



REGULAR CITY COUNCIL MEETING MINUTES

APRIL 4, 2023

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

CITY COUNCIL PRESENT: Mayor John Huffman, Mayor Pro Tem Randy Williamson, Deputy Mayor Pro Tem Shawn McCaskill, and Councilmembers Kathy Talley, Randy Robbins, Ronell Smith, and Amy Torres-Lepp

STAFF PRESENT: City Manager Shana Yelverton, Assistant City Manager Alison Ortowski, Assistant to the City Manager Major Youngblood, Management Assistant Bora Sulollari, Deputy Director of Communications Pilar Schank, Chief Financial Officer Sharen Jackson, Police Chief James Brandon, Fire Chief Mike Starr, Director of Community Services Chris Tribble, Assistant to the Director of Community Services Milenka Lopez, Operations Manager of Special Projects Robert Briggs, Operations Manager of Customer Service Melody Anderson, Director of Economic Development and Tourism Daniel Cortez, Director of Planning and Development Services Dennis Killough, Director of Public Works Rob Cohen, City Attorney Allen Taylor, and City Secretary Amy Shelley

WORK SESSION:

1. CALL TO ORDER

Work Session was called to order by Mayor John Huffman at 5:30 p.m.

2. INVOCATION: CLAYTON REED

Mr. Clayton Reed provided the invocation. Mayor John Huffman led the pledges of allegiance to the United States and Texas Flags.

3. TRASH AND RECYCLING CONTRACT

Deputy Director of Public Works Administration Lauren LaNeave provided an update on the upcoming trash and recycling contract and the recent residential survey results.

4. DISCUSS ALL ITEMS ON TONIGHT'S AGENDA. NO ACTION WILL BE TAKEN AND EACH ITEM WILL BE CONSIDERED DURING THE REGULAR SESSION.

Mayor Huffman reviewed the items on the consent agenda.

REGULAR SESSION: Immediately following the work session

1. CALL TO ORDER

Regular Session was called to order by Mayor Huffman at 6:14 p.m.

2A. EXECUTIVE SESSION

Mayor Huffman announced the City Council would go into Executive Session pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Section 551.071 consultation with city attorney; Section 551.074 deliberation regarding personnel matters; and Section 551.087 deliberation regarding economic development negotiations. City Council adjourned for Executive Session at 6:14 p.m. Executive Session began at 6:24 p.m., and concluded at 7:07 p.m.

2B. RECONVENE

Mayor Huffman reconvened the meeting at 7:16 p.m.

3. REPORTS:

3A. MAYOR'S REPORT

Mayor Huffman encouraged everyone to pay close attention to the items being sent through the 88th Legislative Session.

3B. CITY MANAGER'S REPORT

3B1. SPRING HAS SPRUNG

Assistant to the Director of Community Services Milenka Lopez highlighted Arbor Day and the City's Keep Southlake Beautiful program.

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:

4A. APPROVE MINUTES FROM THE MARCH 21, 2023, REGULAR CITY COUNCIL MEETING AND THE MARCH 28, 2023, CITY COUNCIL STRATEGIC PRIORITIES WORKSHOP.

4B. APPROVE AN ENCROACHMENT AND JOINT USE AGREEMENT FOR A FENCE WITHIN THE DRAINAGE EASEMENT LOCATED AT 808 JAMESTOWN LANE.

- 4C. APPROVE AN ENCROACHMENT AND JOINT USE AGREEMENT FOR SOUTHLAKE TOWN SQUARE ADDITION, BLOCK 2R1, LOT 4R FOR A PEDESTRIAN RAMP, STEPS, AND HANDRAIL WITHIN THE CITY RIGHT-OF-WAY OF STATE STREET FOR THE DEVELOPMENT LOCATED AT 280 STATE STREET.
- 4D. TABLE: ZA23-0003, DEVELOPMENT PLAN & SITE PLAN FOR KIRKWOOD EAST LOCATED ON A PROPERTY DESCRIBED AS LOT 4R1, BLOCK 1, SABRE GROUP CAMPUS ADDITION, AND LOCATED AT 1400 W. KIRKWOOD BLVD., SOUTHLAKE, TEXAS. CURRENT ZONING: "NRPUD" NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT. SPIN NEIGHBORHOOD #1. PUBLIC HEARING (THE APPLICANT HAS REQUESTED THIS ITEM AND PUBLIC HEARING BE TABLED TO THE APRIL 18, 2023, CITY COUNCIL MEETING.)

