



REGULAR CITY COUNCIL MEETING AGENDA

APRIL 4, 2023

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. Trash and Recycling Contract
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 driveway access to FM 1938 and other construction related matters for a future subdivision located on property addressed as 208 Randol Mill Avenue and located at the northern terminus of Maranatha Way.
 2. Section 551.074: Deliberation regarding personnel matters
 - a. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Associate Judge.
 3. Section 551.087: Deliberation regarding economic development negotiations.

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- a. Deliberate the terms and conditions of an economic development incentive program – Project No. 2017-03.
- b. Deliberate the terms and conditions of an economic development incentive program – Project No. 2022-01.

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

3. **REPORTS:**

- A. Mayor's Report
- B. City Manager's Report
 1. Spring has Sprung

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 March 21, 2023, regular City Council meeting and the March 28, 2023, City Council Strategic Priorities Workshop.
- B. Approve an Encroachment and Joint Use Agreement for a fence within the drainage easement located at 808 Jamestown Lane.
- C. Approve an Encroachment and Joint Use Agreement for Southlake Town Square Addition, Block 2R1, Lot 4R for a pedestrian ramp, steps, and handrail within the city right-of-way of State Street for the development located at 280 State Street.
- D. TABLE: ZA23-0003, Development Plan & Site Plan for Kirkwood East located on a property described as Lot 4R1, Block 1, Sabre Group Campus Addition, and located at 1400 W. Kirkwood Blvd., Southlake, Texas. Current Zoning: "NRPUD" Non-Residential Planned Unit Development. SPIN Neighborhood #1. **PUBLIC HEARING** (*The applicant has requested this item and Public Hearing be tabled to the April 18, 2023, City Council meeting.*)

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. *This item left blank intentionally.*
 - B. Consider approval of an economic development agreement between the City of Southlake, the Southlake Parks Development Corporation and Carillon Crown, LLC. **PUBLIC HEARING**
 - C. Approve a Commercial Developer Agreement (CDA) with Carillon Crown, LLC for the White Chapel Boulevard Improvements in an amount equal to the lesser of 100 percent of actual construction costs or \$1,860,000.
7. Ordinances, first readings, and related items:
 - A. Ordinance No. 480-799 (ZA23-0005), 1st Reading, Zoning Change and Site Plan for Green Acres Nursery located on a property described as Tract 3D, W.R. Eaves Survey Abstract No. 500, Southlake, Tarrant County, Texas, and located at 1963 W. Southlake Blvd., Southlake, Texas. Current Zoning: "C-2" General Commercial District. Requested Zoning: "S-P-1" Detailed Site Plan District. SPIN Neighborhood #10. *(If approved, the Public Hearing will be held at the April 18, 2023, City Council meeting.)*
8. Resolutions: *(There are no items on this agenda.)*
9. Other items for consideration:
 - A. MSP23-0001, Master Sign Plan for Methodist Southlake Medical Center, located at 335, 401, 421, 431, and 451 E. SH 114, Southlake, Texas.
 - B. SV23-0005, Sign Variance for Origin Bank located at 1110 E. Southlake Blvd., Southlake, Texas.
 - C. Consider approval of an economic development agreement between the City of Southlake, Texas, and Capital Grill Holdings, Inc., a North Carolina Corporation.
 - D. ZA23-0007, Plat Revision for Lot 7R, Block 6, Cross Timber Hills, Phase III Addition, being a revision of Lot 7, Block 6, Cross Timber Hills, Phase III Addition, an addition to the City of Southlake, Tarrant County, Texas and located at 1352 Lakeview Dr., Southlake, Texas. Current Zoning: "SF1-A" Single Family District. SPIN Neighborhood #5.

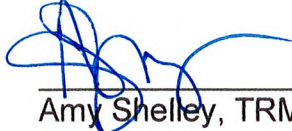
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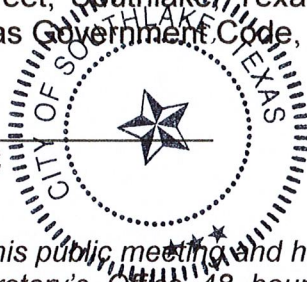
10. Other items for discussion: *(There are no items on this agenda.)*
11. Adjournment

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, March 31, 2023, 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. City of Southlake v. Town of Westlake, Texas; Supreme Court Case No. 22-0188; Court of Appeals No. 02-21-00241-CV; and Trial Court No. 2020-007041-1.
2. Myra Nunez v. City of Southlake; Cause No. 048-330936-21.

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 551.089: Deliberation regarding security devices or security audits. The City Council may discuss or deliberate regarding security assessments or deployments relating to information resources technology; network security information as described by Section 2059.055(b); the deployment, or specific occasions for implementation, of security personnel, critical infrastructure, or security devices; or results of security audits.

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.