



**REGULAR CITY COUNCIL MEETING MINUTES**

**FEBRUARY 5, 2019**

**LOCATION:** 1400 Main Street, Southlake, Texas 76092  
Council Chambers in Town Hall

**CITY COUNCIL PRESENT:** Mayor Laura Hill, Mayor Pro Tem Randy Williamson, Deputy Mayor Pro Tem Shawn McCaskill, and Councilmembers Shahid Shafi, Chad Patton, and Christopher Archer.

**ABSENT:** Councilmember John Huffman

**STAFF PRESENT:** City Manager Shana Yelverton, Assistant to the City Manager Lauren LaNeave, Chief Performance & Innovation Officer Dale Dean, Deputy Director of Marketing and Communications Pilar Schank, Chief Financial Officer Sharen Jackson, Director of Community Services Chris Tribble, Strategic Operations Manager Cassie Tucker, Deputy Police Chief Ashleigh Casey, Fire Chief Mike Starr, Director of Human Resources Stacey Black, Deputy Director of Information Technology Greg Hendricks, Senior Director of Planning and Development Services Ken Baker, Director of Public Works Rob Cohen, Deputy Director of Public Works Administration Kyle Hogue, City Attorney Allen Taylor, and City Secretary Amy Shelley.

**WORK SESSION:**

**1. CALL TO ORDER**

Work Session was called to order by Mayor Laura Hill at 5:31pm.

**2. INVOCATION: SARAH WEAVER, COORDINATOR, COMMUNITY OUTREACH  
- GATEWAY CHURCH**

Ms. Weaver gave the invocation. Mayor Laura Hill led the pledges of allegiance to the United States and Texas Flags.

**3. SOUTHLAKE BUSINESS SPOTLIGHT – ON POINT ACUPUNCTURE &  
WELLNESS**

Deputy Director of Economic Development Daniel Cortez introduced Kalpesh Patel, owner of On Point Acupuncture & Wellness, who addressed Council.

**4. FEDERAL AND STATE REGULATIONS AND PROVISIONS RELATED TO  
THE DEVELOPMENT OF SMALL CELL WIRELESS FACILITIES IN THE CITY.**

Senior Director of Planning and Development Services Ken Baker provided an overview of the Federal and State preemption regulations, reviewed probable location of these facilities in the City, as well as reviewed facility structure design options.

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**

Regular Session was called to order by Mayor Hill at 5:59pm.

- 2A. **EXECUTIVE SESSION**

Mayor Hill announced the City Council would go into Executive Session pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071 consultation with city attorney; Section 551.072 deliberation regarding real property; and, 551.074 deliberation regarding personnel matters. City Council adjourned for Executive Session at 5:59pm. Executive Session began at 6:15pm and concluded at 7:10pm.

- 2B. **RECONVENE**

Mayor Hill reconvened the meeting at 7:15pm.

As a result of Executive Session, a motion was made to amend the City Manager's contract to include a 2% merit increase and a 3% cost of living increase, with an effective date of January 1, 2019.

Motion: Williamson  
Second: McCaskill  
Ayes: Shafi, McCaskill, Patton, Hill, Williamson, Archer  
Approved: 6-0  
Absent: Huffman

3. **REPORTS:**

- 3A. **MAYOR'S REPORT**

Mayor Hill had nothing to report.

- 3B. **CITY MANAGER'S REPORT**

- 3B1. **IMPROVING MOBILITY IN SOUTHLAKE**

City Manager Shana Yelverton introduced Public Works Director Rob Cohen who provided an update on initiatives to improve mobility in Southlake, including current projects such as the White Chapel bridge reconstruction, general CIP projects, communication initiatives, and the use of new technology.

**4. CONSENT AGENDA:**

Consent Agenda items are considered to be routine by the City Council and are enacted with one motion.

