



REGULAR CITY COUNCIL MEETING MINUTES

AUGUST 20, 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 Chad Patton, Ronell Smith and Christopher Archer.

CITY COUNCIL ABSENT: Councilmember Shahid Shafi

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 Public Relations Pilar Schank, Communications Manager Vicky Schiber, Chief Financial Officer Sharen Jackson, Director of Community Services Chris Tribble, Deputy Director of Community Services Kate Meacham, Deputy Director of Economic Development Daniel Cortez, Police Chief James Brandon, Fire Chief Mike Starr, Director of Human Resources Stacey Black, Deputy Director of Information Technology Jerry Weitzel, Senior Director of Planning and Development Services Ken Baker, 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 at 5:39pm.

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. STATE SENATOR BEVERLY POWELL, DISTRICT 10

Mayor Pro Tem Shawn McCaskill introduced State Senator Beverly Powell, District 10. Senator Powell provided a report to the Council about activity during the most recent legislative session.

4. RECOGNITION OF OUTGOING BOARD & COMMISSION MEMBERS

Mayor Pro Tem Shawn McCaskill recognized Mr. Lloyd Summy, outgoing Building Board of Appeals member, for his service. Mr. Summy thanked the Council for the recognition.

5. FISCAL YEAR 2020 PROPOSED BUDGET – STRATEGIC INVESTMENTS AND CAPITAL IMPROVEMENTS PROGRAM

City Manager Shana Yelverton thanked everyone for their hard work on the budget and noted the two public hearings will be held on September 3rd and September 17th. Chief Financial Officer Sharen Jackson provided an overview of the Proposed Fiscal Year 2020 General Fund Budget and Property Tax. Assistant City Manager and Director of Economic Development & Tourism Alison Ortowski provided an overview of Safety & Security initiatives, Development Investments, Partnerships, and Performance Management & Service Delivery. Assistant City Manager Ben Thatcher provided an overview of Mobility and Infrastructure Investments (CIP). Director of Human Resources Stacey Black provided an overview of the Workforce Investment Plan, including compensation and benefits. City Manager Shana Yelverton concluded the presentation and commented on the City's Strategic Plan moving forward.

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 tonight's consent agenda.

REGULAR SESSION: Immediately following the work session

1. CALL TO ORDER

Regular Session was called to order by Mayor Hill.

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; Section 551.072 deliberation regarding real property; and Section 551.087 deliberation regarding economic development negotiations. City Council adjourned for Executive Session at 6:30pm. Executive Session began at 6:45pm and concluded at 8:00pm.

2B. RECONVENE

Mayor Hill reconvened the meeting at 8:06pm.

As a result of Executive Session, a motion was made to direct the City Manager to purchase property as discussed in Executive Session in an amount not to exceed \$3,000,000 dollars.

Motion: McCaskill
Second: Huffman

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

3. REPORTS:

3A. MAYOR'S REPORT

Mayor Hill expressed her appreciation to staff, especially Deputy Director of Public Relations Pilar Schank and Assistant to the City Manager Lauren LaNeave on working with the America's Got Talent television talent during the Emerald Belle's parade and proclamation.

3B. CITY MANAGER'S REPORT

3B1. FINANCIAL REPORT (WRITTEN)

This report is provided to Council in written format and was not discussed.

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 AUGUST 6, 2019 REGULAR CITY COUNCIL MEETING.

4B. APPROVE RENEWING THE AT&T MOBILITY CELL SITE LEASE LOCATED AT 400 NORTH WHITE CHAPEL (BICENTENNIAL PARK).

4C. APPROVE THE PURCHASE OF (20) PANASONIC TOUGHBOOKS AND MOUNTING ACCESSORIES FROM TURN-KEY MOBILE, INC., FOR THE FIRE DEPARTMENT'S FIRE TRUCK AND EMT UNITS, IN AN AMOUNT NOT TO EXCEED \$150,000.

4D. APPROVE RESOLUTION NO. 19-032, APPOINTING MEMBERS TO 2035 CORRIDOR PLANNING COMMITTEE.

4E. APPROVE ZA19-0041, PLAT REVISION FOR LOT 2R, KIMBALL PARK ON PROPERTY DESCRIBED AS LOT 2, 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 AND LOCATED AT 2100 AND 2102 E. STATE HWY. 114, SOUTHLAKE, TEXAS. CURRENT ZONING: "S-P-2" GENERALIZED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #4.

