



**REGULAR CITY COUNCIL MEETING MINUTES**

**MAY 3, 2022**

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

**CITY COUNCIL PRESENT:** Mayor John Huffman, Mayor Pro Tem Chad Patton, Deputy Mayor Pro Tem Randy Williamson, and Councilmembers Kathy Talley, Randy Robbins, and Ronell Smith.

**STAFF PRESENT:** City Manager Shana Yelverton, Assistant City Manager Alison Ortowski, Deputy Director of Communications Pilar Schank, Chief Financial Officer Sharen Jackson, Police Chief James Brandon, Fire Chief Mike Starr, Director of Human Resources Stacey Black, Operations Manager of Special Projects Robert Briggs, Operations Manager of Customer Service Melody Andersen, Director of Economic Development and Tourism Daniel Cortez, Senior Director of Planning and Development Services Ken Baker, Director of Community Services Chris Tribble, Director of Public Works Rob Cohen, Deputy Director of Public Works Administration Lauren LaNeave, 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 5:31pm.

**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. SOUTHLAKE BUSINESS SPOTLIGHT - DOGTOPIA**

Economic Development Specialist Stephanie Clayton presented a video showcasing Dogtopia, a local Southlake business.

**4. SOUTHLAKE KIDS INTERESTED IN LEADERSHIP (SKIL) ANNUAL UPDATE**

Economic Development Specialist Stephanie Clayton provided the SKIL Annual Update.

**5. SOUTHLAKE SANCTUARY UPDATE**

Operations Manager of Special Projects Robert Briggs provided an update on the Southlake Sanctuary.

**6. 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 6:06pm.

**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. City Council adjourned for Executive Session at 6:06pm. Executive Session began at 6:21pm and concluded at 7:05pm.

**2B. RECONVENE**

Mayor Huffman reconvened the meeting at 7:07pm.

**3. REPORTS:**

**3A. MAYOR'S REPORT**

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

**3B1. BUILDING SAFETY MONTH**

City Manager Shana Yelverton introduced Senior Director of Planning and Development Services Ken Baker who provided an overview of Building Safety Month.

**3B2. INTERNATIONAL FIREFIGHTERS' DAY – MAY 4, 2022**

City Manager Shana Yelverton introduced Fire Chief Mike Starr who provided an overview of International Firefighter's Day, observed on May 4.

**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 APRIL 19, 2022, REGULAR CITY COUNCIL MEETING.
- 4B. CANCEL THE JULY 5 AND 19, 2022 CITY COUNCIL MEETINGS
- 4C. AWARD THE CONTRACT FOR CONSTRUCTION OF THE CREEKSIDE DRIVE ROADWAY AND DRAINAGE IMPROVEMENTS PROJECT TO XIT PAVING AND CONSTRUCTION, INC. IN AN AMOUNT NOT TO EXCEED \$1,200,000.
- 4D. ZA22-0013, PLAT REVISION, LOT 1R, BLOCK 1 SOLANA ADDITION, BEING A REVISION OF LOT 1, BLOCK 1 SOLANA ADDITION, AND ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND INCLUDING PROPERTY DESCRIBED AS TRACTS 1C1A, 1C1B, 1C2 AND 1F, JAMES B. MARTIN SURVEY, ABSTRACT NO. 1134, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, BEING APPROXIMATELY 49.15 ACRES LOCATED AT 500 W DOVE RD. AND 747 W. S.H. 114, SOUTHLAKE, TEXAS. SPIN NEIGHBORHOOD #1.
- 4E. APPROVE ZA22-0014, PRELIMINARY PLAT, MUSTANG BUSINESS PARK, ON PROPERTY DESCRIBED AS TRACT 1B3, HARRISON DECKER SURVEY, ABSTRACT NO. 438, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, BEING APPROXIMATELY 26.24 ACRES LOCATED AT 1800 S.H. 26, SOUTHLAKE, TEXAS. CURRENT ZONING: "I-1" LIGHT INDUSTRIAL DISTRICT. SPIN NEIGHBORHOOD #8.
- 4F. ORDINANCE NO. 480-792, (ZA22-0011), 1<sup>ST</sup> READING, ZONING CHANGE AND CONCEPT PLAN FOR RAINEY COURT, BEING TRACT 15, R.D. PRICE SURVEY, ABSTRACT NO. 992A, LOCATED AT 4078 N. WHITE CHAPEL BLVD., SOUTHLAKE, DENTON COUNTY, TEXAS. CURRENT ZONING: "AG" AGRICULTURAL DISTRICT. PROPOSED ZONING: "SF-1A" SINGLE FAMILY DISTRICT. SPIN NEIGHBORHOOD.
- 4G. APPROVAL TO EXCUSE THE ABSENCES OF COMMISSIONER SCOTT DYCHE FROM THE APRIL 7 AND APRIL 21, 2022, REGULAR PLANNING AND ZONING COMMISSION AND SIGN BOARD MEETINGS.