- 4A. APPROVE MINUTES FROM THE JANUARY 15, 2019 REGULAR CITY COUNCIL MEETING.**
- 4B. APPROVE RESOLUTION NO. 19-001A, AMENDING RESOLUTION NO. 19-001, CALLING A GENERAL ELECTION FOR MAY 4, 2019, WITH REVISIONS TO SECTION 1, SECTION 4, SECTION 5, AND SECTION 6.**
- 4C. RESOLUTION NO. 19-004, APPOINT A CHAIRPERSON OF THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER ONE FOR 2019 CALENDAR YEAR.**
- 4D. APPROVE AN ENGINEERING SERVICES AGREEMENT (ESA) WITH ROMINE, ROMINE & BURGESS, INC. FOR THE DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE TOWN HALL HVAC UPGRADE REPLACEMENT PROJECT, IN AN AMOUNT NOT TO EXCEED \$150,000.**
- 4E. APPROVE AN ANNUAL AGREEMENT WITH REGENT SERVICES (SOUTHLAKE LEASING) FOR JANITORIAL SERVICES IN CITY FACILITIES IN AN AMOUNT NOT TO EXCEED \$325,000.**
- 4F. AUTHORIZE EXPENDITURES WITH WACHS WATER SERVICES (WACHS), A DIVISION OF PURE TECHNOLOGIES U.S., INC. FOR THE ANNUAL WATER VALVE ASSESSMENT PROGRAM AND FOR LEAK DETECTION SERVICES IN AN AMOUNT NOT TO EXCEED \$100,000.**
- 4G. APPROVE CONTRACT RENEWAL FOR TREE SERVICES WITH ALPINE TREE SERVICE INC.**
- 4H. APPROVE CONTRACT RENEWAL FOR TREE SERVICES WITH ARBOR MASTERS TREE SERVICE.**
- 4I. APPROVE CONTRACT RENEWAL FOR TREE SERVICES WITH SMITH LAWN AND TREE.**

- 4J. APPROVE THE RENEWAL AND AMENDMENT OF A CONTRACT WITH TACTICAL SYSTEMS NETWORK FOR TOWN HALL AND CHAMPIONS CLUB SECURITY IN AN AMOUNT NOT TO EXCEED \$239,000.
- 4K. APPROVE THE PURCHASE OF PARK MAINTENANCE EQUIPMENT FROM KUBOTA TRACTOR CORPORATION FOR AN AMOUNT NOT TO EXCEED \$66,000.
- 4L. APPROVE PURCHASE OF LANDSCAPE AND IRRIGATION SUPPLIES FROM SITEONE LANDSCAPE SUPPLY FOR AN AMOUNT NOT TO EXCEED \$130,000.
- 4M. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH SCHRICKEL ROLLINS | PSC AND ASSOCIATES, INC. FOR THE DESIGN OF BICENTENNIAL PARK PHASE 3, IN AN AMOUNT NOT TO EXCEED \$120,000.
- 4N. APPROVE THE PURCHASE OF SOFTWARE SUPPORT SERVICES AND ANNUAL MAINTENANCE FROM TYLER TECHNOLOGIES IN AN AMOUNT NOT TO EXCEED \$176,686.

**APPROVED**

Motion was made to approve the Consent Agenda Items as follows:

4A-4N as written, including appointing Councilmember Huffman to position in Item 4C; and, moving Item 9B from the Regular Agenda to the Consent Agenda noting the following: Approving the Master Sign Plan per the Sign Board's recommendation, and that no signs are permitted on the second floor of the building.

Motion: Williamson  
 Second: McCaskill  
 Ayes: Shafi, McCaskill, Patton, Hill, Williamson, Archer  
 Approved: 6-0  
 Absent: Huffman

**REGULAR AGENDA:**

**5. PUBLIC FORUM**

Mayor Hill opened the public forum at 7:36pm.

Howard Sanders, 1000 Lakewood Drive, spoke about concerns about the site plan for the Landmark Office expansion.

Paul Simon, 500 Bentwood Lane, spoke about concerns about the intersection of Carroll and Lakewood Drive.

There being no one else wishing to speak, Mayor Hill closed the public forum at 7:40pm.

**6. ORDINANCES, SECOND READINGS, PUBLIC HEARINGS, AND RELATED ITEMS**

**6A. ORDINANCE NO. 1205, 2<sup>ND</sup> READING, APPOINT AN ASSOCIATE MUNICIPAL COURT JUDGE. PUBLIC HEARING**

**APPROVED**

Chief Financial Officer Sharen Jackson presented Item 6A.

Mayor Hill opened the public hearing at 7:41pm. There being no one wishing to speak, Mayor Hill closed the public hearing at 7:41pm.

