



**REGULAR CITY COUNCIL MEETING AGENDA**

**FEBRUARY 18, 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: Sarah Weaver
3. Southlake Chamber of Commerce Updates by Ryan Peabody
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 pending litigation subjects.
    - b. Seek advice of the city attorney regarding a bond election.
    - c. 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.
    - d. 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.
    - e. Seek advice of the city attorney regarding public health response.
  2. **Section 551.072: Deliberation regarding real property.**
    - a. Discuss the potential purchase or lease of real property for city facilities and projects.

*City of Southlake values:*

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

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

3. **REPORTS:**

A. Mayor's Report

B. City Manager's Report

1. Citizen Satisfaction Survey Results

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 February 4, 2020 regular City Council meeting.

A2. Approve minutes from the February 11, 2020 Special City Council meeting.

B. Approve Tree Services Contracts with Shawnee Mission Tree Service, Inc., dba Arbor Masters Tree Service, The Paysage Group, LLC, dba Smith Lawn and Tree and The F.A. Bartlett Tree Expert Company.

C. Approve Contract Renewal for Concrete Services with Apex Concrete Construction Inc.

D. Approve Contract Renewal for Preventative Maintenance and General Repair Services with Blagg Tire and Service.

E. Approve Contract Renewal for Preventative Maintenance and General Repair Services with Grapevine Ford Lincoln.

F. Approve the purchase of software support services and annual maintenance from Tyler Technologies in an amount not to exceed \$138,279.

G. Approve the purchase of software and support services from SHI Government Solutions for Microsoft Licenses in an amount not to exceed \$90,000.

- H. ZA20-0003, Preliminary Plat for Lots 1-11, Block A, Hawkwood Addition on property described as Lots 1R and 2R, Block 1, Baker Estates, an addition to the City of Southlake, Tarrant County, Texas and located at 610 and 620 S. Peytonville Ave., Southlake, Texas. Current Zoning: "R-PUD" Residential Planned Unit Development District. SPIN Neighborhood #10.
- I. ZA20-0004, Plat Revision for Lots 1-11, Block A, Hawkwood Addition on property described as Lots 1R and 2R, Block 1, Baker Estates, an addition to the City of Southlake, Tarrant County, Texas and located at 610 and 620 S. Peytonville Ave., Southlake, Texas. Current Zoning: "R-PUD" Residential Planned Unit Development District. SPIN Neighborhood #10.
- J. ZA20-0005, Preliminary Plat for Lots 1-7, Block 1, Wheelhouse Addition on property described as Tracts 6C01A, 6C02, 6C and 6C03, Jesse G. Allen Survey, Abstract No. 18, City of Southlake, Tarrant County, Texas and located at 880 – 950 Davis Blvd. (F.M. 1938), Southlake, Texas. Current Zoning: "S-P-1" Detailed Site Plan District and "I-1" Light Industrial District. SPIN Neighborhood #11.
- K. Approve a Facilities Utilization Agreement with Lady Dragons Lacrosse Association for the sport of girls lacrosse.
- L. Excuse the absences of Commissioner Craig Rothmeier from the January 23, 2020 and February 6, 2020 Planning and Zoning Commission meetings.

**REGULAR AGENDA:**

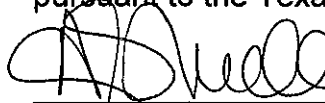
- 5. Public Forum. *(The Public Forum will not begin prior to 7:00 p.m. This is the public's opportunity to address the City Council about non-agenda items. During this proceeding, the City Council will not discuss, consider or take action on any item presented. We respectfully ask that anyone stepping forward to speak during Public Forum to please limit remarks to three minutes or less.)*
- 6. Ordinances, second readings, public hearings, and related items: *(There are no items on this agenda.)*
- 7. Ordinances, first readings, and related items:
  - A. Ordinance No. 480-BBBBB, (ZA20-0001), 1st Reading, Amendment to Zoning Ordinance No. 480, as amended, Section 37 "DT" Downtown District, to amend the zoning ordinance to establish uses and regulations for development of "Downtown Residences".
  - B. Ordinance No. 480-766, (ZA20-0002), 1st Reading, Zoning Change and Development Plan for The Downtown Residences on property described as


Tract 3J, Richard Eads Survey, Abstract No. 481, Southlake, Tarrant County, Texas, and located at 401 N. Carroll Ave., also addressed as 1260 Federal Way and generally bounded by N. Carroll Ave., Division St., State St. and Federal Way, Southlake, Texas. Current Zoning: "C-3" General Commercial District. Proposed Zoning: "DT" Downtown District. SPIN Neighborhood #8.

8. Resolutions: *(There are no items on this agenda.)*
9. Other items for consideration:
  - A. SV19-0017, Variance to Sign Ordinance No. 704, as amended, for Ozeki Ramen & Sushi Izakaya located at 432 Grand Avenue, Southlake, TX.
  - B. SV20-0001, Variance to Sign Ordinance No. 704, as amended, for Havertys Furniture located at 250 N. Kimball Avenue, Southlake, TX.
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, February 14, 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.