



**REGULAR CITY COUNCIL MEETING AGENDA**

**JUNE 4, 2019**

**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 Shahid Shafi, Chad Patton, Ronell Smith and Christopher Archer.

**STAFF PRESENT:** City Manager Shana Yelverton, Assistant City Manager Ben Thatcher, Assistant City Manager and Director of Economic Development & Tourism Alison Ortowski, Assistant to the City Manager Lauren LaNeave, Chief Performance & Innovation Officer Dale Dean, Deputy Director of Marketing and Communications Pilar Schank, Communications Manager Vicky Schiber, Chief Financial Officer Sharen Jackson, Director of Community Services Chris Tribble, Strategic Operations Manager Cassie Tucker, Deputy Director of Economic Development Daniel Cortez, Police Chief James Brandon, Deputy Fire Chief Kurt Hall, Director of Human Resources Stacey Black, Deputy Director of Information Technology Jerry Weitzel, Senior Director of Planning and Development Services Ken Baker, Policy & Strategic Initiative Principal Planner Jerod Potts, 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 5:34pm.

**2. INVOCATION: CLAYTON REED**

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

**3. LEADERSHIP SOUTHLAKE PRESENTATION**

The graduates of this year's Leadership Southlake program provided a presentation on their class project and presented a check to Unlikely Hero's, project recipients of the 2019 Leadership Southlake class.

**4. RECOGNITION OF THE SOUTHLAKE 2035 HEALTH & WELLNESS MASTER PLAN COMMITTEE.**

Senior Director of Planning and Development Services Ken Baker recognized the Health & Wellness Committee for their work developing the Southlake 2035 Health & Wellness Master Plan.

**5. 2019 BUSINESS CLIMATE SURVEY RESULTS**

Deputy Director of Economic Development Daniel Cortez provided an overview of the results from the recently conducted Business Climate Survey.

**6. 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 6:11pm.

**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 and Section 551.087 deliberation regarding economic development negotiations. City Council adjourned for Executive Session at 6:12pm. Executive Session began at 6:32pm and concluded at 7:22pm.

**2B. RECONVENE**

Mayor Hill reconvened the meeting at 7:30pm.

**3. REPORTS:**

**3A. MAYOR'S REPORT**

Mayor Hill had nothing to report.

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

**3B1. SOUTHLAKE PUBLIC ART PROGRAM**

City Manager Shana Yelverton introduced Director of Community Services Chris Tribble who presented information about the City's Public Art Program, including the gallery, funding sources, and art partnerships.

**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 MAY 15, 2019 SPECIAL CITY COUNCIL MEETING.**
- 4B. APPROVE MINUTES FROM THE MAY 21, 2019 REGULAR CITY COUNCIL MEETING.**
- 4C. APPROVE CONTRACT WITH GEO SURFACES, INC. FOR THE PURCHASE AND INSTALLATION OF SYNTHETIC TURF ON FIELD #9 AT BICENTENNIAL PARK THROUGH A TIPS COOPERATIVE PURCHASING CONTRACT FOR AN AMOUNT NOT TO EXCEED OF \$150,000.**
- 4D. APPROVE PARTNERING WITH TDC2, LLC FOR THE DESIGN, ENGINEERING, AND CONSTRUCTION SERVICES TO CONNECT CARROLL ISD FIBER TO THE CITY OF SOUTHLAKE FIBER AT BICENTENNIAL PARK, THUS ENSURING NETWORK REDUNDANCY, IN AN AMOUNT NOT TO EXCEED \$96,846.**
- 4E. CITY COUNCIL CONSIDERATION TO DECLARE A PORTION OF A CITY OWNED LOT LOCATED AT SOUTHEAST CORNER OF DOVE ROAD AND WHITE CHAPEL ROAD AS SURPLUS PROPERTY AND APPROVE SALE OF 0.502 ACRE OF SAID LOT TO THE ADJACENT PROPERTY OWNERS, ROBERT C. AND LISA RAWLS FOR AN AMOUNT OF \$32,792.**
- 4F. ORDINANCE NO. 1219, (CP19-0001), 1ST READING, ADOPTING THE CITY OF SOUTHLAKE HEALTH & WELLNESS MASTER PLAN, AN ELEMENT OF THE SOUTHLAKE 2035 COMPREHENSIVE PLAN. (IF APPROVED AT 1ST READING, THE PUBLIC HEARING WILL BE HELD ON JUNE 18, 2019).**
- 4G. REJECT ALL PROPOSALS FOR GROUP DENTAL COVERAGE FOR THE CITY OF SOUTHLAKE (RFP 1903B140CM190010).**
- 4H. APPROVE RESOLUTION NO. 19-023, DENYING ONCOR ELECTRIC DELIVERY COMPANY LLC REQUESTED RATE CHANGE.**

**APPROVED**

Motion was made to approve the Consent Agenda Items 4A-4H, as written.

