



REGULAR CITY COUNCIL MEETING MINUTES

MAY 4, 2021

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

CITY COUNCIL PRESENT: Mayor Laura Hill, Mayor Pro Tem Shawn McCaskill, Deputy Mayor Pro Tem John Huffman, and Councilmembers Kathy Talley, Chad Patton, Ronell Smith, John Huffman and Randy Williamson.

STAFF PRESENT: City Manager Shana Yelverton, Assistant City Manager Alison Ortowski, Deputy Director of Public Relations Pilar Schank, Assistant Police Chief Ashleigh Casey, Deputy Fire Chief Kurt Hall, Director of Human Resources Stacey Black, Director of Economic Development and Tourism Daniel Cortez, Operations Manager Special Projects Robert Briggs, Senior Director of Planning and Development Services Ken Baker, Assistant to the Planning Director Madeline Oujesky, Director of Community Services Chris Tribble, 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 Laura Hill 5:36pm.

2. INVOCATION: CLAYTON REED

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

3. LANDSCAPING IMPACTS RESULTING FROM THE WINTER STORM

Director of Community Services Chris Tribble provided an update on the effects the winter storm had on the City's landscaping material and required planting in commercial and retail areas around town.

4. ANNOUNCEMENT OF THE RUN4ELISE EVENT TO BE HELD ON MAY 15, 2021.

Lori Cerami provided details about the Run4Elise event schedule for Saturday, May 15, 2021.

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

Mayor Hill 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 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, Section 551.071 consultation with city attorney. City Council adjourned for Executive Session at 5:59pm. Executive Session began at 6:15pm and concluded at 7:00pm.

2B. RECONVENE

Mayor Hill reconvened the meeting at 7:11pm.

3. REPORTS:

3A. MAYOR'S REPORT

3A1. ANNUAL SOUTHLAKE KIDS INTERESTED IN LEADERSHIP (SKIL) UPDATE

Director of Economic Development and Tourism Daniel Cortez recognized the SKIL students for their work and achievements over the last year with a video.

3B. CITY MANAGER'S REPORT

3B1. BUILDING SAFETY MONTH

Senior Planning Director Ken Baker introduced Assistant to the Planning Director Madeline Oujesky who updated the Council on Building Safety Month and the work they do to ensure building safety.

3B2. NATIONAL TRAVEL AND TOURISM WEEK

Economic Development and Tourism Director Daniel Cortez introduced Tourism Marketing Manager Cambria Jones who updated the Council on the importance of tourism's impact to Southlake; followed by a proclamation issued by Mayor Hill.

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 20, 2021 REGULAR CITY COUNCIL MEETING.

4B. WITHDRAW ORDINANCE NO. 480-780, (ZA21-0007), 1ST READING, ZONING CHANGE AND SITE PLAN FOR MUSTANG BUSINESS PARK ON PROPERTY DESCRIBED AS TRACT 1B3, HARRISON DECKER SURVEY, ABSTRACT NO. 438, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, AND LOCATED AT 1800 S.H. 26, SOUTHLAKE, TEXAS. CURRENT ZONING: "I-1" LIGHT INDUSTRIAL DISTRICT. REQUESTED ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #8. (THE APPLICANT HAS REQUESTED TO WITHDRAW THIS ITEM.)

APPROVED

Motion was made to approve the Consent Agenda Items 4A-4B, and moving Item 9A from the Regular Agenda to Consent for approval, noting the following:

