot 1R, Block 2, Watermere at Southlake Addition, an addition to the City of Southlake, Tarrant County, Texas, located at 2815 W. Southlake Boulevard, Southlake, Texas. Current Zoning: "S-P-1" Detailed Site Plan District. Proposed Zoning: "S-P-1" Detailed Site Plan District. **SPIN Neighborhood #11.**  
**PUBLIC HEARING**
- 14. Consider: ZA14-136, Site Plan for Trinity Partners Professional Office** on property described as Lot 4, T. Mahan No. 1049 Addition, City of Southlake, Tarrant County, Texas and located at 450 N. Kimball Ave., Southlake, Texas. Current Zoning: "I-1" Light Industrial District. **SPIN Neighborhood # 4.**  
**PUBLIC HEARING**



15. **Consider: ZA14-137, Specific Use Permit for Outdoor Sales and Services for Fans United Tailgate Event** on property described as Lot 5, Block 1, The Shops of Southlake, an addition to the City of Southlake, Tarrant County, Texas and located at 1431 E. Southlake Blvd., Southlake, Texas. **SPIN Neighborhood #8.**

**PUBLIC HEARING**

16. **Consider: Meeting Adjournment.**

A quorum of the City Council may be present at this meeting

**CERTIFICATE**

I hereby certify that the above agenda was posted on the official bulletin boards at Town Hall, 1400 Main Street, Southlake, Texas, on Friday, October 31, 2014, by 6:00 p.m., pursuant to the Texas Government Code, Chapter 551.

A handwritten signature in cursive script, appearing to read 'Traci Riggs', is written over a horizontal line.

Traci Riggs, TRMC  
Deputy City Secretary

If you plan to attend this public meeting and have a disability that requires special needs, please advise the City Secretary 48 hours in advance at 817-748-8016, and reasonable accommodations will be made to assist you.

**EXECUTIVE SESSION**

Section 551.071: Consultation with attorney: The Planning and Zoning Commission may conduct a private consultation with its attorney when the Planning and Zoning Commission seeks the advice of its attorney concerning any item on this agenda or on a matter in which the duty of the attorney to the Planning and Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Board of Texas clearly conflicts with Chapter 551.