Motion: McCaskill  
Second: Huffman  
Ayes: Shafi, McCaskill, Patton, Hill, Huffman, Smith and Archer  
Approved: 7-0

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

**RESOLUTION NO. 19-023**

A RESOLUTION OF THE CITY OF SOUTHLAKE, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION FOR APPROVAL TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR PURSUANT TO 16 TEX. ADMIN. CODE § 25.243 TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

**REGULAR AGENDA:**

**5. PUBLIC FORUM**

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

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

- 6A. ORDINANCE NO. 480-759 (ZA19-0011), 2<sup>ND</sup> READING, ZONING CHANGE AND SITE PLAN FOR FIRST NATIONAL BANK ON PROPERTY DESCRIBED AS A PORTION OF TRACT 1B, JAMES J. WEST SURVEY, ABSTRACT NO. 1620, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 2001 SHADY OAKS DR., SOUTHLAKE, TEXAS. CURRENT ZONING: "AG" AGRICULTURAL DISTRICT. PROPOSED ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #5. PUBLIC HEARING**

**APPROVED**

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

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

The following person did not wish to speak, but did wish to register his support: Ken Ross, 2050 Shady Oaks Dr.

Cindy Campbell, First National Bank applicant, answered questions from the City Council.

There being no one else wishing to speak, Mayor Hill closed the public hearing at 8:06pm.

Motion was made to approve Item 6A, Ordinance No. 480-759 (ZA19-0011), 2<sup>nd</sup> Reading, Zoning Change and Site Plan for First National Bank on property described as a portion of Tract 1B, James J. West Survey, Abstract No. 1620, City of Southlake, Tarrant County, Texas and located at 2001 Shady Oaks Dr., Southlake, Texas. Current Zoning: "AG" Agricultural District. Proposed Zoning: "S-P-1" Detailed Site Plan District. SPIN Neighborhood #5, subject to the Staff Report dated May 28, 2019, and Revised Site Plan Review Summary No. 6, dated May 28, 2019, granting the following:

- Driveway Ord. No. 634, as amended requires a stacking depth of 50' for all driveways. The applicant is requesting a variance to allow the following stacking depths:
  - To a minimum of 25'-0" on the North Drive at S.H. 114
  - To a minimum of 25'-0" on the South Drive at S.H. 114

Also noting:

- There is no driveway access to Shady Oaks, as proposed, in the revised plans;
- Revised plans with (10) parking spaces relocated along S.H. 114;
- (2) parking spaces eliminated;
- Allowing 56 parking spaces
- (3) parking spaces shown where no trees exist will have permeable material
- Increased tree canopy from 30.8% to 40.95%;
- Revised landscape plan has been submitted based on the new parking plan;
- Buffer wall is approved as an evergreen vegetative screening, not a masonry wall; masonry wall has been removed from the landscape plan;
- Lighting details presented must comply with Lighting Ordinance No. 693
- Conceptual Site Plan submitted to the southern portion of the property shows cross access on the revised plans;
- Renderings presented with the entrance along S.H. 114 has been submitted as part of the packet;
- Trash receptacle has been relocated as depicted on the plans submitted this evening;
- No approval of the concept plans submitted in this case as to the southern portion of the property, after first reading, as any such plans will require a separate application and approval, and are for informational purposes only in this case;
- In lieu of constructing an 8' sidewalk along Shady Oaks, at this time, those funds shall be escrowed; and,
- No construction traffic ingress or egress along Shady Oaks will be permitted and will only be allowed on the S.H. 114 side of the property.

Motion: McCaskill  
Second: Huffman  
Ayes: Shafi, McCaskill, Patton, Hill, Huffman, Smith and Archer  
Approved: 7-0

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

ORDINANCE NO. 480-759

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 A PORTION OF TRACT 1B, JAMES J. WEST SURVEY, ABSTRACT NO. 1620, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS BEING APPROXIMATELY 2.2168 ACRES, AND MORE FULLY AND COMPLETELY DESCRIBED IN EXHIBIT "A" FROM "AG" AGRICULTURAL DISTRICT TO "S-P-1" DETAILED SITE PLAN DISTRICT, 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.