- Withdrawing Item 4B – Ordinance No. 480-780, (ZA21-0007), 1st Reading, Zoning Change and Site Plan for Mustang Business Park on property described as Tract 1B3, Harrison Decker Survey, Abstract No. 438, City of Southlake, Tarrant County, Texas, and located at 1800 S.H. 26, Southlake, Texas. Current Zoning: "I-1" Light Industrial District. Requested Zoning: "S-P-1" Detailed Site Plan District. SPIN Neighborhood #8. (The applicant has requested to withdraw this item.)
- Tabling Item 4G – ZA21-0016, Site Plan for Methodist Southlake Hospital Detention Pond, on property described as Lots 1R and 2R, Block 1, Southlake Medical District, an addition to the City of Southlake, Tarrant County, Texas, and located at 421, 441 and 451 E. S.H. 114, Southlake, Texas. Current Zoning: "S-P-2" Generalized Site Plan District. SPIN Neighborhood #7. *(This item was tabled by the applicant at the April 8, 2021 Planning and Zoning Commission meeting and is scheduled to be considered by the Planning and Zoning Commission at its April 22, 2021 meeting. If the Planning and Zoning Commission makes a recommendation on this item at its April 22, 2021 meeting, the item would be placed on the May 4, 2021 City Council agenda for 1st Reading consideration.*
- Item 9A – Approving ZA21-0032, Plat Showing for Lot 16, John Childress No. 254 Addition on property on property described as Tract 2L, John Childress Heirs Survey, Abstract No. 254, City of Southlake, Tarrant County, Texas, more fully and completely described in the deed recorded as Instrument No. D221013517, Deed Records, Tarrant County, Texas, and located at 3525 Burney Ln., subject to the Revised Staff Report dated May 4, 2021 and Revised Plat Review Summary No. 2, dated May 4, 2021, and noting the following:

- o Subdivision Ordinance 483, as amended Sections 8.01.A and Section 5.04 that states all lots must front on a street, and for residential, must front on a public street.
- o Subdivision Ordinance 483, as amended Sections 2.04.B and 5.02.A. which states right of way dedication equal to one half the required 50' right of way for a local street (25') and construction of a City approved street section is required. The City staff does not recognize the drive access to the subject lot as a City street.
- o Subdivision Ordinance 483, as amended Section 5.06 a variance to the minimum 5' sidewalk requirement.

Motion: McCaskill
 Second: Huffman
 Ayes: Talley, McCaskill, Patton, Hill, Smith, Huffman, Williamson
 Nays: None
 Approved: 7-0

REGULAR AGENDA:

5. PUBLIC FORUM

Mayor Hill opened the public forum at 7:11pm.

There being no one wishing to speak, Mayor Hill closed the public forum at 7:11pm.

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

- 6A. ZA21-0016, SITE PLAN FOR METHODIST SOUTHLAKE HOSPITAL DETENTION POND, ON PROPERTY DESCRIBED AS LOTS 1R AND 2R, BLOCK 1, SOUTHLAKE MEDICAL DISTRICT, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, AND LOCATED AT 421, 441 AND 451 E. S.H. 114, SOUTHLAKE, TEXAS. CURRENT ZONING: "S-P-2" GENERALIZED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #7. PUBLIC HEARING**

TABLED

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

Mayor Hill opened the public hearing at 8:33pm.

There being no one wishing to speak, Mayor Hill closed the public hearing at 8:33pm.

Motion was made to TABLE Item 6A, ZA21-0016, Site Plan for Methodist Southlake Hospital Detention Pond, on property described as Lots 1R and 2R, Block 1, Southlake Medical District, an addition to the City of Southlake, Tarrant County, Texas, and located at 421, 441 and 451 E. S.H. 114, to the May 18, 2021 City Council meeting.

Motion: McCaskill
Second: Huffman
Ayes: Talley, McCaskill, Patton, Hill, Smith, Huffman, Williamson
Nays: None
Approved: 7-0

6B. ZA21-0021, SITE PLAN FOR CLARIDEN SCHOOL STEAM ADDITION ON PROPERTY DESCRIBED AS LOT 7, BLOCK 1, CLARIDEN RANCH PHASE III, AN ADDITION TO THE CITY OF SOUTHLAKE, DENTON COUNTY, TEXAS, AND LOCATED AT 100 CLARIDEN RANCH RD., SOUTHLAKE, TEXAS. CURRENT ZONING: "S-P-2" GENERALIZED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #1. PUBLIC HEARING

APPROVED

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

Mayor Hill opened the public hearing at 8:41pm.

There being no one wishing to speak, Mayor Hill closed the public hearing at 8:41pm.

Motion was made to approve Item 6B, ZA21-0021, Site Plan for Clariden School STEAM Addition on property described as Lot 7, Block 1, Clariden Ranch Phase III, an addition to the City of Southlake, Denton County, Texas, and located at 100 Clariden Ranch Rd., subject to Staff Report dated April 26, 2021 and Site Plan Review Summary No. 3, dated April 26, 2021, and noting the following:

- Approving the site plan and landscape plan as presented.

