



REGULAR CITY COUNCIL MEETING AGENDA

JUNE 19, 2018

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: The Barrow's Firm
4. Southlake Sister Cities Annual Update and Volunteer Recognition
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 the advice of the city attorney regarding legal issues related to legislative items.
 - b. Seek the advice of the city attorney regarding legal issues associated with regulating residential units for short term vacation rentals.
 - c. Seek the advice of the City Attorney regarding a potential boundary adjustment.
- B. **Reconvene:** Action necessary on items discussed in Executive Session.

3. **REPORTS:**

- A. Mayor's Report
- B. City Manager's Report
 - 1. Stars & Stripes Promotion
 - 2. Financial Report (written)

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 June 4, 2018 Joint Workshop and the June 5, 2018 regular City Council meeting.
- B. Ratify expenditures with Davidson Reconstruction, Inc. for various projects in City Facilities in FY2018 in an amount of \$64,570 and authorize additional expenditures in the amount of the budget authority of \$210,000.
- C. *This item intentionally left blank.*
- D. Approve a Community Events Participation Agreement with Southlake Chamber of Commerce for the 2018 Oktoberfest event.
- E. Approve final concept and contract with artist Seth Vandable in an amount not to exceed \$90,000 for public art to be installed at the White Chapel and Highland Street roundabout.
- F. *This item intentionally left blank.*
- G. Resolution No. 18-031, a resolution of the City of Southlake, Texas, approving the terms and conditions of a program to promote economic development and stimulate business commercial activity in the City and authorizing the Mayor to execute an amended and restated agreement with SRH Hospitality Southlake Investments, LLC, a Texas Limited Liability Corporation, for such purposes.
- H. Approve an Advanced Funding Agreement (AFA) with TxDOT for the replacement of the S. White Chapel Boulevard/Pleasant Run Bridge.

- I. Approve MSP18-0001, Master Sign Plan amendment for Carillon temporary directional signs generally located at the northeast corner of E. SH 114 and N. White Chapel Blvd., Southlake, Texas.
- J. Approve contract spending with Cubic Creative, Inc. in an amount over \$50,000 but not to exceed \$78,500.
- K. TABLE Ordinance No. 480-745 (ZA18-0005), 1st Reading, Zoning Change and Site Plan for Southlake Professional Centre on property described as Lot 13 and a portion of Lot 3R, Block 6, Southridge Lakes, Phase C-1, an addition to the City of Southlake, Tarrant County, Texas and located at 1480 Corporate Circle and 1452 W. Southlake Blvd., Southlake, Texas. Current Zoning: "C-3" General Commercial District and "CS" Community Service District. Proposed Zoning: "S-P-1" Detailed Site Plan District. SPIN Neighborhood # 6. *(The applicant has requested to table this item to the August 9, 2018 Planning and Zoning Commission meeting. If approved at that meeting, the first reading will be held at the August 21, 2018 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. Ordinance No. 480-564d (ZA18-0006), 2nd Reading, Zoning Change and Development Plan for Carillon Parc on property described as Tracts 1, 1D, 1E, 1F, 1G, 3A, 3A01, 3A03, 3A04, 3A04A, 3A05, and 3A01B, Larkin H. Chivers Survey, Abstract No. 300, City of Southlake, Tarrant County, Texas and located at 1775, 1781 and 1801 N. White Chapel Blvd., 1840 Riviera Ln., 201 E. Kirkwood Blvd., and 100 through 300 E. State HWY 114, generally located east of N. White Chapel Blvd., south of E. Kirkwood Blvd., west of Riviera Ln., and north of E. State HWY 114. Current Zoning: "ECZ" Employment Center Zoning District. Proposed Zoning: "ECZ" Employment Center Zoning District. SPIN Neighborhood #3. **PUBLIC HEARING**
 - B. Ordinance No. 1191, (CP18-001), 2nd reading, adopting the City of Southlake Land Use Sector Plan (North, Central, West and Southeast), an element of the Southlake 2035 Comprehensive Plan. **PUBLIC HEARING**

- C. Ordinance No. 1192, (CP18-0002), 2nd Reading, adopting the City of Southlake Consolidated Future Land Use Plan, an element of the Southlake 2035 Comprehensive Plan. **PUBLIC HEARING**
- D. ZA18-0009, Site Plan for ISIS Papyrus America Inc. on property described as Lot 10, Block A, Southlake Bank Place Addition, an addition to the City of Southlake, Tarrant County, Southlake, Texas and located at 301 Bank Street, Southlake, Texas. Current Zoning: "C-3" General Commercial District. SPIN Neighborhood #8. **PUBLIC HEARING**
- E. Resolution No. 18-021 (ZA18-0010) Specific Use Permit for a Commercial School, including Trade School at 375 Commerce Street on property being described as Lot 4, Commerce Business Park Addition, City of Southlake, Tarrant County, Texas and located at 375 Commerce Street, Southlake, Texas. Current Zoning: "SP-1" Detailed Site Plan District. SPIN Neighborhood #8. **PUBLIC HEARING**
- F. Resolution No. 18-029 (ZA18-0017) Specific Use Permit and Site Plan for Portable Buildings to include covered walkways for Johnson Elementary School on property described as Lot 13R1, F. Throop No. 1511 Addition, an addition to the City of Southlake, Tarrant County, Texas and located at 1301 N. Carroll Ave., Southlake, Texas. Current Zoning: "CS" Community Service District. SPIN Neighborhood # 3. **PUBLIC HEARING**
- G. Resolution No. 18-030 (ZA18-0016), Specific Use Permit and Site Plan for Portable Buildings to include covered walkways for Carroll Elementary School on property described as Lot 1, S.H. Thompson No. 1504 Addition, an addition to the City of Southlake, Tarrant County, Texas and located at 1705 W. Continental Blvd., Southlake, Texas. Current Zoning: "CS" Community Service District. SPIN Neighborhood #10. **PUBLIC HEARING**
- H. ZA18-0015, Site Plan for L'Occitane En Provence on property described as Lot 1, Block 3R1, Southlake Town Square, an addition to the City of Southlake, Tarrant County, Texas and located at 1428 Civic Place (also addressed by Tarrant Appraisal District as 1400 Civic Place and the lease space is addressed as 1428 Civic Place), Southlake, Texas. Current Zoning: "DT" Downtown District. SPIN Neighborhood # 8. **PUBLIC HEARING**
- I. Ordinance No. 1195, Authorizing the issuance of Tax and Waterworks and Sewer System Revenue Certificates of Obligation, Series 2018. **PUBLIC HEARING**