Motion was made to approve Item 6A, Ordinance No. 1205, appointing an Alternate Municipal Court Judge, Gary Lee Hach.

Motion: Williamson  
Second: McCaskill  
Ayes: Shafi, McCaskill, Patton, Hill, Williamson, Archer  
Approved: 6-0  
Absent: Huffman

In accordance with Section 4.21 of the City Charter, the caption for this item is listed as follows:

**ORDINANCE NO. 1205**

**AN ORDINANCE APPOINTING AN ALTERNATE MUNICIPAL JUDGE AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE ALTERNATE MUNICIPAL JUDGE; AND PROVIDING AN EFFECTIVE DATE.**

**6B. ORDINANCE NO. 480-338G (ZA18-0058), 2ND READING, ZONING CHANGE AND SITE PLAN FOR CARROLL ISD SENIOR HIGH SCHOOL MUSIC BUILDING AND SITE IMPROVEMENTS TO INCLUDE A VARIANCE TO THE MASONRY ORDINANCE NO. 557, AS AMENDED, ON PROPERTY DESCRIBED AS LOT 1, BLOCK 1, CARROLL SENIOR HIGH SCHOOL ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 1501 W. SOUTHLAKE BLVD., SOUTHLAKE, TEXAS. CURRENT ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. PROPOSED ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #10. PUBLIC HEARING**

**APPROVED**

Senior Director of Planning and Development Services Ken Baker presented Item 6B.

Mayor Hill opened the public hearing at 7:57pm.

The following person provided a speaker card and an email in opposition, but was not present to speak: Jennifer Blanchard, 1404 Mayfair Place.

There being no one else wishing to speak, Mayor Hill closed the public hearing at 7:57pm.

Motion was made to approve Item 6B, Ordinance No. 480-338G (ZA18-0058), 2nd Reading, Zoning Change and Site Plan for Carroll ISD Senior High School Music Building and site improvements to include a variance to the Masonry Ordinance No. 557, as amended, located at 1501 W. Southlake Blvd., subject to the Staff Report dated January 29, 2019, and the Revised Site Plan Review Summary No. 2, dated January 15, 2019; granting the following:

- Masonry Ordinance No. 557, as amended, requires all buildings to have exterior walls constructed using a masonry material covering at least eighty percent (80%) of said walls, exclusive of all windows, doors, roofs, glass construction materials, or sidewalk and walkway covers. The applicant is requesting a variance to allow composite and metal panes as façade materials on the music building.
- Driveway Ordinance No. 634, as amended, Section 5.2.d requires a minimum stacking depth of 150 feet. The applicant is requesting a stacking depth of approximately 27 feet on the northern S. Peytonville Ave. driveway.
- Landscape Ordinance 544-B requires interior landscaping to comply with the current ordinances for new construction greater in size than 30% of the existing building or greater than 5,000 square feet. The applicant is requesting a variance to the Landscape Ordinance to request relief from the interior landscaping requirements to allow the landscaping as shown on the proposed landscape plan for the music building.

Also noting:

- All other landscaping and tree coverage on site will remain as currently exists.
- Specifically noting (approval or denial) of the additional parking areas and canopies indicated on the site plan presented.
- Also noting that all previous S-P-1 regulations will remain in place for the Senior High School site unless superseded by this zoning action.
- Approving the site plan and tree plan presented this evening.

Motion: Williamson  
Second: McCaskill  
Ayes: Shafi, McCaskill, Patton, Hill, Williamson, Archer  
Approved: 6-0  
Absent: Huffman

In accordance with Section 4.21 of the City Charter, the caption for this item is listed as follows:

ORDINANCE NO. 480-338G

AN ORDINANCE AMENDING ORDINANCE NO. 480, AS AMENDED, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SOUTHLAKE, TEXAS; GRANTING A ZONING CHANGE ON A CERTAIN TRACT OR TRACTS OF LAND WITHIN THE CITY OF SOUTHLAKE, TEXAS BEING LEGALLY DESCRIBED AS LOT 1, BLOCK 1, CARROLL SENIOR HIGH SCHOOL ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, BEING APPROXIMATELY 55.03 ACRES, AND MORE FULLY AND COMPLETELY DESCRIBED IN EXHIBIT "A" FROM "SP- 1" DETAILED SITE PLAN DISTRICT WITH "CS" COMMUNITY SERVICE DISTRICT USES TO "S-P-1" DETAILED SITE PLAN DISTRICT WITH "CS" COMMUNITY SERVICE DISTRICT USES AS DEPICTED ON THE APPROVED SITE PLAN ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "B", SUBJECT TO THE SPECIFIC REQUIREMENTS CONTAINED IN THIS ORDINANCE; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; DETERMINING THAT THE PUBLIC INTEREST, MORALS AND GENERAL WELFARE DEMAND THE ZONING CHANGES AND AMENDMENTS HEREIN MADE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