- 6B. ZA19-0015, PRELIMINARY PLAT FOR LOTS 1 AND 2, BLOCK 1, LA PALOMA ADDITION ON PROPERTY DESCRIBED AS TRACT 1B, JAMES J. WEST SURVEY, ABSTRACT NO. 1620, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 2001 SHADY OAKS DR., SOUTHLAKE, TEXAS. CURRENT ZONING: "AG" AGRICULTURAL DISTRICT. PROPOSED ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT AND "AG" AGRICULTURAL DISTRICT. SPIN NEIGHBORHOOD #5.**

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

Motion was made to approve Item 6B, ZA19-0015, Preliminary Plat for Lots 1 and 2, Block 1, La Paloma Addition on property described as Tract 1B, James J. West Survey, Abstract No. 1620, City of Southlake, Tarrant County, Texas and located at 2001 Shady Oaks Dr.,

Southlake, Texas. Current Zoning: "AG" Agricultural District. Proposed Zoning: "S-P-1" Detailed Site Plan District and "AG" Agricultural District. SPIN Neighborhood #5, subject to the Staff Report dated May 28, 2019, and Plat Review Summary No. 1, dated March 14, 2019, noting the following:

- The preliminary plat in association with the zoning change and site plan (Case ZA19-0011) for FNB;
- The preliminary plat approval is subject to variances and conditions of the approved FNB zoning and site plan (Case ZA19-0011).

Motion: McCaskill  
Second: Huffman  
Ayes: Shafi, McCaskill, Patton, Hill, Huffman, Smith and Archer  
Approved: 7-0

**6C. ORDINANCE NO. 480-761, (ZA19-0024), 2<sup>ND</sup> READING, ZONING CHANGE AND SITE PLAN FOR CATES LANDING AKA WARD RETAIL ON PROPERTY BEING DESCRIBED AS LOT 34, F. THROOP NO. 1511 ADDITION, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS LOCATED AT 1500 N. KIMBALL AVENUE, SOUTHLAKE TEXAS. CURRENT ZONING: "C-1" NEIGHBORHOOD COMMERCIAL DISTRICT. PROPOSED ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #4. PUBLIC HEARING**

**APPROVED**

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

Mayor Hill opened the public hearing at 8:19pm. There being no one wishing to speak, Mayor Hill closed the public hearing at 8:19pm.

Motion was made to approve Item 6C, Ordinance No. 480-761, (ZA19-0024), 2<sup>nd</sup> Reading, Zoning Change and Site Plan for Cates Landing aka Ward Retail on property being described as Lot 34, F. Throop No. 1511 Addition, City of Southlake, Tarrant County, Texas located at 1500 N. Kimball Avenue, Southlake Texas. Current Zoning: "C-1" Neighborhood Commercial District. Proposed Zoning: "S-P-1" Detailed Site Plan District. SPIN Neighborhood #4, subject to the Staff Report dated May 28, 2019, noting the following:

- Allowing a commercial school for personal training as presented and C-1 – Neighborhood Commercial District uses as permitted uses on this property. The size of the commercial school for personal fitness will not exceed approximately 1,100 square feet and the maximum class size will not exceed 4 students and 2 staff for a total of 6 persons.
- Also noting that all previous variances associated with Case ZA15-136 for driveway and tree preservation will remain.

Motion: McCaskill  
Second: Huffman  
Ayes: Shafi, McCaskill, Patton, Hill, Huffman, Smith and Archer  
Approved: 7-0

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

ORDINANCE NO. 480-761

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 34, F. THROOP NO. 1511 ADDITION; AND BEING .85 ACRES, AND MORE FULLY AND COMPLETELY DESCRIBED IN EXHIBIT "A" FROM "C-1" NEIGHBORHOOD COMMERCIAL DISTRICT TO "S-P-1" DETAILED SITE PLAN DISTRICT WITH "C-1" NEIGHBORHOOD COMMERCIAL DISTRICT USES AND INCLUDING AN ADDITIONAL PERMITTED USE FOR A COMMERCIAL SCHOOL FOR PERSONAL FITNESS TRAINING, AS DEPICTED ON THE APPROVED CONCEPT 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.