- 4F. ORDINANCE NO. 480-AAAAA, 1ST READING, AN AMENDMENT TO THE CITY OF SOUTHLAKE THE ZONING ORDINANCE, NO. 480, AS AMENDED, TO AMEND PROVISIONS REGARDING APPEALS TO THE BOARD OF ADJUSTMENT. (IF APPROVED AT 1ST READING, THE PUBLIC HEARING WILL BE HELD ON SEPTEMBER 3, 2019).
- 4G. ZA19-0035, PLAT REVISION FOR LOTS 1-6, BLOCK 1, KIMBALL HEIGHTS ON PROPERTY DESCRIBED AS LOT 4, MEADOW OAKS ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 495 S. KIMBALL AVENUE, SOUTHLAKE, TEXAS. CURRENT ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT. SPIN NEIGHBORHOOD #8.
- 4H. ORDINANCE NO. 1221 (CP19-0002), 1ST READING, ADOPTING AMENDMENTS TO THE CITY OF SOUTHLAKE CONSOLIDATED FUTURE LAND USE PLAN, AN ELEMENT OF THE SOUTHLAKE 2035 COMPREHENSIVE PLAN FOR PROPERTIES LOCATED AT 1640 AND 1660 W. CONTINENTAL BLVD., 925 N. PEYTONVILLE AVE., AND 2311 AND 2701 LONESOME DOVE AVE.
- 4I. SV19-0007, SIGN VARIANCE TO SIGN ORDINANCE NO. 704, AS AMENDED, FOR THE SOUTHLAKE TECH CENTER LOCATED AT 1363 BRUMLOW AVENUE, SOUTHLAKE, TEXAS.
- 4J. AWARD THE CONTRACT FOR THE CONSTRUCTION OF ZENA RUCKER ROAD ROUNDABOUT AND ROADWAY EXTENSION TO JOE FUNK CONSTRUCTION IN AN AMOUNT NOT TO EXCEED \$2,100,000.
- 4K. AWARD THE CONTRACT FOR THE CONSTRUCTION OF A SIDEWALK ALONG THE NORTH SIDE OF EAST CONTINENTAL BOULEVARD FROM SOUTH HOLLOW DRIVE TO CROOKED LANE TO C. GREEN SCAPING LP IN AN AMOUNT NOT TO EXCEED \$348,740.
- 4L. APPROVE THE DEDICATION OF A FRANCHISE UTILITY EASEMENT TO ATMOS ENERGY WITHIN THE FEDERAL WAY RIGHT OF WAY WITHIN SOUTHLAKE TOWN SQUARE.
- 4M. APPROVE ADDITIONAL MATCHING FUNDS IN THE AMOUNT OF \$16,872.50 FOR THE PREVIOUSLY APPROVED SPDC MATCHING FUNDS TURF IMPROVEMENTS PROJECT FOR FIELD 9 AT BICENTENNIAL PARK.
- 4N. APPROVE A REVISED 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 \$183,745.

APPROVED

Motion was made to approve the Consent Agenda Items 4A-4N, noting the following:

- Item 4D - appointing Scott Dyke and Austin Reynolds to the Southlake 2035 Corridor Planning Committee;
- Item 4I – Approving the Sign Variance for the Southlake Tech Center monument sign for eight panels as shown in the staff report dated August 13, 2109 and noting that a condition of this approval is that this will be the only monument sign permitted in the development and monuments signs on the remaining six lots are prohibited; and,
- Item 9C – Moving this item from the Regular Agenda to Consent Agenda.

Motion: McCaskill
Second: Huffman
Ayes: McCaskill, Hill, Smith, Huffman, Archer
Approved: 4-0
Abstain: Patton

(Councilmember Patton recused himself from Item 4A, approval of the minutes because he was not present for the August 6, 2019 meeting.)

Absent: Shafi

REGULAR AGENDA:

5. PUBLIC FORUM

Mayor Hill opened the public forum at 8:16pm.

Daniel J. Bennett, 408 Pemberton, White Settlement, spoke relative to the Tarrant Appraisal District's Board election process. There being no one else wishing to speak, Mayor Hill closed the public forum at 8:25pm.