**6C. ORDINANCE NO. 480-YYYY, 2ND READING, AN AMENDMENT TO THE CITY OF SOUTHLAKE ZONING ORDINANCE NO. 480, AS AMENDED, REVISING CURRENT REGULATIONS RELATED TO RESIDENTIAL ACCESSORY BUILDING PROPERTY LINE SETBACK REQUIREMENTS. PUBLIC HEARING**

**APPROVED**

Senior Director of Planning and Development Services Ken Baker presented Item 6C.

Mayor Hill opened the public hearing at 8:01pm. There being no one wishing to speak, Mayor Hill closed the public hearing at 8:01pm.

Motion was made to approve Item 6C, Ordinance No. 480-YYYY, 2nd Reading, an amendment to the City of Southlake Zoning Ordinance No. 480, as amended, revising current regulations related to residential accessory building property line setback requirements, subject to the Staff Report dated January 29, 2019.

Also noting:

- Amending Zoning Ordinance No. 480, Section 44.12 to add the provision presented this evening and provided in the staff which enables the Zoning Board of Adjustment to consider a reduction in setbacks from the property lines for a residential accessory building or structure under the provision of the Special Exception Use section of the Zoning Ordinance.

Motion: Williamson

Second: McCaskill  
Ayes: Shafi, McCaskill, Patton, Hill, Williamson, Archer  
Approved: 6-0  
Absent: Huffman

In accordance with Section 4.21 of the City Charter, the caption for this item is listed as follows:

ORDINANCE NO. 480-YYYY

AN ORDINANCE AMENDING ORDINANCE NO. 480, AS AMENDED, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SOUTHLAKE, TEXAS; AMENDING SECTION 44 (BOARD OF ADJUSTMENT), TO PROVIDE FLEXIBILITY FOR RESIDENTIAL ACCESSORY BUILDING SETBACKS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

**6D. ZA18-0059, SITE PLAN FOR DARR WAREHOUSE COMPLEX ON PROPERTY DESCRIBED AS A PORTION OF LOT 1 (ALSO DESCRIBED AS LOTS 1A AND 1B) AND LOT 2, BLOCK A AND LOT 8, BLOCK B, SOUTHLAKE BANK PLACE, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOT 5, BLOCK A, COMMERCE BUSINESS PARK, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, AND LOCATED AT 400, 401, 413, AND 451 BANK ST. AND 525 COMMERCE ST., SOUTHLAKE, TEXAS. CURRENT ZONING: "I-1" LIGHT INDUSTRIAL DISTRICT. SPIN NEIGHBORHOOD #8. PUBLIC HEARING**

**APPROVED**

Senior Director of Planning and Development Services Ken Baker presented Item 6D.

Motion was made to approve Item 6D, ZA18-0059, Site Plan for Darr Warehouse Complex located at 400, 401, 413, and 451 Bank St., and 525 Commerce St., subject to the Staff Report dated February 4, 2019, Revised Site Plan Review Summary No. 3, dated February 4, 2019; granting the following:

- Driveway Ord. No. 634, as amended, Section 5.2.d requires a minimum stacking depth of 100 feet. The applicant is requesting a variance to allow a stacking depth of approximately 86 feet on Lot 1R, Block A.
- Driveway Ord. No. 634, as amended, Section 5.1 requires a minimum driveway centerline spacing of 100 feet on a local street. The applicant is requesting a variance to allow approximately 54 feet of spacing to the driveway to the north and approximately 67 feet of spacing to the south on Commerce St.
- A variance is requested to the Tree Preservation Ordinance to allow the tree canopy preserved as shown. The minimum percentage of canopy required to be preserved



per the Tree Preservation Ordinance is 60% and the applicant is requesting a variance to allow approximately 5% to be preserved.

