



REGULAR CITY COUNCIL MEETING AGENDA

AUGUST 16, 2022

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. Honors & Recognition: Community Engagement Committee and the Mayor's Alliance for Unity and Culture
4. Honors & Recognition: Proclamation for Southlake Dreamers Baseball
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 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 solid waste services.
 - d. Seek advice of the city attorney regarding potential city liability related to property damage caused by construction.

City of Southlake values:

Integrity ♦ Innovation ♦ Accountability ♦ Commitment to Excellence ♦ Teamwork

2. Section 551.072: Deliberation regarding real property.
 - a. Deliberate the purchase, exchange, lease or value of real property for City facilities and projects being 1.54 acres of open space located at 620 Walnut Grove, Southlake.
3. Section 551.087: Deliberation regarding economic development negotiations.
 - a. Deliberate the terms and conditions of an economic development incentive program – Project No. 2017-03.

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

3. **REPORTS:**

- A. Mayor's Report
- B. City Manager's Report
 1. 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 August 2, 2022, regular City Council meeting.
 - B. Excuse the absences of Councilmember Randy Robbins from the June 21, 2022 regular City Council meeting; and Councilmembers Kathy Talley and Randy Robbins from the August 2, 2022 regular City Council meeting.
 - C. Plat Showing for Lots 68, 69, 70, F. Throop No. 1511 Addition, on property described as Tracts 5A and 5A02, Francis Throop Survey, Abstract No. 1511, City of Southlake, Tarrant County, Texas, and located at 1211 & 1311 E. Dove Rd., Southlake, Texas. Current Zoning: "SF-1A" Single Family Residential District. SPIN Neighborhood #3.
 - D. Ordinance No. 1262, 1st Reading, an ordinance establishing Tax Abatement Reinvestment Zone No. 2.
 - E. SV22-0009, Sign Variance for Southlake Professional Plaza located at 3055 - 3081 W. Southlake Blvd., Southlake, Texas.

City of Southlake values:

Integrity ♦ Innovation ♦ Accountability ♦ Commitment to Excellence ♦ Teamwork

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. 1228A, 2nd Reading, an ordinance amending Article V, "Boards, Commissions and Committees," of Chapter 2, "Administration;" and Article XII, "Building Board of Appeals," of Chapter 4.5, "Buildings and Building Regulations;" and Division 2, "Park and Recreation Board," of Article III, "Boards," of Chapter 12, "Parks and Recreation," of the Southlake Code of Ordinances. **PUBLIC HEARING**

 - B. Ordinance No. 1263, 2nd Reading, an ordinance amending Division 2, Article V, "Boards and Commissions and Committees" of Chapter 2, "Administration," of the Code of Ordinances to remove the Community Engagement Committee and create the Alliance for Community Engagement. **PUBLIC HEARING**

 - C. Ordinance No. 1261, 2nd Reading, an ordinance amending Chapter 18, Section 18-79 of the Southlake Code of Ordinances establishing a new speed limit on a portion of North White Chapel between Southlake Boulevard (FM 1709) and State Highway 114 to 35 miles per hour. **PUBLIC HEARING**

 - D. ZA22-0031, Site Plan for Costco Southlake on property being described as Lot 2, Block 1, Gateway Plaza Phase II, an addition to the City of Southlake, Texas, Tarrant County, and located at 2601 E. SH 114, Southlake, Texas. Current Zoning: "S-P-2" Generalized Site Plan District. SPIN Neighborhood #4. **PUBLIC HEARING**

 - E. ZA22-0028, Site Plan for 300 Parkwood Drive Medical Office Building on property described as Lot 13R, O.W. Knight No. 899 Addition, an addition to the City of Southlake, Tarrant County, Texas, and located at 300 Parkwood Drive, Southlake, Texas. Current Zoning: "S-P-2" Generalized Site Plan District. SPIN Neighborhood # 9. **PUBLIC HEARING**

 - F. ZA22-0030, Site Plan for 251 Players Circle Athletic Training Facility, a 16,446 square foot one story office and training facility building on property being described as Lot 4, Players Circle Addition, an addition to the City of Southlake, Tarrant County, Texas located at 251 Players Circle, Southlake

City of Southlake values:


Integrity ♦ Innovation ♦ Accountability ♦ Commitment to Excellence ♦ Teamwork

Texas. Current Zoning: "C-3" General Commercial District. SPIN Neighborhood #10. **PUBLIC HEARING**

7. Ordinances, first readings, and related items:
 - A. Ordinance No. 480-763a (ZA22-0029), 1st Reading, Wheelhouse Garages, LLC., is requesting approval of a Zoning Change and Site Plan with a variance to the Masonry Ordinance on property described as Tracts 6C, 6C02, 6C03, 6C01A, Jesse G. Allen Survey Abstract No. 18, City of Southlake, Tarrant County, Texas, and located at 880-950 Davis Blvd., Southlake, Texas. Current Zoning: "S-P-1" Detailed Site Plan District. Requested Zoning: "S-P-1" Detailed Site Plan District. SPIN Neighborhood #10.
8. Resolutions: *(There are no items on this agenda.)*
9. Other items for consideration:
 - A. *This item left blank intentionally.*
 - B. MSP22-0001, Master Sign Plan for the USPI Southlake Medical Office Building located at 905 E. Southlake Blvd., Southlake, Texas.
 - C. MSP22-0002, Master Sign Plan for District 114 located at 2102 E. SH 114, Southlake, Texas.
 - D. ZA22-0033, Preliminary Plat 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., 1700 N. Carroll Ave. (addressed as 1900 N. Carroll Ave. by Tarrant Appraisal District) 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. SPIN Neighborhood #3.
10. Other items for discussion:
 - A. FY 2023 Proposed Budget – Strategic Investments and Capital Improvements Program
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, August 12, 2022, 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. Pedram and Karol Farahnak v. City of Southlake Board of Adjustment and Brian and Melissa Reukema
5. City of Southlake v. Town of Westlake, Texas; Cause No. 2020-007041.
6. Constance Westfall v. Jose Luna, et al; Cause No. 4:15-cv-00874-0.
7. 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.