



REGULAR CITY COUNCIL MEETING AGENDA

FEBRUARY 4, 2020

LOCATION: 1400 Main Street, Southlake, Texas 76092
Council Chambers in Town Hall

WORK SESSION: 5:30 P.M.

1. Call to order
2. Invocation: Clayton Reed
3. Southlake Business Spotlight – Dynamic Travel & Cruises
4. Discuss all items on tonight's agenda. No action will be taken and each item will be considered during the Regular Session.

REGULAR SESSION: Immediately following the work session

1. Call to order.
2. A. **Executive Session:** Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, 418.183(f), and 418.106(d) & (e). 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 City Council to seek advice from the city attorney as to the posted subject matter of this City Council meeting.**
 1. **Section 551.071: Consultation with city attorney.**
 - a. Seek advice of the city attorney regarding legal issues related to legislative items.
 - b. Seek advice of the city attorney regarding pending litigation subjects.
 - c. Seek advice of the Bond Counsel regarding a bond election.
 - d. Seek advice of the city attorney regarding legal issues related to residential uses within the "DT" Downtown District zoning category and Town Center land use designation.
 - e. Seek advice of the city attorney regarding driveway access to FM 1938 for a future subdivision located on property addressed as 208 Randol Mill and located at the northern terminus of Maranatha Way.
 - f. Seek advice of the city attorney regarding legal liability related to law enforcement action.

2. Section 551.074: Deliberation regarding personnel matters.
 - a. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of the City Manager.
3. Section 551.072: Deliberation regarding real property.
 - a. Discuss the potential purchase or lease of real property for city facilities and projects.
4. Section 551.087: Deliberation regarding economic development negotiations.
 - a. Discuss the terms and conditions of the economic development incentive program – Project No. 2019-03.
 - b. Discuss the terms and conditions of the economic development incentive program – Project No. 2019-02.

B. **Reconvene:** Action necessary on items discussed in Executive Session.

3. **REPORTS:**

- A. Mayor's Report
- B. City Manager's Report
 1. Sidewalk Program

CONSENT AGENDA: All items listed below are considered to be routine by the City Council and will be enacted with one motion. There will be no separate discussion of items unless a Councilmember or citizen so requests, in which event the item will be removed from the general order of business and considered in its normal sequence.

4. Consent:

- A. Approve minutes from the January 21, 2020 regular City Council meeting.
- A2. Approve minutes from the January 23, 2020 City Council Winter Workshop.
- B. Approve the renewal of a contract with Tactical Systems Network for Town Hall and The Marq security in an amount not to exceed \$270,200.
- C. Approve a contract renewal and amendment with O'Donnell's Landscape Services, Inc. for citywide landscape services.

- D. ZA19-0083, Preliminary Plat for Southlake Villas on property described as Tracts 2A03, 2A03A1, 2A03B, 2A05 and 2A03A, William H. Martin Survey, Abstract No. 1068, City of Southlake, Tarrant County, Texas and addressed as 1719 and 1825 Maranatha Way and 208 Randol Mill Ave., Southlake, Texas. Current Zoning: "R-PUD" Residential Planned Unit Development District. SPIN Neighborhood #5.
- E. Approve a Residential Developer Agreement (RDA) with Hawkins-Welwood Homes for the Metairie Addition residential development in an amount not to exceed \$315,000.
- F. Approve an Engineering Services Agreement (ESA) with Freese and Nichols, Inc. to provide engineering design services for Residual Control Systems located at the Pearson Pump Station and T. W. King Pump Station in an amount not to exceed \$318,171.
- G. Approve a Mutual Aid Agreement, North Central Texas Public Works Emergency Response Team.
- H. Approve a contract renewal for the Southlake Town Square parking garage and street sweeping, power washing, and porter services to Southlake Leasing and Management dba Regent Services in an amount not to exceed \$125,000.
- I. Award the contract for the construction of Sutton Place Drainage Improvements to Joe Funk Construction in an amount not to exceed \$850,000.
- J. Resolution No. 20-004, appoint a Chairperson of the Board of Directors of Tax Increment Reinvestment Zone Number One for the 2020 calendar Year.

REGULAR AGENDA:

- 5. Public Forum. *(The Public Forum will not begin prior to 7:00 p.m. This is the public's opportunity to address the City Council about non-agenda items. During this proceeding, the City Council will not discuss, consider or take action on any item presented. We respectfully ask that anyone stepping forward to speak during Public Forum to please limit remarks to three minutes or less.)*
- 6. Ordinances, second readings, public hearings, and related items:
 - A. Resolution No. 20-003, (ZA19-0082), Specific Use Permit for a Residential Solar Energy System on property described as Lot 23, Block 2, Coventry Manor Phase I, an addition to the City of Southlake, Tarrant County, Texas

and located at 1604 Devon Court, Southlake, Texas. Current Zoning: "R-PUD" Residential Planned Unit Development District. SPIN Neighborhood #5. **PUBLIC HEARING**

- B. ZA19-0079, Site Plan for The Hills Church on property described as Lot 1R, Brock Addition, (also shown as Lot 1R1), an addition to the City of Southlake, Tarrant County, Texas and located at 2417 W. Southlake Blvd. (main building addressed as 2501 W. Southlake Blvd.), Southlake, Texas. Current Zoning: "CS" Community Service District. SPIN Neighborhood #11. **PUBLIC HEARING**