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

- 6A. RESOLUTION NO. 19-029, (ZA19-0037), SPECIFIC USE PERMIT FOR A MASS GATHERING FOR SOUTHLAKE CARROLL DRAGONS HOMECOMING PARADE ON PROPERTY DESCRIBED AS GRAND AVENUE DISTRICT AND PHASE I, SOUTHLAKE TOWN SQUARE, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS; AND GENERALLY LOCATED BETWEEN N. CARROLL AVENUE, E. SOUTHLAKE BOULEVARD AND STATE HIGHWAY 114, SOUTHLAKE, TEXAS. CURRENT ZONING: "DT" DOWNTOWN DISTRICT. SPIN NEIGHBORHOOD #8. PUBLIC HEARING**

APPROVED

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

Mayor Hill opened the public hearing at 8:26pm.

There being no one wishing to speak, Mayor Hill closed the public hearing at 8:26pm.

Motion was made to approve Item 6A, Resolution No. 19-029, (ZA19-0037), Specific Use Permit for a Mass Gathering for Southlake Carroll Dragons Homecoming Parade on property described as Grand Avenue District and Phase I, Southlake Town Square, City of Southlake, Tarrant County, Texas; and generally located between N. Carroll Avenue, E. Southlake Boulevard and State Highway 114, subject to the Staff Report dated August 13, 2019, and noting the following:

- The Specific Use Permit is for approved for a period of five years.

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

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

RESOLUTION NO. 19-029

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTHLAKE, TEXAS, GRANTING A SPECIFIC USE PERMIT FOR A MASS GATHERING FOR SOUTHLAKE CARROLL DRAGONS HOMECOMING PARADE GENERALLY LOCATED BETWEEN E. SOUTHLAKE BOULEVARD, E. S.H. 114 AND N. CARROLL AVENUE, SOUTHLAKE, TEXAS, BEING DESCRIBED AS GRAND AVENUE DISTRICT AND PHASE I, 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.

6B. ORDINANCE NO. 480-313B, (ZA19-0029), 2ND READING, ZONING CHANGE AND CONCEPT PLAN FOR SABRE GROUP CAMPUS ON PROPERTY BEING DESCRIBED AS LOTS 1R1R1R, 1R1R2, 1R2, 2R, 3, 4R1-4R3, BLOCK 1, SABRE GROUP CAMPUS ADDITION, AND LOT 4, BLOCK A, MTP-IBM #1 ADDITIONS, ALL BEING ADDITIONS TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS LOCATED AT 1001, 1050, 1051, 1400, 1600, 1750, 1901, W. KIRKWOOD BLVD., 3415 T. W. KING RD. AND 3110, 3112, 3120, 3140, 3150 SABRE DRIVE, SOUTHLAKE TEXAS. "NR-PUD" NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT. PROPOSED ZONING: "NR-PUD" NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT 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 8:28pm. There being no one wishing to speak, Mayor Hill closed the public hearing at 8:28pm.

Motion was made to approve Item 6B, Ordinance No. 480-313B, (ZA19-0029), 2nd Reading, Zoning Change and Concept Plan for Sabre Group Campus on property being described as Lots 1R1R1R, 1R1R2, 1R2, 2R, 3, 4R1-4R3, Block 1, Sabre Group Campus Addition, and Lot 4, Block A, MTP-IBM #1 Additions, all being additions to the City of Southlake, Tarrant County, Texas located at 1001, 1050, 1051, 1400, 1600, 1750, 1901, W. Kirkwood Blvd., 3415 T. W. King Rd. and 3110, 3112, 3120, 3140, 3150 Sabre Drive, subject to the Staff Report dated August 13, 2019, and Concept Plan Review Summary No. 2 dated May 31, 2019, and noting the following:

- Amending Ordinance 480-313 & 480-313A to add the following language:
 - The "Property", as described in Exhibit "A" and as illustrated in Exhibit "B", the "Concept Plan", shall develop under Ordinance 480-313 incorporating all uses, regulations, and vested rights.
 - Outdoor Sales and Services shall be allowed with approval of a Specific Use Permit, subject to the requirements of Section 45.11 of the City of Southlake's Zoning Ordinance, as amended.
 - The specific change allowing Outdoor Sales and Services is limited to Lot 1R2, Block 1, Sabre Group Campus Addition.