- Subdivision Ordinance No. 483, as amended, Section 8.01.D requires side lot lines to be perpendicular or radial to the street. The applicant is requesting a variance to allow the lot lines as shown between Lot 1R, Block A and Lot 8R, Block B, Southlake Bank Place.

Motion: Williamson  
Second: McCaskill  
Ayes: Shafi, McCaskill, Patton, Hill, Williamson, Archer  
Approved: 6-0  
Absent: Huffman

- 6E. ZA18-0060, PLAT REVISION FOR LOTS 1R AND 2R, BLOCK A AND LOT 8R, BLOCK B, SOUTHLAKE BANK PLACE ON PROPERTY DESCRIBED AS A PORTION OF LOT 1 (ALSO DESCRIBED AS LOTS 1A AND 1B) AND LOT 2, BLOCK A AND LOT 8, BLOCK B, SOUTHLAKE BANK PLACE, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 400, 401, 413, AND 451 BANK ST., SOUTHLAKE, TEXAS. CURRENT ZONING: "I-1" LIGHT INDUSTRIAL DISTRICT. SPIN NEIGHBORHOOD #8.**

**APPROVED**

Senior Director of Planning and Development Services Ken Baker presented Item 6E.

Motion was made to approve Item 6E, ZA18-0060, Plat Revision for Lots 1R and 2R, Block A and Lot 8R, Block B, Southlake Bank Place; Lot 2, Block A; and Lot 8, Block B, Southlake Bank Place located at 400, 401, 413, and 451 Bank St., subject to the Staff Report dated January 29, 2019, and Revised Plat Review Summary No. 2, dated January 16, 2019.

Also noting:

- Note approving the same variances associated with the site plan (Case ZA18-0059)

Motion: Williamson  
Second: McCaskill  
Ayes: Shafi, McCaskill, Patton, Hill, Williamson, Archer  
Approved: 6-0  
Absent: Huffman

- 6F. RESOLUTION NO. 18-053, (ZA18-0063), SPECIFIC USE PERMIT FOR PROGRESSIVE MOVEMENT TRAINING, LLC TO ALLOW A COMMERCIAL SCHOOL, INCLUDING TRADE SCHOOL ON PROPERTY BEING DESCRIBED AS LOT 6, BLOCK 5, CORNERSTONE BUSINESS PARK, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 525 S. NOLEN DRIVE, SOUTHLAKE, TEXAS. CURRENT ZONING: "I-1" LIGHT INDUSTRIAL DISTRICT. SPIN NEIGHBORHOOD #8. PUBLIC HEARING**

**APPROVED**

Senior Director of Planning and Development Services Ken Baker presented Item 6F.

Mayor Hill opened the public hearing at 8:32pm.

The following persons provided a speaker card in support, but did not wish to speak:

Mike Hafavers, 303 E. Highland St.;

Frank Bliss, 621 Chandon Ct.

There being no else wishing to speak, Mayor Hill closed the public hearing at 8:32pm.

Motion was made to approve Item 6F, Resolution No. 18-053, (ZA18-0063), Specific Use Permit for Progressive Movement Training, LLC to allow a Commercial School, including Trade School located at 525 S. Nolen Drive, subject to the Staff Report dated January 29, 2019, and Specific Use Permit Review No. 2, dated January 11, 2019.

Also noting:

- The SUP will run concurrent with the terms of the lease and any subsequent extensions.

Motion: Williamson

Second: McCaskill

Ayes: Shafi, McCaskill, Patton, Hill, Williamson, Archer

Approved: 6-0

Absent: Huffman

In accordance with Section 4.21 of the City Charter, the caption for this item is listed as follows:

**RESOLUTION NO. 18-053**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTHLAKE, TEXAS, GRANTING A SPECIFIC USE PERMIT FOR A COMMERCIAL SCHOOL ON COMMERCIAL PROPERTY WITHIN THE CITY OF SOUTHLAKE, TEXAS, LOCATED AT 525 S. NOLEN DRIVE, BEING DESCRIBED AS LOT 6, BLOCK 5, CORNERSTONE BUSINESS PARK AS DEPICTED ON THE APPROVED SITE EXHIBIT ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "A" AND PROVIDING AN EFFECTIVE DATE.