APPROVED

Motion was made to approve Consent Items 4A-4D, as written, including moving Item 9B from the Regular Agenda to the Consent Agenda.

Motion: Williamson
 Second: McCaskill
 Ayes: Talley, Robbins, McCaskill, Huffman, Smith, Torres-Lepp, Williamson
 Nays: None
 Approved: 7-0

REGULAR AGENDA:

5. PUBLIC FORUM

Mayor Huffman opened the public forum at 7:29 p.m.

Tom and Donna Palmersheim, 1735 Weeping Willow Way, spoke about water damage in their home.

There being no one else wishing to speak, Mayor Huffman closed the public forum at 7:32 p.m.

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

6A. THIS ITEM LEFT BLANK INTENTIONALLY.

6B. CONSIDER APPROVAL OF AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SOUTHLAKE, THE SOUTHLAKE PARKS DEVELOPMENT CORPORATION AND CARILLON CROWN, LLC. PUBLIC HEARING

APPROVED

Assistant City Manager Alison Ortowski presented Item 6B and answered questions from Council.

Mayor Huffman opened the public hearing at 8:00pm.

There being no one wishing to speak, Mayor Huffman closed the public hearing at 8:00pm.

Motion was made to approve Item 6B, an economic development agreement between the City of Southlake, the Southlake Parks Development Corporation and Carillon Crown, LLC, noting the following:

- That the agreement terms and property meet the applicable guidelines and criteria governing tax abatement agreements.

Motion: Williamson
Second: McCaskill
Ayes: Talley, Robbins, McCaskill, Huffman, Smith, Torres-Lepp, Williamson
Nays: None
Approved: 7-0

6C. APPROVE A COMMERCIAL DEVELOPER AGREEMENT (CDA) WITH CARILLON CROWN, LLC FOR THE WHITE CHAPEL BOULEVARD IMPROVEMENTS IN AN AMOUNT EQUAL TO THE LESSER OF 100 PERCENT OF ACTUAL CONSTRUCTION COSTS OR \$1,860,000.

APPROVED

Director of Public Works Rob Cohen presented Item 6C and answered questions from Council.

Motion was made to approve Item 6C, a Commercial Developer Agreement (CDA) with Carillon Crown, LLC for the White Chapel Boulevard Improvements in an amount equal to the lesser of 100 percent of actual construction costs or \$1,860,000.

Motion: Williamson
Second: McCaskill
Ayes: Talley, Robbins, McCaskill, Huffman, Smith, Torres-Lepp, Williamson
Nays: None
Approved: 7-0

7. ORDINANCES, FIRST READINGS, AND RELATED ITEMS:

7A. ORDINANCE NO. 480-799 (ZA23-0005), 1ST READING, ZONING CHANGE AND SITE PLAN FOR GREEN ACRES NURSERY LOCATED ON A PROPERTY DESCRIBED AS TRACT 3D, W.R. EAVES SURVEY ABSTRACT NO. 500, SOUTHLAKE, TARRANT COUNTY, TEXAS, AND LOCATED AT 1963 W.

SOUTHLAKE BLVD., SOUTHLAKE, TEXAS. CURRENT ZONING: "C-2" GENERAL COMMERCIAL DISTRICT. REQUESTED ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #10. (IF APPROVED, THE PUBLIC HEARING WILL BE HELD AT THE APRIL 18, 2023, CITY COUNCIL MEETING.)

APPROVED

Director of Planning and Development Services Dennis Killough presented Item 7A and answered questions from Council.

Motion was made to approve Item 7A, Ordinance No. 480-799 (ZA23-0005), 1st Reading, Zoning Change and Site Plan for Green Acres Nursery located on a property described as Tract 3D, W.R. Eaves Survey Abstract No. 500, Southlake, Tarrant County, Texas, and located at 1963 W. Southlake Blvd., subject to the Staff Report dated March 27, 2023, and Site Plan Review Summary No. 2, dated March 17, 2023, and noting the following:

- Subject to the revised exhibits provided this evening showing the removal of 14 parking spaces and the addition of a berm along the northwest portion of the site, adjacent to W. Southlake Blvd.
- Also, agreeing with finding of the Planning and Zoning Commission, that while the site has retail commercial designation on the northern end of the site and the medium density residential land use designation on the southern end of the site, that the proposed use is consistent with the land use plan given the entire site is currently zoned "C-2" General Commercial District as well as the proposed zoning is further aligned with the land use plan, as the area with medium density residential designation will primarily be used for the cultivation of plants, storage of landscape supplies as well as open space.
- Noting that the applicant is open and willing to consider orientation to Southlake Blvd.
- Approving 1st Reading, as presented.