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

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

ORDINANCE NO. 480-313B

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 LOTS 1R1R1R, 1R1R2, 1R2, 2R, 3, 4R1-4R3, BLOCK 1, SABRE GROUP CAMPUS ADDITION, AND LOT 4, BLOCK A, MTP-IBM #1 ADDITIONS CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS BEING APPROXIMATELY 154.8 ACRES, AND MORE FULLY AND COMPLETELY DESCRIBED IN EXHIBIT "A" FROM "NR-PUD" NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT WITH "O-2" OFFICE DISTRICT USES AND CERTAIN OTHER PERMITTED AND ACCESSORY USES WHICH ARE GENERALLY RELATED TO COMMUNICATION, COMPUTER, AND INFORMATION TECHNOLOGIES; TRAINING AND CONFERENCE CENTERS; PARKING STRUCTURES; HELIPORT/STOP AND VERTI-PORT/STOP; HOTEL, RESTAURANT, RETAIL AND OFFICE USES AS DEPICTED ON THE APPROVED CONCEPT PLAN, SUBJECT TO THE PUD DEVELOPMENT STANDARDS TO "NR-PUD" NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT , WITH "O-2" OFFICE DISTRICT USES AND CERTAIN OTHER PERMITTED AND ACCESSORY USES WHICH ARE GENERALLY RELATED TO COMMUNICATION, COMPUTER, AND INFORMATION TECHNOLOGIES; TRAINING AND CONFERENCE CENTERS; PARKING STRUCTURES; HELIPORT/STOP AND VERTI-PORT/STOP; HOTEL, RESTAURANT, RETAIL AND OFFICE USES AS DEPICTED ON THE APPROVED

CONCEPT PLAN, SUBJECT TO THE PUD DEVELOPMENT STANDARDS AS DEPICTED ON THE APPROVED CONCEPT PLAN, SUBJECT TO THE PUD DEVELOPMENT STANDARDS 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.

6C. RESOLUTION NO. 19-022, (ZA19-0030) SPECIFIC USE PERMIT FOR THE SABRE GROUP CAMPUS ON PROPERTY BEING DESCRIBED AS LOT 1R2, BLOCK 1, SABRE GROUP CAMPUS ADDITION, SOUTHLAKE, TARRANT COUNTY, TEXAS LOCATED AT 3110, 3112, 3120, 3140, AND 3150 SABRE DRIVE, SOUTHLAKE, TEXAS. CURRENT ZONING: "NR-PUD" NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT. SPIN NEIGHBORHOOD #1. 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 8:30pm. There being no one wishing to speak, Mayor Hill closed the public hearing at 8:30pm.

Motion was made to approve Item 6C, Resolution No. 19-022, (ZA19-0030) Specific Use Permit for the Sabre Group Campus on property being described as Lot 1R2, Block 1, Sabre Group Campus Addition, Southlake, Tarrant County, Texas located at 3110, 3112, 3120, 3140, and 3150 Sabre Drive, subject to the Staff Report dated August 13, 2019, and SUP Review Summary No. 2 dated May 31, 2019, and noting the following:

- The Specific User Permit is approved for a period of three years.

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

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

RESOLUTION NO. 19-022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTHLAKE, TEXAS, GRANTING A SPECIFIC USE PERMIT FOR OUTDOOR SALES AND SERVICES ON

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PROPERTY DESCRIBED AS LOT 1R2, BLOCK 1, SABRE GROUP CAMPUS ADDITION, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS, LOCATED AT 3110, 3112, 3120, 3140, AND 3150 SABRE DRIVE, 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.

6D. RESOLUTION NO. 19-026, (ZA19-0036), SPECIFIC USE PERMIT FOR A RESIDENTIAL SOLAR ENERGY SYSTEM ON PROPERTY DESCRIBED AS LOT 2, BLOCK 45, MONTICELLO ADDITION PHASE III, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 1210 WYNDHAM HILL LANE, SOUTHLAKE, TEXAS. CURRENT ZONING: "R-PUD" RESIDENTIAL PLANNED UNIT DEVELOPMENT. 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 8:33pm. There being no one wishing to speak, Mayor Hill closed the public hearing at 8:33pm.