7. Ordinances, first readings, and related items:

- A. Ordinance No. 480-220B (ZA19-0072), 1st Reading, Zoning Change and Concept Plan / Site Plan for Life Time on property described as Tract 1F, James J. West Survey, Abstract No. 1620, City of Southlake, Tarrant County, Texas and located at 550 W. State Hwy. 114, Southlake, Texas. Current Zoning: "S-P-2" Generalized Site Plan District. Requested Zoning: "S-P-2" Generalized Site Plan District. SPIN Neighborhood #3. (If approved, the Public Hearing will be held on February 18, 2020)

8. Resolutions: *(There are no items on this agenda.)*

9. Other items for consideration:

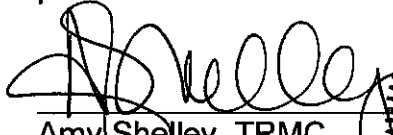
- A. MSP19-0003, Amendment to the Master Sign Plan for Methodist Southlake Hospital located at 401-451 E. SH 114, Southlake, Texas.
- B. SV19-0018, Sign Variance for Madison Reed located at 422 Grand Avenue West, Southlake, Texas
- C. ZA19-0027, Plat Revision for Lots 3R3R1 and 3R3R2, Block 1, Steward 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.

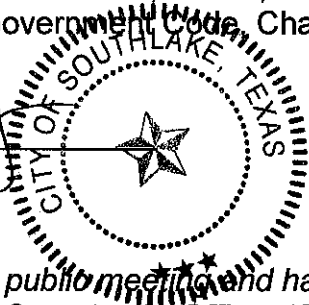
10. Other items for discussion: *(There are no items on this agenda.)*

11. Adjournment

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, January 31, 2020, by 5:00 p.m., pursuant to the Texas Government Code, Chapter 551.


Amy Shelley, TRMC
City Secretary



If you plan to attend this public meeting and have a disability that requires special needs, please advise the City Secretary's Office 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 City Council may conduct a private consultation with its attorney when the City Council seeks the advice of its attorney concerning any item on this agenda, about pending and contemplated litigation, or a settlement offer, or on a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Board of Texas clearly conflicts with Chapter 551. This includes the following pending and/or contemplated litigation subjects:

1. James H. Watson v. City of Allen, et.al.; Civil Action No. 4:15-CV-00335-A.
2. Constance Westfall v. Jose Luna, Nathaniel Anderson, Venessa Trevino, Chris Melton, and Thomas Roberson, and the City of Southlake; Civil Action No. 4:15-CV-00874-O.
3. Chad Wilson and Martha Wilson, Individually and as next friend, for S.W. v. City of Southlake, Southlake Police Department and Randy Baker, Individually; Civil Action No. 4:16-cv-00057.
4. Lester J. Strait v. Savannah Court Partnership, et.al.; Cause No. 342-281936-15.
5. Lester J. Strait v. Savannah Court Partnership, et.al.; Cause No. 342-295089-17.
6. David Lesak v. John Stokes (City of Southlake) – Civil Action No. 4:18-CV-00295-O
7. Russell Smith v. Blas A Hernandez, and Southlake, Texas – Civil Action No. 4:19-cv-940

Section 551.072: Deliberation regarding real property. The City Council may conduct a closed meeting to deliberate the purchase, exchange, lease or value of real property.

Section 551.073: Deliberation regarding prospective gift or donation. The City Council may conduct a closed meeting to deliberate a negotiated contract for a prospective gift or donation to the City.

Section 551.074: Deliberation regarding personnel matters. The City Council may deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of public officers, including the City Manager, City Secretary, City Attorney, Municipal Judge and city boards and commission members. A complete list of the city boards and commissions is on file in the City Secretary's Office.

Section 551.076: Deliberation regarding security devices. The City Council may deliberate the deployment, or specific occasions for implementation of security personnel or devices.

Section 551.087: Deliberation regarding economic development negotiations. The City Council may discuss or deliberate regarding commercial or financial information received from a business prospect that the city seeks to have locate, stay, or expand in or near the

city and which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect as described above.

Section 418.183(f): Texas Disaster Act. The City Council may deliberate information: 1) for purposes of preventing, investigating, or responding to an act of terrorism or related criminal activity and involving emergency response providers, their staffing, contact information and tactical plans; 2) that relates to the risk or vulnerability of persons or property, including infrastructure, to an act of terrorism; 3) that relates to the assembly of an explosive weapon, the location of a material that may be used in a chemical, biological or radioactive weapon, or unpublished information pertaining to vaccines or devices to detect biological agents or toxins; 4) that relates to details of the encryption codes or security keys for a public communication system; 5) that relates to a terrorism-related report to an agency of the United States; 6) that relates to technical details of particular vulnerabilities of critical infrastructure to an act of terrorism; 7) that relates to information regarding security measures or security systems intended to protect public and private property from an act of terrorism. The Texas Disaster Act specifically requires that a tape recording of the closed meeting be made.

Section 418.106(d) & (e): Local meetings to discuss emergency management plans regarding pipeline safety. The City Council may discuss emergency management plans involving pipeline safety and/or security of pipeline infrastructures or facilities when those plans or discussions contain such sensitive information.