

**A G E N D A**

**LEWISVILLE CITY COUNCIL MEETING  
JULY 18, 2016**

**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. Discussion of Green Centerpiece Master Strategy
- B. Discussion of Audubon Feasibility Study Report Presented by Brian Trusty, Executive Director of Audubon Texas
- C. Briefing on Structural Assessment of K&W Building and Next Steps for Development
- D. Discussion of Regular Agenda Items and Consent Agenda Items

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

- A. **INVOCATION:** Councilman Jones
- B. **PLEDGE TO THE AMERICAN AND TEXAS FLAGS:** Mayor Durham
- C. **PRESENTATION:** Certificates of Appointment and Oaths-of-Offices to Reappointed and Newly Appointed Members of the City's Boards/Commissions/Committees.

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**D. PUBLIC HEARINGS:**

- 1. Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Agriculture Open Space District (AO) to Single Family Residential District (R-7.5), on an Approximately 1.373-Acre Tract of Land out of the E. Pickett Survey, Abstract No. 1014, Located at 742 South Poydras Street, as Requested by Tamara Burks, on Behalf of Brenda Harris, the Property Owner (Case No. PZ-2016-07-17).**

**ADMINISTRATIVE COMMENTS:**

The current zoning of the property, Agriculture Open Space, requires lots of one acre in size and 100-foot setbacks. The applicant is proposing to rezone to Single-Family R-7.5, which allows a residential dwelling on a minimum 7,500 square foot lot. The requested zoning is consistent with surrounding properties. The Planning and Zoning Commission recommended approval (5-0) of the zone change request at their meeting of July 5, 2016.

**RECOMMENDATION:**

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

**AVAILABLE FOR QUESTIONS:** - Nika Reinecke, Director of Economic Development and Planning

- 2. Public Hearing: Consideration of a Special Use Permit for an Outdoor Auto Display and Sales Facility With One Associated Variance, on an Approximately 1.2219-Acres Located at 1240 Texas Street, Legally Described as Ralston Outdoor Addition Lot 1, Block A and ACI Self Storage Addition, Lot 2, Block A, Zoned Light Industrial District (LI), as Requested by Masterplan Consultants on Behalf of Ralston Outdoor and Mark Haas, the Property Owners (Case No. SUP-2016-06-06).**

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**ADMINISTRATIVE COMMENTS:**

The request is for an SUP to use the two properties for an outdoor auto display and sales facility. The property previously was used as an outdoor auto display and sales facility; however, that use was discontinued and the site converted to a church worship facility. To change back to an outdoor auto display and sales facility will now require approval of an SUP. Staff cannot support this SUP request since it does not align with the City's vision for the redevelopment of this area. If the SUP is granted by Council, the following variance is requested in conjunction with the SUP: to allow the existing pole sign to remain for one year, at which time it would be replaced with a monument sign meeting the minimum sign ordinance requirements. Staff does not object to the variance request so long as City Council desires to grant the SUP. The Planning and Zoning Commission recommended denial (6-0) of the SUP request at their meeting of June 7, 2016.

**RECOMMENDATION:**

That the City Council deny the Special Use Permit and associated variance.

**PRESENTATION:** - Maxwell Fisher, Masterplan Consultants

**AVAILABLE FOR QUESTIONS:** - Nika Reinecke, Director of Economic Development and Planning

3. **Public Hearing: Consideration of Amendments to the 2015 Community Development Block Grant (CDBG) Annual Action Plan; a Resolution Authorizing CDBG and City Social Service Agency Fund Agreements Between the City of Lewisville and Agencies Receiving Re-allocated Funds; and Authorization for the City Manager to Execute the Agreements.**

**ADMINISTRATIVE COMMENTS:**

Health Services of North Texas and Christian Community Action both closed programs mid-year leaving \$10,000 in *Community Development Block Grant* funds available for re-allocation. An amendment to the 2015 Annual Action Plan is required to re-allocate CDBG funds. Similarly, Empowering America's Future (EAF), an agency funded from the *City Social Service Agency Fund* was not able to fulfill the terms of its contract leaving another \$4,500 of grant funds unspent for services this year. The CDBG Advisory Committee, in a meeting on June 7, 2016, recommended re-allocating these funds to other programs for which new agreements are needed. In addition to these agreements, the contract for Chisolm

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Trail RSVP is included to correct an error that resulted in an unintentional reduction of \$500 for senior services.