**APPROVED**

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

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

**REGULAR AGENDA:**

**5. PUBLIC FORUM**

Mayor Huffman opened the public forum at 7:21pm.

There being no one wishing to speak, Mayor Huffman closed the public forum at 7:21pm.

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

**6A. RESOLUTION NO. 22-011, (ZA22-0012), SPECIFIC USE PERMIT FOR ARLINGTON CHINESE CHURCH ON PROPERTY BEING DESCRIBED AS LOT 5R2, THOMAS EASTER NO. 474 ADDITION, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, AND LOCATED AT 2801 E. SOUTHLAKE BLVD., SUITE 180, SOUTHLAKE, TEXAS. SPIN NEIGHBORHOOD #8. PUBLIC HEARING**

**APPROVED**

Senior Director of Planning and Development Services Ken Baker presented Item 6A and answered questions from Council.

Mayor Huffman opened the public hearing at 7:27pm.

There being no one wishing to speak, Mayor Huffman closed the public hearing at 7:27pm.

Motion was made to approve Item 6A, Resolution No. 22-011, (ZA22-0012), Specific Use Permit for Arlington Chinese Church on property being described as Lot 5R2, Thomas Easter No. 474 Addition, City of Southlake, Tarrant County, Texas, and located at 2801 E. Southlake Blvd., Suite 180, Southlake, Texas. SPIN Neighborhood #8, subject to Staff Report dated April 26, 2022, and noting the following:

- Approve the specific use permit as requested but co-terminus with the lease on the building. Also noting that the distance requirements for the City Ordinance relative to not permitting alcohol sales within 300 feet of the church, private school, or public school do not apply in this instance.

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

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

**RESOLUTION NO. 22-011**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTHLAKE, TEXAS, GRANTING A SPECIFIC USE PERMIT FOR A CHURCH ON PROPERTY DESCRIBED AS LOT 5R2, THOMAS EASTER NO. 474 ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, LOCATED AT 2801 E. SOUTHLAKE BLVD., SOUTHLAKE, TEXAS. MORE FULLY AND COMPLETELY DESCRIBED IN EXHIBIT "A", AND AS DEPICTED ON THE APPROVED PLAN ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "B" AND PROVIDING AN EFFECTIVE DATE.

7. **ORDINANCES, FIRST READINGS, AND RELATED ITEMS: (THERE ARE NO ITEMS ON THIS AGENDA.)**
8. **RESOLUTIONS: (THERE ARE NO ITEMS ON THIS AGENDA.)**
9. **OTHER ITEMS FOR CONSIDERATION:**
- 9A. **SV22-0004, SIGN VARIANCE FOR NATUZZI EDITIONS LOCATED AT 1600 E. SOUTHLAKE BLVD., SUITE 100, SOUTHLAKE.**

**APPROVED UNDER CONSENT**

- 9B. **APPROVE A COMMERCIAL DEVELOPER AGREEMENT (CDA) WITH GPI SOUTHLAKE II, LP FOR THE GRANITE SOUTHLAKE PHASE II DEVELOPMENT IN AN AMOUNT OF \$150,969.**

**APPROVED UNDER CONSENT**

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

Mayor Huffman adjourned the meeting at 7:28pm.

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

**MINUTES APPROVED ON THIS, THE 17<sup>TH</sup> DAY OF MAY 2022.**

  
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**John Huffman**  
**Mayor**

**ATTEST:**

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**Amy Shelley, TRMC**  
**City Secretary**