

A G E N D A

**LEWISVILLE CITY COUNCIL MEETING
JANUARY 25, 2016**

**LEWISVILLE CITY HALL
151 WEST CHURCH STREET
LEWISVILLE, TEXAS 75057**

**WORKSHOP SESSION –
IMMEDIATELY TO START FOLLOWING CONCLUSION OF
FIRE/CRIME CONTROL MEETING**

REGULAR SESSION - 7:00 P.M.

Call to Order and Announce a Quorum is Present.

**WORKSHOP SESSION - IMMEDIATELY TO START FOLLOWING CONCLUSION
OF FIRE/CRIME CONTROL MEETING**

- A. Discussion of Regular Agenda Items and Consent Agenda Items

REGULAR SESSION - 7:00 P.M.

- A. **INVOCATION:** Councilman Daniels
- B. **PLEDGE TO THE AMERICAN AND TEXAS FLAGS:**
Deputy Mayor Pro Tem Tierney
- C. **PROCLAMATIONS:**
1. Declaring the Month of January, 2016, as “Lewisville’s 91st Birthday Celebration”
 2. Declaring the Month of January, 2016 as “School Board Recognition Month”
- D. **PRESENTATIONS:**
1. Presentation of Poem Celebrating Lewisville's 91st Birthday as Composed by Lewisville Poet Laureate J. Paul Holcomb
 2. United Way of Denton County presents Community Spirit Award to The City of Lewisville

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- E. **PUBLIC HEARING:** Consideration of an Ordinance Approving a Zone Change Request From Local Commercial District (LC) to Medical District (MD) on a 14.31-Acre Tract of Land out of the Jesse Watkins Survey, Abstract No. 1327, Located at the Southwest Corner of Ace Lane and FM 3040, as Requested by Mark Bouldin of Senior Care Living VI, LLC, on Behalf of Hawkeye Realty West Lewisville, L.P., the Property Owner (Case No. PZ-2015-12-21).

ADMINISTRATIVE COMMENTS:

The subject request is for a proposed memory care facility and an assisted-living facility with approximately 110 units along with an additional independent living facility in a future phase. The Planning and Zoning Commission recommended approval of the zone change request by a vote of 7-0 at their meeting on December 15, 2015.

RECOMMENDATION:

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

PRESENTATION: Richard E. Luedke, Planning Manager

AVAILABLE FOR QUESTIONS: Mark Bouldin, Senior Care Living VI, LLC.

- F. **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.
- G. **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.
1. **APPROVAL OF MINUTES:** City Council Minutes of the January 4, 2016, Workshop Session and Regular Session.
 2. **Approval of a Bid Award for an Annual Requirements Contract for Asphalt Rehab Projects to Reynolds Asphalt and Construction Company, Euless, Texas, in the Estimated Amount of \$443,482.**

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ADMINISTRATIVE COMMENTS:

A total of eleven (11) requests for proposals were downloaded from Bidsync.com. Two (2) proposals were received and opened on December 10, 2015. This contract involves the pulverization, stabilization, and asphalt overlay of existing asphalt pavements throughout the City. This application is considered a sustainable process. Based on the evaluation matrix included in the request for proposals, Reynolds Asphalt and Construction Company received the highest evaluation score and is being recommended for award. The term of the contract will be twelve (12) months, with options to extend for up to two (2) additional twelve (12) month periods. Funding is available for this contract through various CIP Projects.

RECOMMENDATION:

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

- 3. Acceptance of Property Located on a Portion of 1002 Lakeland Drive; Further Identified as a Portion of Lot 15, Block F, Lakeland Terrace 2 Addition, Being Conveyed to the City of Lewisville, Texas by Donation Deed From Rhonda Blackall, Linda Scheer and Frank Scheer.**

ADMINISTRATIVE COMMENTS:

TXDOT schematics have identified certain properties that lie within the proposed future I-35E expansion area and have begun right-of-way acquisitions. The portion acquired by TXDOT bisected the existing house, which has since been demolished. The remaining portion of the General Business (GB) lot has also been left unbuildable. The property being donated is the remainder of the lot that fronts onto Lakeland Drive.

RECOMMENDATION:

That the City Council accept that Portion of Lot 15, Block F, Lakeland Terrace 2 Addition being conveyed to the City of Lewisville, Texas by the Rhonda Blackall, Linda Scheer and Frank Scheer Donation Deed.

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- 4. Acceptance of Property Located on a Portion of 696 South Stemmons Freeway; Further Identified as a Portion of Lot 23, Block 3, James Degan Addition, Being Conveyed to the City of Lewisville, Texas by Donation Deed From Bobby Joe Moseley and Betty Moseley.**

ADMINISTRATIVE COMMENTS:

TxDOT schematics have identified certain properties that lie within the proposed future I-35E expansion area and have begun right-of-way acquisitions. The portion acquired by TxDOT included the existing house, which has since been demolished. The remaining portion of the Single-Family Residential (R-7.5) lot has also been left unbuildable. The property being donated is the remainder of the lot that fronts onto Stemmons Freeway North.