Motion: McCaskill
Second: Huffman
Ayes: Talley, McCaskill, Patton, Hill, Smith, Huffman, Williamson
Nays: None
Approved: 7-0

6C. ORDINANCE NO. 1240, AUTHORIZING THE ISSUANCE OF THE TAX NOTES, SERIES 2021. PUBLIC HEARING

APPROVED

Chief Financial Officer Sharen Jackson introduced Jim Sabonis with Hilltop Security Services, who presented Item 6C and answered questions from Council.

Mayor Hill opened the public hearing at 7:55pm.

There being no one wishing to speak, Mayor Hill closed the public hearing at 7:55pm.

Motion was made to approve Item 6C, Ordinance No. 1240, Authorizing the issuance of the Tax Notes, Series 2021.

Motion: McCaskill
Second: Huffman
Ayes: Talley, McCaskill, Patton, Hill, Smith, Huffman, 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:

ORDINANCE NO. 1240

AN ORDINANCE authorizing the issuance of "CITY OF SOUTHLAKE, TEXAS, TAX NOTES, SERIES 2021"; specifying the terms and features of said notes; levying a continuing direct annual ad valorem tax for the payment of said notes; and resolving other matters incident and related to the issuance, sale, payment and delivery of said notes, including the approval and execution of a Paying Agent/Registrar Agreement and a Purchase Letter; and providing an effective date.

6D. ORDINANCE NO. 1241, AUTHORIZING THE ISSUANCE OF THE GENERAL OBLIGATION REFUNDING BONDS, SERIES 2021. PUBLIC HEARING

APPROVED

Chief Financial Officer Sharen Jackson introduced Jim Sabonis with Hilltop Security Services, who presented Item 6D and answered questions from Council.

Mayor Hill opened the public hearing at 7:55pm.

There being no one wishing to speak, Mayor Hill closed the public hearing at 7:55pm.

Motion was made to approve Item 6D, Ordinance No. 1241, Authorizing the issuance of the General Obligation Refunding Bonds, Series 2021.

Motion: McCaskill
Second: Huffman
Ayes: Talley, McCaskill, Patton, Hill, Smith, Huffman, 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:

ORDINANCE NO. 1241

AN ORDINANCE authorizing the issuance of "CITY OF SOUTHLAKE, TEXAS, GENERAL OBLIGATION REFUNDING BONDS, SERIES 2021"; specifying the terms and features of said bonds; levying a continuing direct annual ad valorem tax for the payment of said bonds; providing for the redemption of certain outstanding obligations of the City; and resolving other matters incident and related to the issuance, sale, payment

and delivery of said bonds, including the approval and execution of a Paying Agent/Registrar Agreement and a Purchase Letter; and providing an effective date.

7. ORDINANCES, FIRST READINGS, AND RELATED ITEMS:

7A. ORDINANCE NO. 480-781, (ZA21-0020), 1ST READING, ZONING CHANGE AND SITE PLAN FOR MAGNOLIA SOUTHLAKE ON PROPERTY DESCRIBED AS TRACT 11 AND A PORTION OF TRACT 11E, THOMAS EASTER SURVEY ABSTRACT NO. 474, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, AND LOCATED AT 320 S. NOLEN DRIVE, SOUTHLAKE, TEXAS. CURRENT ZONING: "AG" AGRICULTURAL DISTRICT AND "S-P-2" GENERALIZED SITE PLAN DISTRICT. REQUESTED ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #8. (IF APPROVED, THE PUBLIC HEARING WILL BE AT THE MAY 18, 2021 CITY COUNCIL MEETING.)

APPROVED

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

Randy Primrose, owner, and Clay Kristi, Clay Moore Engineering, also presented and answered questions from Council.