Motion: Williamson
Second: McCaskill
Ayes: Talley, Robbins, McCaskill, Huffman, Smith, Torres-Lepp, Williamson
Nays: None
Approved: 7-0

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

9. OTHER ITEMS FOR CONSIDERATION:

9A. MSP23-0001, MASTER SIGN PLAN FOR METHODIST SOUTHLAKE MEDICAL CENTER, LOCATED AT 335, 401, 421, 431, AND 451 E. SH 114, SOUTHLAKE, TEXAS.

APPROVED

Director of Planning and Development Services Dennis Killough presented Item 9A and answered questions from Council.

Motion was made to approve Item 9A, MSP23-0001, Master Sign Plan for Methodist Southlake Medical Center, located at 335, 401, 421, 431, and 451 E. SH 114, subject to Staff Report dated March 28, 2023, and noting the following:

- Locations 1 and 4, with options A1 and A2, as presented.
- Location 9, with Option A1 with channel cut letters, as presented.
- Location 19, as presented.
- Location 23, tabling this sign indefinitely.

Motion: Williamson
 Second: McCaskill
 Ayes: Talley, Robbins, McCaskill, Huffman, Smith, Torres-Lepp, Williamson
 Nays: None
 Approved: 7-0

9B. SV23-0005, SIGN VARIANCE FOR ORIGIN BANK LOCATED AT 1110 E. SOUTHLAKE BLVD., SOUTHLAKE, TEXAS.

APPROVED UNDER CONSENT

9C. CONSIDER APPROVAL OF AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SOUTHLAKE, TEXAS, AND CAPITAL GRILL HOLDINGS, INC., A NORTH CAROLINA CORPORATION.

TABLE INDEFINATELY

Motion was made to TABLE INDEFINATELY Item 9C, consideration of an economic development agreement between the City of Southlake, Texas, and Capital Grill Holdings, Inc., a North Carolina Corporation.

Motion: Williamson
 Second: McCaskill
 Ayes: Talley, Robbins, McCaskill, Huffman, Smith, Torres-Lepp, Williamson
 Nays: None
 Approved: 7-0

9D. ZA23-0007, PLAT REVISION FOR LOT 7R, BLOCK 6, CROSS TIMBER HILLS, PHASE III ADDITION, BEING A REVISION OF LOT 7, BLOCK 6, CROSS TIMBER HILLS, PHASE III ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 1352 LAKEVIEW DR., SOUTHLAKE, TEXAS. CURRENT ZONING: "SF1-A" SINGLE FAMILY DISTRICT. SPIN NEIGHBORHOOD #5.

APPROVED

Director of Planning and Development Services Dennis Killough presented Item 9D and answered questions from Council.

Motion was made to approve Item 9D, ZA23-0007, Plat Revision for Lot 7R, Block 6, Cross Timber Hills, Phase III Addition, being a revision of Lot 7, Block 6, Cross Timber Hills, Phase III Addition, an addition to the City of Southlake, Tarrant County, Texas and located at 1352 Lakeview Dr., subject to Staff Report dated March 17, 2023, and Revised Plat Review Summary No. 1, dated March 17, 2023, granting the following:

- Granting the requested building line reduction from 50 feet to 40 feet adjacent to Morgan Road.

Motion: McCaskill
Second: Robbins
Ayes: Robbins, McCaskill, Smith, Williamson
Nays: Talley, Huffman, Torres-Lepp
Approved: 4-3

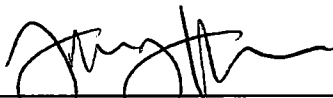
10. OTHER ITEMS FOR DISCUSSION: (THERE ARE NO ITEMS ON THIS AGENDA.)

11. ADJOURNMENT


Mayor Huffman adjourned the meeting at 9:33 p.m.

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

MINUTES APPROVED ON THIS, THE 18TH OF APRIL 2023.



John Huffman
Mayor

ATTEST:


Amy Shelley, TRMC
City Secretary