**7. ORDINANCES, FIRST READINGS, PUBLIC HEARINGS, AND RELATED ITEMS**

**7A. ORDINANCE NO. 1206, 1ST READING, APPROVE A SPEED LIMIT ORDINANCE AMENDING CHAPTER 18, SECTION 18-79 OF THE SOUTHLAKE CITY CODE ESTABLISHING A NEW SPEED LIMIT ON A PORTION OF NORTH WHITE CHAPEL BOULEVARD.**

**APPROVED**

Director of Public Works Rob Cohen presented Item 7A and answered questions from Council.

Motion was made to approve Item 7A, Ordinance No. 1206, 1st Reading, approve a Speed Limit Ordinance Amending Chapter 18, Section 18-79 of the Southlake City Code, establishing a new speed limit on a portion of North White Chapel Boulevard.

Motion: Williamson  
Second: McCaskill  
Ayes: Shafi, McCaskill, Patton, Hill, Williamson, Archer  
Approved: 6-0  
Absent: Huffman

**7B. ORDINANCE NO. 1207, 1ST READING, ADOPT AN ORDINANCE TO DEDICATE AN ELECTRICAL EASEMENT TO ONCOR ELECTRIC ON THE BICENTENNIAL ELEVATED STORAGE TANK SITE.**

**APPROVED**

Director of Public Works Rob Cohen presented Item 7B and answered questions from Council.

Motion was made to approve Item 7B, Ordinance No. 1207, 1st Reading, adopt an ordinance to dedicate an electrical easement to Oncor Electric on the Bicentennial Elevated Storage Tank site.

Motion: Williamson  
Second: McCaskill  
Ayes: Shafi, McCaskill, Patton, Hill, Williamson, Archer  
Approved: 6-0  
Absent: Huffman

**7C. ORDINANCE NO. 480-708A (ZA18-0014), 1ST READING, ZONING CHANGE AND SITE PLAN FOR PINNACLE POINT ON PROPERTY DESCRIBED AS LOTS 1-3, BLOCK A, MEADOW OAKS ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 455 S. KIMBALL AVE., SOUTHLAKE, TEXAS. CURRENT ZONING: "S-P-2" GENERALIZED SITE PLAN DISTRICT. PROPOSED ZONING: "S-P-2" GENERALIZED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD # 8. IF APPROVED AT 1ST READING, THE PUBLIC HEARING WILL BE HELD ON FEBRUARY 19, 2019.**

**APPROVED**

Senior Director of Planning and Development Services Ken Baker presented Item 7C and answered questions from Council.

Motion was made to approve Item 7C, Ordinance No. 480-708a (ZA18-0014), 1st Reading, Zoning Change and Site Plan for Pinnacle Point located at 455 S. Kimball Ave., subject to the Staff Report dated January 29, 2019, and Site Plan Review Summary No. 5, dated January 17, 2019; granting the following:

- The Subdivision Ordinance No. 483, as amended, requires that all lots be fronted on a public or private street. The applicant is requesting approval of the lot configuration as shown on the proposed site plan, with lots fronting on common access easement / 24' fire lanes.

Motion: Williamson  
Second: McCaskill  
Ayes: Shafi, McCaskill, Patton, Hill, Williamson, Archer  
Approved: 6-0  
Absent: Huffman

**7D. ORDINANCE NO. 480-755 (ZA18-0051), 1ST READING, ZONING CHANGE AND SITE PLAN FOR KIMBALL HEIGHTS ON PROPERTY DESCRIBED AS LOT 4, BLOCK A, MEADOW OAKS ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 495 S. KIMBALL AVE., SOUTHLAKE, TEXAS. CURRENT ZONING: "SF-1A" SINGLE FAMILY RESIDENTIAL DISTRICT. PROPOSED ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD # 8. IF APPROVED AT 1ST READING, THE PUBLIC HEARING WILL BE HELD ON FEBRUARY 19, 2019.**

**APPROVED**

Senior Director of Planning and Development Services Ken Baker presented Item 7D and answered questions from Council.