Motion was made to approve Item 6D, Resolution No. 19-026, (ZA19-0036), Specific Use Permit for a Residential Solar Energy System on property described as Lot 2, Block 45, Monticello Addition Phase III, City of Southlake, Tarrant County, Texas and located at 1210 Wyndham Hill Lane, subject to the Staff Report dated August 13, 2019, and SUP Review Summary No. 2 dated August 2, 2019, and noting the following:

- Allowing the additional 36 solar energy panels as proposed.

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

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

RESOLUTION NO. 19-026

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 2, BLOCK 45, MONTICELLO ADDITION PHASE III, CITY OF SOUTHLAKE AS DEPICTED ON THE APPROVED SITE EXHIBIT ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "A" AND PROVIDING AN EFFECTIVE DATE.

6E. ZA19-0038 SITE PLAN FOR LOT 5, BLOCK A, NORTH DAVIS BUSINESS PARK ON PROPERTY BEING DESCRIBED AS LOT 5, BLOCK A, NORTH

DAVIS BUSINESS PARK, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS LOCATED AT 2000 GREENWOOD DRIVE, SOUTHLAKE TEXAS. CURRENT ZONING: "I-1" LIGHT INDUSTRIAL DISTRICT. SPIN NEIGHBORHOOD #10. 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 8:38pm. There being no one wishing to speak, Mayor Hill closed the public hearing at 8:38pm.

Motion was made to approve Item 6E, ZA19-0038 Site Plan for Lot 5, Block A, North Davis Business Park on property being described as Lot 5, Block A, North Davis Business Park, an addition to the City of Southlake, Tarrant County, Texas located at 2000 Greenwood Drive, subject to the Staff Report dated August 13, 2019, and Site Plan Review Summary No. 4 dated August 13, 2019, and granting the following:

- Variance to the Residential Overlay Zone Ordinance 480, Section 43.13.a.1, Masonry Requirements. A variance is requested to allow the building material as shown on the north elevation as pre-finished metal siding (the south, east and west elevations will be masonry matching the existing building).
- Variance to the Residential Overlay Zone Ordinance 480, Section 43.13.a.4, Façade Articulation for any portion of the building within 400-feet of a property zoned or designated residential. A variance is requested for the horizontal and vertical articulation for the north, east and south elevations for the proposed buildings to be as shown on the site plan.
- Variance to the Zoning Ordinance, Section 42 – Bufferyards: New Construction which increases the square footage of the existing building by thirty percent (30%) or greater or which exceeds 5,000 square feet shall be required to meet the bufferyard requirements herein. Due to the existing site conditions, a variance is requested to not provide the full bufferyard length, width, and landscaping within the north bufferyard. The applicant is providing the required width and plant material for the 167' section of the bufferyard which is not paved. The remaining bufferyards and interior landscaping are being provided.

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

6F. RESOLUTION NO. 19-030, (ZA19-0039), SPECIFIC USE PERMIT FOR TELECOMMUNICATION TOWERS, ANTENNAS, AND/OR ANCILLARY STRUCTURES ON PROPERTY DESCRIBED AS LOT 4R, BLOCK 2R1, SOUTHLAKE TOWN SQUARE ADDITION, AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 1240 MAIN STREET (AKA 260 STATE STREET), SOUTHLAKE, TEXAS. CURRENT

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ZONING: "DT" DOWNTOWN DISTRICT. SPIN NEIGHBORHOOD #8. 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 8:42pm. There being no one wishing to speak, Mayor Hill closed the public hearing at 8:43pm.

Motion was made to approve Item 6F, Resolution No. 19-030, (ZA19-0039), Specific Use Permit for Telecommunication Towers, Antennas, and/or Ancillary Structures on property described as Lot 4R, Block 2R1, Southlake Town Square Addition, an addition to the City of Southlake, Tarrant County, Texas and located at 1240 Main Street (aka 260 State Street), subject to the Staff Report dated August 13, 2019, and SUP Review Summary No. 2 dated July 31, 2019, and noting the following:

- Allowing the installation of (2) small cell antennas on the building as shown.