- J. Ordinance No. 1194, 2nd Reading, Appointing the Judge of the Municipal Court of Record and authorizing the Mayor to execute an agreement with the Municipal Judge. **PUBLIC HEARING**
7. Ordinances, first readings, and related items:
- A. Ordinance No. 480-746 (ZA17-082), 1st Reading, Zoning Change and Site Plan for 807 E. Southlake Blvd. Offices on property described as Tract 3A01, O.W. Knight Survey, Abstract No. 899, City of Southlake, Tarrant County, Texas and located at 807 E. Southlake Boulevard, Southlake, Texas. Current Zoning: "AG" Agricultural District. Proposed Zoning: "S-P-1" Detailed Site Plan District. SPIN Neighborhood #9. (If approved at 1st reading, the public hearing will be held on August 7, 2018.)
 - B. Ordinance No. 480-740 (ZA18-006), 1st Reading, Zoning Change and Concept/Site Plan for Southwest Meadows on property described as Lot 1R1R2, Block 1, Sabre Group Campus Addition, an addition to the City of Southlake, Tarrant County, Texas and located at 1901 W. Kirkwood Blvd., Southlake, Texas. Current Zoning: "NR-PUD" Non-Residential Planned Unit Development District. Proposed Zoning: "S-P-2" Generalized Site Plan District. SPIN Neighborhood #1. (If approved at 1st Reading, the public hearing will be held on August 7, 2018.)
 - C. Ordinance No. 480-747 (ZA18-0003), 1st Reading, Zoning Change and Site Plan for White Chapel Office Complex on property described as Tract 6C, Thomas M. Hood Survey, Abstract No. 706, City of Southlake, Tarrant County, Texas and a portion of Lot 3, Block 1, Parkway Office Center Addition (also described as Lot 3A, Block 1, Parkway Office Center Addition), an addition to the City of Southlake, Tarrant County, Texas and located at 1700 N. White Chapel Boulevard and 190 W. State Hwy. 114, Southlake, Texas. Current Zoning: "C-2" Local Retail Commercial District. Proposed Zoning: "S-P-1" Detailed Site Plan District. SPIN Neighborhood #3. (If approved at 1st Reading, the public hearing will be held on August 7, 2018.)
 - D. Ordinance No. 480-748 (ZA18-0011), 1st Reading, Zoning Change and Concept Plan for Lots 3R1 and 3R2, M. Mahaffey No. 916 Addition on property described as Tracts 6, 6A, 7A and 7B, M. Mahaffey Survey, Abstract No. 916A, City of Southlake, Denton County, Texas and Lot 3, M. Mahaffey No. 916 Addition, an addition to the City of Southlake, Denton County, Texas and located at 229-275 E. Bob Jones Rd, Southlake, Texas. Current Zoning: "AG" Agricultural District and "RE-5" Single Family Residential Estate District. Proposed Zoning: "SF-2" Single Family Residential District and "RE-5" Single Family Residential Estate District.

SPIN Neighborhood #1. (If approved at 1st Reading, the public hearing will be held on August 7, 2018.)

- E. Ordinance No. 480-671b (ZA18-0018), 1st Reading, Zoning Change and Site Plan for Pieter Andries Jeweler on property described as Lot 3-R-1, Block 1, of the Georgetown Park Addition, City of Southlake, Tarrant County, Texas, located at 2525 E. Southlake Boulevard, Southlake, Texas. Current Zoning: "S-P-1" Detailed Site Plan District with "C-2" Local Retail Commercial District uses. Proposed Zoning: "S-P-1" Detailed Site Plan District with "C-2" Local Retail Commercial District uses. SPIN Neighborhood #8. (If approved at 1st reading, the public hearing will be held on August 7, 2018.)

8. Resolutions:

- A. Resolution No. 18-006, Appointing members to various positions on the Building Board of Appeals, Parks and Recreation Board, Planning and Zoning Commission, Southlake Parks Development Corporation, and Zoning Board of Adjustment.
- B. Resolution No. 18-008, Appointing members to the Southlake 2035 Health & Wellness Master Plan Committee.
- C. Resolution No. 18-033, Appointing members to the Southlake 2035 Corridor Planning Committee.

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, June 15, 2018, by 5:00 p.m., pursuant to the Texas Government Code, Chapter 551.


Carol Ann Borges, 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 817-748-8046 and reasonable accommodations will be made to assist you.

City of Southlake values:
Integrity ♦ Innovation ♦ Accountability ♦ Commitment to Excellence ♦ Teamwork

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.

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.