

**A G E N D A**

**LEWISVILLE CITY COUNCIL MEETING  
JULY 11, 2016**

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

**WORKSHOP SESSION - 6:30 P.M.  
REGULAR SESSION - 7:00 P.M.**

Call to Order and Announce a Quorum is Present.

**WORKSHOP SESSION - 6:30 P.M.**

- A. Discussion on Police Recruitment
- B. 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 Vaughn
- C. **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.
- D. **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 June 20, 2016, Workshop Session and Regular Session.

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- 2. Approval of an Economic Development Agreement By and Between the City of Lewisville and Mary Kay Inc.; and Authorization for the City Manager to Execute the Agreement.**

**ADMINISTRATIVE COMMENTS:**

Since August of 2015, staff has been working with Mary Kay Inc. to relocate their manufacturing, research and development (R&D) facility, currently located in Dallas, to Lewisville. The new 330,000 square feet facility in Lewisville will relocate 500 employees from Dallas to Lewisville. In addition, the new Lewisville facility will bring an investment of over \$100 million dollars in land purchase, construction, business personal property and inventory.

**RECOMMENDATION:**

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

- 3. Approval of a Resolution Concurring to the Transfer of the Maintenance of All City Birth and Death Vital Records to Denton County.**

**ADMINISTRATIVE COMMENTS:**

Per the Texas Health and Safety Code, County Commissioners adopted a resolution to transfer the local registrar duties from the City of Lewisville to Denton County on June 21, 2016. The City Council directed City staff at the June 20, 2016 meeting to proceed with the transfer; however, per the code, the City Council will need to officially adopt the proposed concurring resolution to complete the process. Based upon the timeline agreed to between Denton County and the City of Lewisville, all registrar responsibilities for the City of Lewisville will officially transfer on July 18, 2016.

**RECOMMENDATION:**

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

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**E. REGULAR HEARINGS:**

- 4. Consideration of Four Variances to the Lewisville City Code Section 6-103 (Access Management) Regarding Driveway Spacing and Control of Access, Section 5-91 Fire Code, and Section 6-123 Multi-Family and Non-Residential Landscaping Requirements Related to Brookhollow North Located at 1660 South Stemmons Freeway, as Requested by Dan Gallagher, Kimley-Horn and Associates, Inc., on Behalf of the Owner.**

**ADMINISTRATIVE COMMENTS:**

The subject site is a 3.9-acre lot zoned Light Industrial (LI) within the Brookhollow North Addition. The property owner, Vista North Properties, Inc., is proposing site improvements resulting from right of way dedication for the Phase II, I-35 project and has requested the following variances to allow the occupancy of the existing building: a) driveway spacing of less than the 50-feet required, b) control of access of less than the 100-feet required, c) two points of emergency access to be less than the required 350-feet apart, and d) to allow donation of \$200,000 towards the IH-35E beautification fund and enhanced landscape buffer along the northern lot line in lieu of the required landscaping.

**RECOMMENDATION:**

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

**AVAILABLE FOR** - Jeff Kelly, P.E., Assistant City Engineer  
**QUESTIONS:** - Tim Ippolito, Fire Marshal  
- George Babineaux, Assistant Building Official

- 5. Consideration of Calling a Special-Called Meeting to Consider the Future Design and Use of the Bank Building Located at 191 West Main Street for July 25, 2016 at 6pm.**

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**ADMINISTRATIVE COMMENTS:**

On May 19, 2016, Beck Architecture and Catalyst Commercial facilitated a design charrette with the committee appointed by City Council. That appointed committee was made up of representatives from various Old Town advisory boards, the Arts Advisory Board, as well as key community stakeholders. During that charrette, Beck Architecture received input from the committee members with regard to the type of uses and building form/architecture that the committee would like to see on the property. Beck Architecture and Catalyst Commercial will be presenting to the City Council the information collected from the charrette as well as the use, design, and phasing options for the site.

**RECOMMENDATION:**

That the City Council call a Special-Called meeting for July 25, 2016 at 6pm in the City Council Conference Room.

**AVAILABLE FOR  
QUESTIONS:**

- Claire Swann, Assistant City Manager

**6. Consideration of Calling a Special-Called Meeting to Conduct a Public Hearing on the Budget.**

**ADMINISTRATIVE COMMENTS:**

State law requires two public hearings on the budget be held. In order to make the timeline work, a special-called meeting is necessary. City staff recommends that this meeting be held on August 24, 2016 at 7:30 a.m. in the City Council Conference Room.

**RECOMMENDATION:**

That the City Council call a Special-Called meeting for August 24, 2016 at 7:30 a.m. to be held in the Lewisville City Council Conference Room.

F. **REPORTS:** Reports about items of community interest regarding which no action will be taken.

G. **CLOSED SESSION:** In Accordance with Texas Government Code, Subchapter D,

1. Section 551.072 (Real Estate): Property Acquisition

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2. Section 551.087 (Economic Development): Deliberation Regarding Economic Development Negotiations
- H. **RECONVENE** into Regular Session and Consider Action, if Any, on Items Discussed in Closed Session.
- I. **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).