



**REGULAR CITY COUNCIL MEETING AGENDA**

**AUGUST 3, 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. Recognition of School Resource Officer Tony Pate
4. Southlake Business Spotlight – RockBox Fitness, 100 N. Kimball Ave., Suite 105
5. Open Space Bond Program
6. 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.
    - c. Seek advice of the city attorney regarding legal issues related to Zoning Ordinance 480, as amended on current permitted uses

allowed in the "C-3" General Commercial District associated with custom work or the manufacturing of articles on site to be sold.

2. Section 551.087: Deliberation regarding economic development negotiations.

a. Discuss the terms and conditions of an economic development incentive program – Project No 2018-01.

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

3. **REPORTS:**

A. Mayor's Report

B. City Manager's Report

1. National Parks & Recreation Month

**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 15, 2021 regular City Council meeting.

B. Approve minutes from the June 29, 2021 Joint City Council, Planning and Zoning Commission and Sign Board meeting.

C. Approve minutes from the June 29, 2021 City Council summer workshop.

D. Approve a contract with Cigna for employee health, dental and vision insurance benefits for the Plan Year October 1, 2021 through September 30, 2022.

E. Approve a contract renewal with Standard Insurance Company to provide employee long-term disability, life insurance, and accidental death and dismemberment insurance for the Plan Year October 1, 2021 through September 30, 2022.

F. Approve Supplement Agreement No. 1 with Teague Nall and Perkins, Inc. (TNP) to provide additional engineering services for the Southlake Pathways Program Management project in an amount not to exceed \$75,000.

*City of Southlake values:*

*Integrity ♦ Innovation ♦ Accountability ♦ Commitment to Excellence ♦ Teamwork*

- G. Approve Supplement Agreement No. 2 with Kimley-Horn and Associates, Inc. (Kimley-Horn) to provide final engineering design and construction services for the intersections of Davis Boulevard (FM 1938) and Continental Boulevard (Davis/Continental) and Continental Boulevard and Peytonville Avenue (Continental/Peytonville) in an amount not to exceed \$381,500.
  - H. Approve an Interlocal Agreement (ILA) with Tarrant County to receive a cost reimbursement for the construction of right turn lanes at the intersections of FM 1709 at Byron Nelson Parkway and FM 1709 at Southridge Lakes Parkway in an amount not to exceed \$450,000.
  - I. Approve Resolution No. 21-032, authorizing the creation of the Southlake Landscape Replacement Reimbursement Grant.
  - J. Approve appointment of the Planning and Zoning Commission to oversee the development of the Southlake 2035 Water, Wastewater and Drainage Master Plan.
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. 480-222B (ZA21-0031), 2nd Reading, Zoning Change and Concept/Site Plan for XO Marriage Center on property described as Lot 1, Block 1 (shown as Lots 1A and 1B by Tarrant Appraisal District), Lot 1, Block 2, Lot 2, Block 4 and Lot 1, Block 5, Gateway Church – 114 Campus, an addition to the City of Southlake, Tarrant County, Texas and located 1301 and 1351 E. Kirkwood Blvd., 700 and 701 Blessed Way, and 1501 E. Highland St., Southlake, Texas. Current Zoning: "NR-PUD" Non-Residential Planned Unit Development District. Proposed Zoning: "NR-PUD" Non-Residential Planned Unit Development District. SPIN Neighborhood #4. **PUBLIC HEARING**
  - B. Ordinance No. 480-783 (ZA21-0037), 2nd Reading, Zoning Change and Concept Plan for 1425 Randol Mill Ave. on property described as Tract 1E02, John Childress Heirs Survey, Abstract No. 253, City of Southlake, Tarrant County, Texas and located at 1425 Randol Mill Ave., Southlake, Texas. Current Zoning: "AG" Agricultural District. Proposed Zoning: "SF-1A" Single Family Residential District. SPIN Neighborhood #5. **PUBLIC HEARING**

7. Ordinances, first readings, and related items: *(There are no items on this agenda.)*
8. Resolutions:
  - A. Resolution No. 21-029, adopting the proposed framework, role, responsibilities and providing appointment of a Target Industry Recruitment Task Force with oversight from the Community Enhancement and Development Corporation.
9. Other items for consideration:
  - A. Variance to Section 5.06 of the Subdivision Ordinance No. 483, as amended, requiring a minimum 5-foot-wide residential sidewalk along the street frontage of Lot 35, T. M. Hood No. 706 Addition on property described as Tract 2J, Thomas M. Hood Survey, Abstract No. 706, City of Southlake, Tarrant County, Texas and located at 1600 Shady Oaks Dr., Southlake, Texas. Current Zoning: "AG" Agricultural District. SPIN Neighborhood #5
  - B. Discuss and provide policy direction related to the City of Southlake's ongoing COVID-19 response.
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, July 30, 2021 by 5:00 p.m., pursuant to the Texas Government Code, Chapter 551.

  
Veronica Lopez, TRMC  
Deputy City Secretary

The seal of the City of Southlake, Texas, is circular with a five-pointed star in the center. The words "CITY OF SOUTHLAKE, TEXAS" are written around the perimeter of the seal. There are three stars at the bottom of the seal.

*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.

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.