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

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

RESOLUTION NO. 19-030

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTHLAKE, TEXAS, GRANTING A SPECIFIC USE PERMIT FOR A TELECOMMUNICATIONS TOWER, ANTENNAS AND ANCILLARY BUILDINGS ON PROPERTY WITHIN THE CITY OF SOUTHLAKE, TEXAS, LOCATED AT 1240 MAIN STREET, BEING DESCRIBED AS LOT 4r, BLOCK 2R1, SOUTHLAKE TOWN SQUARE, SOUTHLAKE, TARRANT COUNTY, TEXAS, AS DEPICTED ON THE APPROVED SITE EXHIBIT ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "A" AND PROVIDING AN EFFECTIVE DATE.

7. ORDINANCES, FIRST READINGS, AND RELATED ITEMS

7A. ORDINANCE NOS. 480-763 AND 480-764 (ZA19-0033), 1ST READING, ZONING CHANGE AND SITE PLAN FOR THE WHEELHOUSE AND ZONING CHANGE AND CONCEPT PLAN FOR THE WHEELHOUSE OPEN SPACE LOTS ON PROPERTY DESCRIBED AS TRACTS 6C01A, 6C02, 6C AND 6C03, JESSE G. ALLEN SURVEY, ABSTRACT NO. 18, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 880 – 950 DAVIS BLVD (F.M. 1938), SOUTHLAKE, TEXAS. CURRENT ZONING: "I-1" LIGHT INDUSTRIAL DISTRICT AND "AG" AGRICULTURAL DISTRICT. PROPOSED ZONING: "S-P-1" DETAILED SITE PLAN DISTRICT AND "SF-20A" SINGLE FAMILY RESIDENTIAL DISTRICT. SPIN NEIGHBORHOOD #11.

APPROVED

Deputy Mayor Pro Tem John Huffman recused himself from this item and provided a conflict of interest affidavit.

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

Motion was made to approve Item 7A, Ordinance Nos. 480-763 and 480-764 (ZA19-0033), 1st Reading, Zoning Change and Site Plan for The Wheelhouse and Zoning Change and Concept Plan for The Wheelhouse Open Space Lots on property described as Tracts 6C01A, 6C02, 6C and 6C03, Jesse G. Allen Survey, Abstract No. 18, City of Southlake, Tarrant County, Texas and located at 880 – 950 Davis Blvd (F.M. 1938), subject to the Staff Report dated August 13, 2019, and Concept/Site Plan Review Summary No. 3 dated August 8, 2019, and granting the following:

- Variance to Subdivision Ordinance No. 483, as amended, Section 8.01.A, regarding lots abutting a street, to allow the lots as shown on the Site Plan.
- Variance to Subdivision Ordinance No. 483, as amended, Section 8.01.D, regarding side lot lines, to allow the lots as shown on the Concept/Site Plan.
- Variance to Subdivision Ordinance No. 483, as amended, and the Master Pathways Plan, to not require construction of an 8' multi-use trail running north/south through the flood plain in Lot 6, but to dedicate an easement for the trail.
- Variance to Driveway Ordinance No. 634, as amended, Section 5.2(d) requiring a stacking depth of 75' to allow a minimum 33-foot stacking depth for the entrance from Davis Boulevard.
- Variance to the Driveway Ord. No. 634, as amended, Section 5.1, which requires a minimum 500-foot driveway spacing for commercial driveways along F.M. 1938, to allow the spacings of 154-feet and 423-feet to the north and south as shown.
- Variance to the Masonry Ord, No. 557, as amended, to allow the use of a sprayed insulated cork barrier type coating, such as "Duro-Pro Cork Barrier" or a similar Elastomeric Stucco finish material.

Also noting:

- Remove Lot 7 from the zoning application
- Lot 6 will be zoned SP-1 with passive open space

Motion: McCaskill
Second: Archer
Ayes: McCaskill, Patton, Hill, Smith, Archer
Approved: 5-0
Recused: Huffman
Absent: Shafi

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

9. OTHER ITEMS FOR CONSIDERATION:

9A. ZA19-0040, PLAT SHOWING FOR LOTS 57 AND 58, F. THROOP NO. 1511 ADDITION ON PROPERTY DESCRIBED AS TRACTS 2 AND 2L, FRANCIS THROOP SURVEY, ABSTRACT NO. 1511, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND LOCATED AT 2117 AND 2150 E. DOVE RD., SOUTHLAKE, TEXAS. CURRENT ZONING: "SF-1A" SINGLE FAMILY RESIDENTIAL DISTRICT. SPIN NEIGHBORHOOD #4.