Motion was made to approve Item 7D, Ordinance No. 480-755 (ZA18-0051), 1st Reading, Zoning Change and Site Plan for Kimball Heights located at 495 S. Kimball Ave, subject to the Staff Report dated January 29, 2019, and Site Plan Review Summary No. 3, dated January 11, 2019, and granting the following:

- The Subdivision Ordinance No. 483, as amended, requires that all lots be fronted on a public or private street. The applicant is requesting approval of the lot configuration as shown on the proposed site plan, with lots fronting on common access easement / 24' fire lanes.

Motion: Williamson  
Second: McCaskill  
Ayes: Shafi, McCaskill, Patton, Hill, Williamson, Archer  
Approved: 6-0  
Absent: Huffman

7E. **ORDINANCE NO. 1204 (CP18-0005) 1ST READING, LAND USE PLAN AMENDMENT FROM OFFICE COMMERCIAL TO MIXED USE ON PROPERTY DESCRIBED AS LOT A, BLOCK A, BRIARWOOD ESTATES, PHASE 1, (ALSO KNOWN AS LOT A1, BLOCK A, BRIARWOOD ESTATES BY TARRANT APPRAISAL DISTRICT) AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 2100 E. STATE HWY. 114, SOUTHLAKE, TEXAS. CURRENT ZONING: "C-3" GENERAL COMMERCIAL DISTRICT. REQUESTED ZONING: "S-P-2" GENERALIZED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #4. IF APPROVED AT 1ST READING, THE PUBLIC HEARING WILL BE HELD ON FEBRUARY 19, 2019.**

**APPROVED**

Senior Director of Planning and Development Services Ken Baker presented Item 7E and answered questions from Council.

Motion was made to approve Item 7E, Ordinance No. 1204 (CP18-0005) 1st Reading, Land Use Plan Amendment from Office Commercial to Mixed Use located at 2100 E. State Hwy. 114, subject to the Staff Report dated January 29, 2019; and noting the following:

- Approval of the land use plan amendment request from "Office Commercial" to "Mixed Use".

Motion: Williamson  
Second: McCaskill  
Ayes: Shafi, McCaskill, Patton, Hill, Williamson, Archer  
Approved: 6-0  
Absent: Huffman

7F. **ORDINANCE NO. 480-657C (ZA18-0057), 1ST READING, ZONING CHANGE AND CONCEPT/SITE PLAN FOR DISTRICT 114 AT KIMBALL PARK TO INCLUDE A VARIANCE TO MASONRY ORD. NO. 557, AS AMENDED, ON PROPERTY DESCRIBED AS LOTS 1-6, KIMBALL PARK, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOT A, BLOCK A, BRIARWOOD ESTATES, PHASE I (ALSO KNOWN AS LOT A1, BLOCK A, BRIARWOOD ESTATES, PHASE I) AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, LOCATED AT 2100-2116 E. STATE HWY. 114, SOUTHLAKE, TEXAS. CURRENT ZONING: "S-P-2" GENERALIZED SITE PLAN DISTRICT AND "C-3" GENERAL COMMERCIAL DISTRICT. PROPOSED ZONING: "S-P-2" GENERALIZED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #4. IF APPROVED AT 1ST READING, THE PUBLIC HEARING WILL BE HELD ON FEBRUARY 19, 2019.**

**APPROVED**

Senior Director of Planning and Development Services Ken Baker presented Item 7F and answered questions from Council.

Motion was made to approve Item 7F, Ordinance No. 480-657C (ZA18-0057), 1st Reading, Zoning Change and Concept/Site Plan for District 114 at Kimball Park to include a variance to Masonry Ord. No. 557, as amended, located at 2100-2116 E. State Hwy. 114, subject to the Staff Report dated February 4, 2019, and Revised Site Plan Review Summary No. 4, dated February 4, 2019; granting the following:

