

## A G E N D A

### LEWISVILLE CITY COUNCIL MEETING MARCH 2, 2015

LEWISVILLE CITY HALL  
151 WEST CHURCH STREET  
LEWISVILLE, TEXAS 75057

WORKSHOP SESSION - 5:30 P.M.  
REGULAR SESSION - 7:00 P.M.

Call to Order and Announce a Quorum is Present.

#### WORKSHOP SESSION - 5:30 P.M.

- A. K-9 Demonstrations
- B. Presentation of Options Related to Future Planning for Special Events Including Western Days, Chalk This Way, and Pro Watercross Tour
- C. Discussion of Regular Agenda Items and Consent Agenda Items

#### REGULAR SESSION - 7:00 P.M.

- A. **INVOCATION:** Councilman Durham
- B. **PLEDGE TO THE AMERICAN AND TEXAS FLAGS:** Councilman Vaughn
- C. **PROCLAMATION:** Declaring the Week of March 1 - 7, 2015, as “Severe Weather Awareness Week”
- D. **PUBLIC HEARINGS:**
  - 1. **Public Hearing:** Consideration of an Ordinance for a Zone Change Request From Agriculture Open Space (AO) to Light Industrial (LI), for a 19.055 Acre Tract of Land Located on the South Side of Bennett Lane, Approximately 1,350 Feet East of I-35E; Further Identified as Tracts 9, 10, 11, 11A(1), 13, 14, 15 of the W. King Survey, Abstract 697, as Requested by DCT Waters Ridge LLC and Copernicus Investment the Property Owners (Case No. PZ-2015-02-03).

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**ADMINISTRATIVE COMMENTS:**

The 19.055 acre property is located on the south side of Bennett Lane, approximately 125 feet west of Ridgeview Drive and 1,350 feet from the I-35E frontage road. The zone change request consists of several tracts that are currently zoned AO. A portion of the site is part of a land swap with the granite shop at the western edge of the site, while the majority of the site is proposed for an approximately 345,720 square foot office warehouse facility. The site is adjacent to the Waters Ridge Business Park and the proposed use is similar in nature to those in the business park. The Planning and Zoning Commission recommended approval of the zone change request by a vote of 6-0 at their meeting on February 3, 2015.

**RECOMMENDATION:**

That the City Council approve the proposed ordinance as set forth in the caption above.

**PRESENTATION:** Nika Reinecke, Dir. of Economic Development / Planning  
Joe Williams, DCT Waters Ridge LLC

2. **Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for a U-Haul Self Storage Facility and an Outdoor RV/Boat/Travel Trailer Storage Facility and one Associated Variance; on a 8.276 Acre Tract of Land Zoned Warehouse (WH); Located on the West Side of Valley Ridge Boulevard, North of Business SH 121 at 811 E. SH 121; Further Identified as Storage Super Center Addition, Lot 5, Block A, as Requested by Amerco Real Estate Co. of Texas, the Property Owner (Case No. SUP-2015-02-01).**

**ADMINISTRATIVE COMMENTS:**

The subject request is for the addition of a new warehouse building, covered and uncovered outside RV/boat /travel trailer parking to the existing U-Haul Self Storage facility. The zoning ordinance requires that an SUP be obtained both for self-storage facilities and for outdoor RV/boat/travel trailer storage. The Planning and Zoning Commission recommended approval of the SUP by a vote of 6-0 at their meeting on February 3, 2015.

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**RECOMMENDATION:**

That the City Council approve the proposed ordinance and variance as set forth in the caption above.

**PRESENTATION:** Nika Reinecke, Dir. of Economic Development / Planning  
Garner Carey Jr., U-Haul Marketing Company President

- E. **VISITORS/CITIZENS FORUM:** At this time, any person with business before the Council not scheduled on the agenda may speak to the Council. No formal action can be taken on these items at this meeting.
- F. **CONSENT AGENDA:** All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member or citizen so request. For a citizen to request removal of an item, a speaker card must be filled out and submitted to the City Secretary.
- 3. Approval of a Transportation Consultation Services Agreement With Innovative Transportation Solutions, Inc., in the Amount of \$90,000; and Authorization for the City Manager to Execute the Agreement.**

**ADMINISTRATIVE COMMENTS:**

Innovative Transportation Solutions, Inc., has been providing consultation services on a variety of transportation issues for the City of Lewisville since March, 2000. Their services include a variety of tasks including coordinating the transportation needs of the City, seeking federal/state/county funding for new projects, and working with the North Central Texas Council of Governments and Denton County on future mobility needs. Innovative Transportation Solutions, Inc., in the past year, has worked on behalf of the City related to the Regional Toll Revenue Funds, Old Town Sustainable Development projects, the IH-35E Reconstruction Project, Denton County TRIP-08 bond projects as well as various coordination efforts with TXDOT on other local transportation issues. Innovative Transportation Solutions, Inc. is seeking a renewal of their contract in the amount of \$90,000. Funding is available in the Community Development Department fiscal year 2014/2015 budget.

**RECOMMENDATION:**

That the City Council approve the agreement as set forth in the caption above.