- 6D. RESOLUTION NO. 19-014, (ZA19-0018), SPECIFIC USE PERMIT FOR A RESIDENTIAL SOLAR ENERGY SYSTEM ON PROPERTY DESCRIBED AS LOT 4, BLOCK 1, CONTINENTAL PARK ESTATES, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 1208 SCENIC DRIVE, SOUTHLAKE, TEXAS. CURRENT ZONING: "SF-20B" SINGLE FAMILY RESIDENTIAL DEVELOPMENT DISTRICT. SPIN NEIGHBORHOOD #10. PUBLIC HEARING**

**APPROVED**

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



Mayor Hill opened the public hearing at 8:23pm. There being no one wishing to speak, Mayor Hill closed the public hearing at 8:23pm.

Motion was made to approve Item 6D, Resolution No. 19-014, (ZA19-0018), Specific Use Permit for a Residential Solar Energy System on property described as Lot 4, Block 1, Continental Park Estates, an addition to the City of Southlake, Tarrant County, Texas and located at 1208 Scenic Drive, Southlake, Texas. Current Zoning: "SF-20B" Single Family Residential Development District. SPIN Neighborhood #10, subject to the Staff Report dated May 28, 2019, and Specific Use Permit Review Summary No. 2, dated May 17, 2019.

Motion: McCaskill  
Second: Huffman  
Ayes: Shafi, McCaskill, Patton, Hill, Huffman, Smith and Archer  
Approved: 7-0

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

**RESOLUTION NO. 19-014**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTHLAKE, TEXAS, GRANTING A SPECIFIC USE PERMIT FOR A SOLAR ENERGY SYSTEM ON RESIDENTIAL PROPERTY WITHIN THE CITY OF SOUTHLAKE, TEXAS, LOCATED AT 855 HARBOR COURT, BEING DESCRIBED AS LOT 4, BLOCK 1, CONTINENTAL PARK ESTATES, AN ADDITION TO THE CITY OF SOUTHLAKE AS DEPICTED ON THE APPROVED SITE EXHIBIT ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "A" AND PROVIDING AN EFFECTIVE DATE.

**6E. RESOLUTION NO. 19-021, (ZA19-0028), SPECIFIC USE PERMIT FOR A MASS GATHERING EVENT FOR OKTOBERFEST ON PROPERTY DESCRIBED AS PHASES I-IV, SOUTHLAKE TOWN SQUARE, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED BETWEEN E. SOUTHLAKE BOULEVARD, E. SH 114 AND N. CARROLL AVENUE, SOUTHLAKE, TEXAS. CURRENT ZONING: "DT" DOWNTOWN DISTRICT. SPIN NEIGHBORHOOD #8. PUBLIC HEARING**

**APPROVED**

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

Mayor Hill opened the public hearing at 8:32pm. There being no one wishing to speak, Mayor Hill closed the public hearing at 8:33pm.

Motion was made to approve Item 6E, Resolution No. 19-021, (ZA19-0028), Specific Use Permit for a Mass Gathering Event for Oktoberfest on property described as Phases I-IV, Southlake Town Square, City of Southlake, Tarrant County, Texas and located between E. Southlake Boulevard, E. SH 114 and N. Carroll Avenue, Southlake, Texas. Current Zoning: "DT" Downtown District. SPIN Neighborhood #8, subject to the Staff Report dated May 28, 2019, noting the following:

- Approval of the SUP is for a period of 5 years; and
- New event hours are conditioned upon the approval from RPAI.

Motion: McCaskill  
Second: Huffman  
Ayes: Shafi, McCaskill, Patton, Hill, Huffman, Smith and Archer  
Approved: 7-0

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

**RESOLUTION NO. 19-021**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTHLAKE, TEXAS, GRANTING A SPECIFIC USE PERMIT FOR A MASS GATHERING FOR OKTOBERFEST LOCATED BETWEEN E. SOUTHLAKE BOULEVARD, E. S.H. 114 AND N. CARROLL AVENUE, SOUTHLAKE, TEXAS, BEING DESCRIBED AS PHASE I-IV, SOUTHLAKE TOWN SQUARE, MORE FULLY AND COMPLETELY DESCRIBED IN EXHIBIT "A", AND AS DEPICTED ON THE APPROVED SITE PLAN ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "B" AND PROVIDING AN EFFECTIVE DATE.