- Driveway Ordinance No. 634, as amended, requires a minimum stacking depth of 150 feet if the average number of parking spaces per driveway is 200 or more spaces and the total number of spaces is 200 or more spaces. The applicant is proposing stacking depths of approximately 54 feet on the southern Cherry Ln. driveway and approximately 30 feet on the existing S.H. 114 driveway. A variance was approved with the original "S-P-2" zoning to allow the stacking depth as shown on the S.H. 114 driveway. The parking garage does not have direct driveway access to the rest of the site, so the required stacking depth on the two garage driveways is 100 feet (more than 200 spaces total and between 50 and 199 spaces per driveway). The applicant is proposing approximately 71 feet of stacking depth for the southern garage driveway and approximately 32 feet for the northern driveway.
- Driveway Ordinance No. 634, as amended, requires a minimum 100 foot centerline spacing between the garage driveways on Cherry Ln. A variance is requested to allow the 60 foot centerline spacing shown.
- Driveway Ordinance No. 634, as amended, requires the minimum driveway spacing from an intersection on Cherry Ln. to be 100'. The applicant is request a variance to allow a spacing of approximately 40' measured from the right of way line/property line to the centerline of the driveway.
- Driveway Ordinance No. 634, as amended, Section 5.2.c, prohibits commercial driveways on collector or local streets unless the lot has no other access. A variance may be required to allow the three driveways on Cherry Ln. The Director of Public Works will make a determination on the need for a variance request.
- Landscape Ord. No 544, as amended, is requested to allow the interior landscape area and materials as shown on the plan.

Also noting:

- Applicant to explore screening options for the west facing garage.

Motion: Williamson  
Second: McCaskill  
Ayes: Shafi, McCaskill, Patton, Hill, Williamson, Archer  
Approved: 6-0  
Absent: Huffman

8. **RESOLUTIONS: (THERE ARE NO ITEMS ON THIS AGENDA.)**

9. **OTHER ITEMS FOR CONSIDERATION**

**9A. SV18-0009, VARIANCE TO SIGN ORDINANCE NO. 704, AS AMENDED, FOR LONE STAR ENDOSCOPY LOCATED AT 505 AND 515 S. NOLEN DRIVE, SOUTHLAKE, TEXAS.**

**APPROVED**

Senior Director of Planning and Development Services Ken Baker presented Item 9A and answered questions from Council.

Motion was made to approve Item 9A, SV18-0009, Variance to Sign Ordinance No. 704, as amended, for Lone Star Endoscopy located at 505 and 515 S. Nolen Drive, subject to the Staff Report dated January 29, 2019; and noting the following:

- Allowing the monument sign as presented.

Motion: Williamson  
Second: McCaskill  
Ayes: Shafi, McCaskill, Patton, Hill, Williamson, Archer  
Approved: 6-0  
Absent: Huffman

**9B. MSP18-0005, MASTER SIGN PLAN FOR WARD RETAIL LOCATED AT 1500 N. KIMBALL AVENUE, SOUTHLAKE, TEXAS.**

**APPROVED UNDER CONSENT**

**9C. RESOLUTION NO. 19-006, APPOINT A MEMBER TO THE CRIME CONTROL AND PREVENTION DISTRICT.**

**TABLED INDEFINETLY**

Motion was made to **TABLE** Item 9C, Resolution No. 19-006, appointing a member to the Crime Control and Prevention District, **INDEFINETLY**.

Motion: Williamson  
Second: McCaskill  
Ayes: Shafi, McCaskill, Patton, Hill, Williamson, Archer  
Approved: 6-0  
Absent: Huffman

**9D. RESOLUTION NO. 19-007, APPOINT A MEMBER TO THE ZONING BOARD OF ADJUSTMENT TO FILL A VACANCY AND NAME A VICE CHAIRMAN.**

**APPROVED**

Motion was made to approve Item 9D, Resolution No. 19-007, appointing David Treichler to Place 2 and naming him Vice Chair of the Zoning Board of Adjustment.

Motion: Williamson  
Second: McCaskill  
Ayes: Shafi, McCaskill, Patton, Hill, Williamson, Archer  
Approved: 6-0  
Absent: Huffman

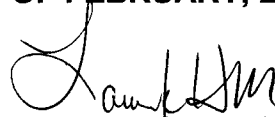
10. OTHER ITEMS FOR DISCUSSION: (THERE ARE NO ITEMS ON THIS AGENDA.)

11. ADJOURNMENT

Mayor Hill adjourned the meeting at 9:47pm.


*\*An audio recording of this meeting will be permanently retained in the City Secretary's Office.*

**MINUTES APPROVED ON THIS, THE 19<sup>TH</sup> DAY OF FEBRUARY, 2019.**



Laura Hill  
Mayor

ATTEST:

  
Amy Shelley, TRMC  
City Secretary