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, ZA19-0040, Plat Showing for Lots 57 and 58, F. Throop No. 1511 Addition on property described as Tracts 2 and 2L, Francis Throop Survey, Abstract No. 1511, City of Southlake, Tarrant County, Texas and located at 2117 and 2150 E. Dove Rd., subject to the Staff Report dated August 13, 2019, and Plat Review Summary No. 3 dated August 12, 2019, and granting the following:

- Driveway Ord. No. 634, as amended, requires a 100' centerline spacing for residential driveways on arterials. A variance is requested to allow a spacing of approximately 85' between the proposed driveways on Lots 57 and 58.
- Driveway Ord. No. 634, as amended, requires a 250' centerline spacing to commercial driveways on arterials. A variance is requested to allow a spacing of approximately 100' between the proposed driveways on Lots 57 and 58 and the existing commercial driveway to the east.
- Subdivision Ord. No. 483, as amended, Section 8.01.D requires all side lot lines to be perpendicular to the right of way lines or radial in the case of a cul-de-sac or curvilinear design. A variance is requested to allow the side lot lines as shown.
- Subdivision Ord. No. 483, as amended, Section 8.01.K prohibits panhandle lots, also known as flag lots. The proposed western lot is configured as a panhandle lot.
- Application is approved with one driveway.
- Applicant has no objections to the city changing and amending the land use designation to a single-family residential use.

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

9B. SV19-0008, VARIANCES TO SIGN ORDINANCE NO. 704, AS AMENDED, AND THE MASTER SIGN PLAN FOR SOUTHLAKE TOWN SQUARE, PHASE I, FOR L MAKEUP INSTITUTE LOCATED AT 112 STATE STREET.

APPROVED

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

Motion was made to approve Item 9B, SV19-0008, Variances to Sign Ordinance No. 704, as amended, and the Master Sign Plan for Southlake Town Square, Phase I, for L Makeup Institute located at 112 State Street, subject to the Staff Report dated August 13, 2019, and noting the following:

- Adopting the recommendations of the Sign Board as to Sign 4, 5 & 7 and noting the applicant's agreement with those recommendations; and
- Denying the requested variances to Sign 8 & 9, as also denied by the Sign Board; and
- Approval of the applicant to coordinate with staff for a possible awning sign on the west side, like the awning sign approved on the east side.

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

9C. SV19-0009, SIGN VARIANCE TO SIGN ORDINANCE NO. 704, AS AMENDED, FOR TACO CASA LOCATED AT 2150 E. SH 114., SOUTHLAKE, TEXAS.

APPROVED UNDER CONSENT

9D. APPEAL OF THE ADMINISTRATIVE OFFICIALS DECISION RELATED TO THE USE OF A SIGN FOR A PROPERTY LOCATED AT 2111 KIRKWOOD BOULEVARD.

AFFIRMED THE ADMINISTRATIVE OFFICIAL DECISION

Senior Director of Planning and Development Services Ken Baker presented Item 9D for a duration of five minutes.

Misty Ventura, 9406 Biscayne Blvd., Dallas, 75218, representing the owner of Kirkwood Eye Center presented her case for a duration of five minutes.

Peter Zunella, 2111 E. Kirkwood Blvd., Suite 100, provided a speaker card in support of this request, but did not wish to speak.

Motion was made to affirm the administrative official's decision dated June 13, 2019.

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

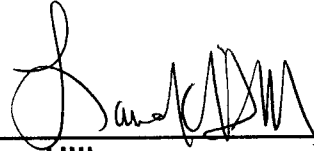
Other items for discussion: *(There are no items on this agenda.)*

11. ADJOURNMENT

Mayor Hill adjourned the meeting at 10:12pm.

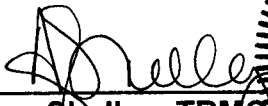
**An audio recording of this meeting will be permanently retained in the City Secretary's Office.*

MINUTES APPROVED ON THIS, THE 3RD DAY OF SEPTEMBER 2019.



**Laura Hill
Mayor**

ATTEST:


**Amy Shelley, TRMC
City Secretary**