



REGULAR CITY COUNCIL MEETING AGENDA

JUNE 1, 2021

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 – Écoutez Southlake, 1438 E. Southlake Blvd.
4. Leadership Southlake Presentation by Dr. Michelle Krenek
5. 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 for a future subdivision located on property addressed as 208 Randol Mill and located at the northern terminus of Maranatha Way.
 - c. Seek advice of the city attorney regarding a Developer's Agreement for Cornerstone Plaza / S. Nolen Dr.
 - d. Seek advice of the city attorney regarding legal issues related to the potential sale of property.
 - e. Seek advice of the city attorney relative to fraudulent activity.
 - f. Seek advice of the city attorney regarding land use and zoning law.

City of Southlake values:

Integrity ♦ Innovation ♦ Accountability ♦ Commitment to Excellence ♦ Teamwork

- g. Seek advice of the city attorney relative to the legality and process of a joint meeting.
- h. Seek advice of the city attorney regarding local authority to regulate private business operations.

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

3. **REPORTS:**

A. Mayor's Report

B. City Manager's Report

- 1. Park Village Fountain and Art Area Improvements

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 May 18, 2021 regular City Council meeting.
- B. Ordinance No. 1242, (CP21-0001), 1st reading, adopting the City of Southlake Parks, Recreation & Open Space Master Plan, an element of the Southlake 2035 Comprehensive Plan. (If approved at 1st reading, the public hearing will be held on June 15, 2021).
- C. Ordinance No. 480-EEEEEE, 1st Reading, amendments to the City of Southlake Zoning Ordinance No. 480, as amended, pertaining to written notice of public hearings. (If approved at 1st reading, the public hearing will be held on June 15, 2021).
- D. SV21-0009 Sign Variance for Metairie at Southlake located at 110 Metairie Lane.
- E. Approve Supplement Agreement No. 1 with Baird, Hampton & Brown, Inc. (BHB) to provide engineering design services to construct a 12-inch water line along S. Pearson Lane and Union Church Road and a 12-inch water line on E. Dove Road in amount not to exceed \$95,000.
- F. Ratify expenditures with TexOp Construction, L.P. for milling services on N. Carroll Avenue from SH 114 to Burney Lane in an amount of \$92,925.

City of Southlake values:

Integrity ♦ Innovation ♦ Accountability ♦ Commitment to Excellence ♦ Teamwork

- G. Resolution No. 21-024, Authorizing the grant application submission to the North Central Texas Council of Governments for \$200,000 to be used for the construction of the Bob Jones Nature Center Barn.
- H. Resolution No. 21-025, Authorizing the grant application submission to the North Central Texas Council of Governments to build an enclosure at Bicentennial Park for a cardboard recycle drop-off.
- I. TABLE: ZA21-0016, Site Plan for Methodist Southlake Hospital Detention Pond, on property described as Lots 1R and 2R, Block 1, Southlake Medical District, an addition to the City of Southlake, Tarrant County, Texas, and located at 421, 441 and 451 E. S.H. 114, Southlake, Texas. Current Zoning: "S-P-2" Generalized Site Plan District. SPIN Neighborhood #7. *(The applicant has requested for this item to be tabled to the June 15, 2021 City Council meeting. If tabled, the public hearing will take place at the June 15, 2021 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. Resolution No. 21-017, (ZA21-0034), Specific Use Permit for Outdoor Sales and Services on property described as Lot 2R, Kimball Park, an addition to the City of Southlake, Tarrant County, Texas and located at 2102 E. State Hwy. 114, Southlake, Texas. Current Zoning: "S-P-2" Generalized Site Plan District. SPIN Neighborhood #4. **PUBLIC HEARING**
 - B. ZA21-0039, Site Plan for Mustang Business Park on property described as Tract 1B3, Harrison Decker Survey, Abstract No. 438, City of Southlake, Tarrant County, Texas, and located at 1800 S.H. 26, Southlake, Texas. Current Zoning: "I-1" Light Industrial District. SPIN Neighborhood #8. **PUBLIC HEARING**
- 7. Ordinances, first readings, and related items:
 - A. Ordinance No. 480-744B, (ZA21-0033), 1st Reading, Zoning Change and Site Plan for Southlake Commons on property described as Lots 20R, 21R, 22R1 and 23R, H. Granberry No. 581 Addition, an addition to the City of Southlake, Tarrant County, Texas and located at 171 - 281 W. Southlake

City of Southlake values:

Integrity ♦ Innovation ♦ Accountability ♦ Commitment to Excellence ♦ Teamwork

Blvd., Southlake, Texas. Current Zoning: "S-P-1" Detailed Site Plan District, Proposed Zoning: "S-P-1" Detailed Site Plan District. SPIN Neighborhood #10. (If approved at 1st Reading, the public hearing will be held on June 15, 2021.)

8. Resolutions: *(There are no items on this agenda.)*
9. Other items for consideration: *(There are no items on this agenda.)*
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, May 28, 2021 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. 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.
2. Lester J. Strait v. Savannah Court Partnership, et.al.; Cause No. 342-281936-15.
3. Lester J. Strait v. Savannah Court Partnership, et.al.; Cause No. 342-295089-17.
4. Lester J. Strait v. Savannah Court Partnership PSJ Properties, Ltd. v. Patrick Gray Custom Homes, Inc. Home Creek, L.L.C. JMJ Torian Properties, L.L.C. Cheatham Partners, The City of Southlake, Texas Laura Hill, in Her Official Capacity as Mayor of the City of Southlake And Shana Yelverton, in Her Official Capacity as the City Manager of the City of Southlake, 02-18-00203-CV (Tex. App. 2020)
5. Pedram and Karol Farahnak v. City of Southlake Board of Adjustment and Brian and Melissa Reukema
6. City of Southlake v. Town of Westlake, Texas; Cause No. 2020-007041.
7. Constance Westfall v. Jose Luna, et al; Cause No. 4:15-cv-00874-0.
8. Vivian Hollings v. Steven Patrick Bowen, et al; Cause No. 096-321936-20

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

City of Southlake values:

Integrity ♦ Innovation ♦ Accountability ♦ Commitment to Excellence ♦ Teamwork

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.