**6F. ORDINANCE NO. 480-515A, (ZA19-0026), 2<sup>ND</sup> READING, ZONING CHANGE AND SITE PLAN FOR CASTLE 114 ASC ON PROPERTY DESCRIBED AS LOT 18R, OAKS ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 1110 E. STATE HIGHWAY 114, SOUTHLAKE, TEXAS. CURRENT ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. PROPOSED ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #3. PUBLIC HEARING**

**APPROVED**

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

Mayor Hill opened the public hearing at 8:36pm. There being no one wishing to speak, Mayor Hill closed the public hearing at 8:36pm.

Motion was made to approve Item 6F, Ordinance No. 480-515a, (ZA19-0026), 2<sup>nd</sup> Reading, Zoning Change and Site Plan for Castle 114 ASC on property described as Lot 18R, Oaks Addition, an addition to the City of Southlake, Tarrant County, Texas and located at 1110 E. State Highway 114, Southlake, Texas. Current Zoning: "S-P-1" Detailed Site Plan District. Proposed Zoning: "S-P-1" Detailed Site Plan District. SPIN Neighborhood #3, subject to the Staff Report dated May 28, 2019, and Site Plan Review Summary No. 2, dated April 30, 2019, noting the following:

- Medical uses in the building will be limited to 50% of the total floor area (approximately 6,254 sq. feet); and,
- Unless noted as part of this previous requirements, all of the previous zoning will remain in place.

Motion: McCaskill  
Second: Huffman  
Ayes: Shafi, McCaskill, Patton, Hill, Huffman, Smith and Archer  
Approved: 7-0

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

**ORDINANCE NO. 480-515a**

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 18R, OAKS ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, BEING APPROXIMATELY 1.18 ACRES, AND MORE FULLY AND COMPLETELY DESCRIBED IN EXHIBIT "A" FROM "S-P-1" DETAILED SITE PLAN DISTRICT WITH "C-2" LOCAL RETAIL COMMERCIAL DISTRICT USES TO "S-P-1" DETAILED SITE PLAN DISTRICT WITH "C-2" LOCAL RETAIL COMMERCIAL DISTRICT USES TO INCLUDE AMBULATORY SURGERY CENTER 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.

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

**7A. ORDINANCE NO. 480-ZZZZ, 1<sup>ST</sup> READING, AN AMENDMENT TO THE CITY OF SOUTHLAKE ZONING ORDINANCE NO. 480, AS AMENDED, TO PROVIDE FLEXIBILITY FOR RESIDENTIAL ACCESSORY BUILDINGS AND FAMILY/DOMESTIC EMPLOYEE QUARTERS.**

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

Although not a public hearing, the following person wished to register her support: Esther Spickler, 926 Turnberry Ln.

Motion was made to approve Item 7A, Ordinance No. 480-ZZZZ, 1<sup>st</sup> Reading, an amendment to the City of Southlake Zoning Ordinance No. 480, as amended, to provide flexibility for residential accessory buildings and family/domestic employee quarters, subject to the Staff Report dated May 28, 2019.

Motion: McCaskill  
Second: Huffman  
Ayes: Shafi, McCaskill, Patton, Hill, Huffman, Smith and Archer  
Approved: 7-0

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

**9. OTHER ITEMS FOR CONSIDERATION:**

**9A. SV19-0004, VARIANCE TO SIGN ORDINANCE NO. 704, AS AMENDED, FOR TOLL BROTHERS AT SOUTHLAKE MEADOWS LOCATED AT 850 W. DOVE ROAD ADJACENT TO 2300 AMELIA ISLAND PATH.**

**DENIED**

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

Motion was made to deny Item 9A, SV19-0004, Variance to Sign Ordinance No. 704, as amended, for Toll Brothers at Southlake Meadows located at 850 W. Dove Road adjacent to 2300 Amelia Island Path.

Motion: McCaskill  
Second: Huffman  
Ayes: Shafi, McCaskill, Patton, Hill, Huffman, Smith and Archer  
Denial approved: 7-0

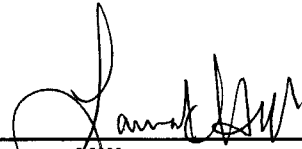
**10. Other items for discussion: (There are no items on this agenda.)**

**11. ADJOURNMENT**


Mayor Hill adjourned the meeting at 8:59pm.

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

**MINUTES APPROVED ON THIS, THE 18<sup>TH</sup> DAY OF JUNE 2019.**

  
\_\_\_\_\_  
**Laura Hill**  
**Mayor**

**ATTEST:**

  
\_\_\_\_\_  
**Amy Shelley, TRMC**  
**City Secretary**