Motion was made to approve Item 7A, Ordinance No. 480-781, (ZA21-0020), 1st Reading, Zoning Change and Site Plan for Magnolia Southlake on property described as Tract 11 and a portion of Tract 11E, Thomas Easter Survey Abstract No. 474, City of Southlake, Tarrant County, Texas, and located at 320 S. Nolen Drive, subject to Staff Report dated April 27, 2021 and Site Plan Review Summary No. 4, dated April 22, 2021, and noting the following:

- Approving a variance to Section 8.01.A of the Subdivision Ordinance No. 483, as amended, which requires every lot shall abut on a public or a private street. Buildings 2 and 3 (Lots 2 and 3) are required to front on a public or private street. Building 3 (Lot 3) fronts on a common access easement to the south and Building 2 (Lot 2) fronts on the future S. Village Center Drive.
- Also noting a 5-foot sidewalk is required along the constructed S. Village Center Drive. The applicant has noted that funds will be escrowed for the sidewalk on the future S. Village Center Drive connection to S. Kimball Avenue.
- Also noting the applicant should provide more options relative to roofing materials and landscaping along Village Center with parking lot screening.

Motion: McCaskill
Second: Huffman
Ayes: Talley, McCaskill, Patton, Hill, Smith, Huffman, Williamson
Nays: None
Approved: 7-0

- 7B. **ORDINANCE NO. 480-533B, (ZA21-0028), 1ST READING, ZONING CHANGE AND SITE PLAN FOR 3220 W. SOUTHLAKE BLVD. ON PROPERTY DESCRIBED AS LOT 14, J.G. ALLEN NO. 18 ADDITION, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, AND LOCATED AT 3220 W. SOUTHLAKE BLVD., SOUTHLAKE, TEXAS. CURRENT ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT REQUESTED ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #11. (IF APPROVED, THE PUBLIC HEARING WILL BE AT THE MAY 18, 2021 CITY COUNCIL MEETING.)**

APPROVED

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

Motion was made to approve Item 7B, Ordinance No. 480-533B, (ZA21-0028), 1st Reading, Zoning Change and Site Plan for 3220 W. Southlake Blvd. on property described as Lot 14, J.G. Allen No. 18 Addition, City of Southlake, Tarrant County, Texas, and located at 3220 W. Southlake Blvd., subject to Staff Report dated April 27, 2021 and Site Plan Review Summary No. 2, dated April 16, 2021, and noting the following:

- Allowing retail sales of musical instruments in an approximate 3,350 square foot of the 7,529 square foot building and noting that all other existing S-P-1 regulations on this property remain in place.
- Allowing the new use with the zoning change.

Motion: McCaskill
Second: Huffman
Ayes: Talley, McCaskill, Patton, Hill, Smith, Huffman, Williamson
Nays: None
Approved: 7-0

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

9. **OTHER ITEMS FOR CONSIDERATION:**

9A. **ZA21-0032, PLAT SHOWING FOR LOT 16, JOHN CHILDRESS NO. 254 ADDITION ON PROPERTY ON PROPERTY DESCRIBED AS TRACT 2L, JOHN CHILDRESS HEIRS SURVEY, ABSTRACT NO. 254, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, MORE FULLY AND COMPLETELY DESCRIBED IN THE DEED RECORDED AS INSTRUMENT NO. D221013517, DEED RECORDS, TARRANT COUNTY, TEXAS, AND LOCATED AT 3525 BURNEY LN., SOUTHLAKE, TEXAS. CURRENT ZONING: "AG" AGRICULTURAL DISTRICT.**

APPROVED UNDER CONSENT

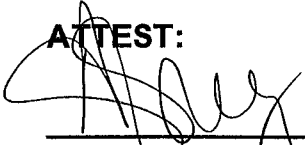
10. **OTHER ITEMS FOR DISCUSSION: (THERE ARE NO ITEMS ON THIS AGENDA.)**

11. ADJOURNMENT

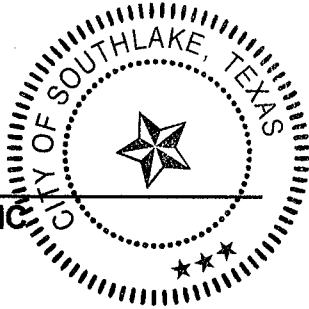
Mayor Hill adjourned the meeting at 9:26pm.


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

MINUTES APPROVED ON THIS, THE 18TH DAY OF MAY 2021.

ATTEST:


Amy Shelley, TRMC
City Secretary





John Huffman
Mayor