RECOMMENDATION:

That the City Council accept that Portion of Lot 23, Block 3, James Degan Addition being conveyed to the City of Lewisville, Texas by the Bobby Joe Moseley and Betty Moseley Donation Deed.

- 5. Approval of the Dates for the 2016 City Council Retreat.**

ADMINISTRATIVE COMMENTS:

Council previously approved February 26th and 27th as the dates for the 2016 City Council Retreat to be held at the Marriott at Legacy Town Center in Plano, Texas. Due to conflicting schedules, staff is now recommending holding the retreat February 19th and 20th.

RECOMMENDATION:

That the City Council approve February 19th and 20th as the dates for the 2016 City Council Retreat.

- 6. Approval of an Access Easement to Connell Development Company Across City Property for the Purpose of Constructing and Maintaining an Access Drive From Bennett Lane to 591 Bennett Lane; and Authorization for the Mayor to Execute the Access Easement.**

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ADMINISTRATIVE COMMENTS:

Connell Development Company submitted the Connell Development Addition final plat for the property located at 591 Bennett Lane. The property has no access to a public street thus a shared access easement to Bennett Lane is required from the City prior to the approval of the final plat. 591 Bennett Lane as well as all adjoining property is zoned Light Industrial (LI).

RECOMMENDATION:

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

H. **REGULAR HEARINGS:**

7. **Consideration of a Variance to the Lewisville City Code, Section 6-144, Regarding Screening Walls Between Commercial and Residential Uses, for the Denton County Precinct 3 Government Center and the Remington Apartments, Located at the Northwest Corner of Civic Circle and Valley Parkway, as Requested by the Denton County Department of Public Works, on Behalf of Denton County, the Property Owner.**

ADMINISTRATIVE COMMENTS:

Denton County Precinct 3 is constructing a new government building at the northwest corner of Civic Circle and Valley Parkway. The County is requesting a variance to allow a metal ornamental fence with irrigated landscaping in lieu of the required masonry screening wall along the northwest corner of the site and the north-south boundary of the adjacent dry cleaners and apartments north of the site. The request is due to the location of a sanitary sewer line and storm water line and concerns over City maintenance of the lines.

RECOMMENDATION:

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

PRESENTATION: Richard E. Luedke, Planning Manager

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AVAILABLE FOR QUESTIONS:

DeWayne Snider – Denton County Department of Public Works Construction Project Manager

- 8. Consideration of an Ordinance of the City Council of the City of Lewisville, Texas Extending the Term of an Ordinance Granting a Franchise to Oncor Electric Delivery Company LLC; and Providing an Effective Date.**

ADMINISTRATIVE COMMENTS:

On June 20, 2011, Council approved an ordinance for the Oncor Electric Delivery Company LLC (Oncor) franchise, which will expire on March 31, 2016. Staff is requesting an extension of the current franchise ordinance, which allows the continuation of the terms and conditions of Ordinance No. 3871-06-2011 until March 31, 2021. The City of Lewisville Charter requires two readings of this ordinance, with 30 days in between. The second reading will be March 7, 2016.

RECOMMENDATION:

That the City Council approve the ordinance and conduct the first reading as set forth in the caption above.

- 9. Provide Direction to City Staff Regarding a Potential Date for a Charter Amendment Election.**

ADMINISTRATIVE COMMENTS:

City Council received the 2015 Charter Review Commissions' final recommendations at the July 20, 2015, City Council meeting. Discussion was held regarding potential election dates including the possibility of a May election, but no definitive direction was given. At that time, the continuation elections for the Fire Control, Prevention and Emergency Medical Service District and Crime Control and Prevention District had not been called for May 2016. Staff does not recommend that the City Council call a May 2016 City Charter Amendment Election and is seeking direction regarding potential dates for a Charter Amendment Election.

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RECOMMENDATION:

That the City Council provide direction to City staff regarding a potential date for a Charter Amendment Election.

- I. **REPORTS:** Reports about items of community interest regarding which no action will be taken.
 - ◆ Fourth Quarter 2015 Boards/Commissions/Committees Attendance Reports
- J. **CLOSED SESSION:** In Accordance with Texas Government Code, Subchapter D,
 - 1. Section 551.072 (Real Estate): Property Acquisition
 - 2. Section 551.087 (Economic Development): Deliberation Regarding Economic Development Negotiations
- K. **RECONVENE** into Regular Session and Consider Action, if Any, on Items Discussed in Closed Session.
- L. **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).