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- 4. Approval of a Bid Award for an Annual Requirements Contract for Miscellaneous Asphalt Rehab Projects to SPI Asphalt, LLC., Flower Mound, Texas for an Estimated Annual Expenditure of \$463,156.87.**

**ADMINISTRATIVE COMMENTS:**

A total of twenty (20) bid invitations were downloaded from Bidsync.com. Three (3) bids were received and opened December 4, 2014. This contract will be used to complete asphalt street rehabilitation repairs at various locations throughout the City on an as needed basis. Funding is available from Asphalt Street Capital Improvement Projects. The term of the contract will be twelve (12) months, with an option to extend for up to two (2) additional twelve-month periods, subject to the approval of the supplier and the City.

**RECOMMENDATION:**

That the City Council approve the bid award as set forth in the caption above.

- 5. Approval of an Award for Renovations of Central Park to Schmoltdt Construction, Inc., Celina, Texas, in the Amount of \$766,700; Approval of a Supplemental Appropriation in the Amount of \$379,586 from 4B Available Cash; and Authorization for the City Manager to Execute the Contract.**

**ADMINISTRATIVE COMMENTS:**

The City of Lewisville sent out requests for proposals for the renovation of Central Park to ensure compliance with the American with Disabilities Act and the Architectural Barriers Act Accessibility Standards. A total of forty-eight (48) request for proposals were downloaded from Bidsync.com. Seven (7) proposals were received and opened on December 11, 2014. This contract involves the renovation and expansion of the existing restroom building, construction of concrete walkways, accessible ramps, concrete staircase, handrails and guardrails, storm sewer, underground drain lines, site electrical, building mechanical, electrical and plumbing, irrigation renovation, landscape installation, concrete retaining walls, earthwork, erosion control and turf establishment.

**RECOMMENDATION:**

That the City Council approve the award and supplemental appropriation as set forth in the caption above.

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**G. REGULAR HEARINGS:**

- 6. Consideration of a Variance to the Lewisville City Code, Section 2-201, Fee Schedule, Regarding a Waiver of Fees for Personnel to Erect and Dismantle Tents Associated With the 2015 American Cancer Society Relay for Life Event, Located at the Lewisville High School-Harmon Campus; and Consideration of a Request for City In-Kind Support for the Same Event, as Requested by Jillian Schwarzenbach, Community Manager, Relay For Life American Cancer Society.**

**ADMINISTRATIVE COMMENTS:**

The 2015 Relay For Life of Lewisville/Flower Mound event will be held from Friday May 15, 2015, at 6:00 p.m. to Saturday May 16, 2015 at 6:00 a.m. A request is being made to: a) provide City in-kind support of eight (8) tents and staff time to erect and dismantle tents related to the event; and b) to waive any associated fees for the event including fees for personnel to erect and dismantle tents. This event was held last year at the Harmon- Lewisville High School, 1250 W. Round Grove Rd., Lewisville, TX 75067, and drew over 33 teams, over 500 participants, and raised over \$53,000.

**RECOMMENDATION:**

That the City Council approve the variance and request for City in-kind support as set forth in the caption above.

- 7. Consideration of Ordinances Amending the Lewisville Code of Ordinances, Chapter 2, Article VIII, Section 2-201 Fee Schedule By Adding a Fee for Municipal Setting Designations Applications; Increasing the Animal Adoption Fee From \$50 to \$90; and Adding a New Micro-Chipping Fee of \$15 per Animal; and Approval of a Supplemental Appropriation in the Amount of \$36,410 to the General Fund.**

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**ADMINISTRATIVE COMMENTS:**

On February 26, 2015, City Council approved an ordinance, which established a process for considering local support of Municipal Setting Designations. The ordinance requires an application fee to be paid by persons seeking local support of the MSD. The proposed amendment to the fee schedule adds the MSD application fee to Chapter 2, Section 2-201 of the Lewisville Code. In addition, Animal Services currently charges a \$50 adoption fee for both dogs and cats, but is seeking to increase the fee to \$90 to cover sterilization of all pets prior to adoption. Staff also feels it is important to add a Micro-chipping fee. Many citizens come to the shelter expecting the micro-chipping service that is now offered in many surrounding shelters. Staff is seeking to add the new program for a fee to the public of \$15 per animal. Staff is seeking approval of a supplemental appropriation in the amount of \$36,410 to the General Fund to pay for the increased cost associated with the sterilization and micro-chipping programs.

**RECOMMENDATION:**

That the City Council approve the requested ordinance amendments and supplemental appropriation as set forth in the caption above.

- H. **REPORTS:** Reports about items of community interest regarding which no action will be taken.
- I. **CLOSED SESSION:** In Accordance with Texas Government Code, Subchapter D,
1. Section 551.071 (Consultation with Attorney): Legal Issues Related to the Construction of the Old Town Park Plaza
  2. Section 551.071 (Consultation with Attorney/Pending Litigation): *City of Lewisville v. City of Farmers Branch and Camelot Landfill TX, LP*, Cause No.4:12-CV-00782, United States District Court for the Eastern District of Texas, Sherman Division; Texas Commission on Environmental Quality Modification to Municipal Solid Waste Permit No. 1312A; and Texas Commission on Environmental Quality Application to Obtain Municipal Solid Waste Permit Amendment - Permit No. 1312B

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3. Section 551.072 (Real Estate): Property Acquisition
  4. Section 551.087 (Economic Development): Deliberation Regarding Economic Development Negotiations
- J. **RECONVENE** into Regular Session and Consider Action, if Any, on Items Discussed in Closed Session.
- K. **ADJOURNMENT**

The City Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).