**RECOMMENDATION:**

That the City Council approve the CDBG Annual Action Plan amendments and resolution authorizing the City Manager to execute the agreements for the proposed programs.

- 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.
4. **APPROVAL OF MINUTES:** City Council Minutes of the July 11, 2016, Workshop Session and Regular Session.
5. **Approval of an Agreement for Ad Valorem Tax Billing and Collection Between the City of Lewisville and Denton County for Fiscal Year 2016-17; and Authorization for the City Manager to Execute the Agreement.**

**ADMINISTRATIVE COMMENTS:**

In Fiscal Year 1997-98, the City entered into an agreement with the Denton County Tax Assessor-Collector to bill and collect City ad valorem taxes. Services provided have been satisfactory and reliable. The contract rate per parcel will be \$0.72, an increase from this year's rate of \$0.69. Funding to cover this expenditure is proposed in the Finance Department General Fund 2016-17 budget.

**RECOMMENDATION:**

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

6. **Approval of Lease Agreement Between Trett Enterprises, Inc. and LMH-SP, Inc., and DFW Ice Vending LLC.**

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**ADMINISTRATIVE COMMENTS:**

Eagle Point Marina/Trett Enterprises, Inc. sub-leases must be approved by Council and then submitted to the Corps of Engineers. Eagle Point has submitted a lease (renewal) for boat rentals with LMH-SP, Inc./DBA Just For Fun, and DFW Ice Vending LLC.

**RECOMMENDATION:**

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

**7. Approval of a Resolution Approving the Fiscal Year 2017 Financial Plan of the Denco 9-1-1 District.**

**ADMINISTRATIVE COMMENTS:**

At their June 9, 2016 meeting, the Denco Area 9-1-1 District Board of Managers unanimously approved the FY 2017 draft financial plan. Pursuant to Section 772.309 of the Texas Health and Safety Code, Denco Area 9-1-1 is required to provide a draft of its annual financial plan to all participating jurisdictions soliciting comments. Response is requested prior to August 13, 2016. The District Board of Managers at their regular meeting on September 8, 2016 will consider any responses on the draft budget and final approval of the 2017 financial plan. The plan provides for operations and services at the same rate that has been collected from district residents since Denco's inception in 1987.

**RECOMMENDATION:**

That the City Council consider the resolution as set forth in the caption above.

**8. Adoption of Green Centerpiece Master Strategy.**

**ADMINISTRATIVE COMMENTS:**

The City Council adopted the 2025 Plan on July 14, 2014. This plan focuses on 9 Big Moves including Big Move #1, Green Centerpiece. Each of the Big Moves has a number of action steps. A key action step in the plan is the convening of the partners to create and implement a Master Strategy for the Green Centerpiece and surrounding area. Staff has been working with key staff from the Corp of Engineers, LISD and UNT in the development of this Master Strategy. Staff members with each of the partner organizations has now bought off on the proposed Master Strategy and staff is seeking City Council adoption of the plan.

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**RECOMMENDATION:**

That the City Council adopt Green Centerpiece Master Strategy.

**G. REGULAR HEARINGS:**

- 9. Consideration of a Resolution Appointing One Member to the Board of Managers of the Denco Area 9-1-1 District.**

**ADMINISTRATIVE COMMENTS:**

At the April 18, 2016, City Council selected Jim Carter, Former Mayor of Trophy Club and Denton County Commissioner as the City of Lewisville's nomination for the Board of Managers of the Denco Area 9-1-1 District. All the nominations have now been submitted from the area cities and the District has requested that each participating city vote for one of the candidates and advise the District of its selection prior to 5 p.m. on September 9, 2016. The bios/resumes of each nominee have been attached for the City Council's review.

**RECOMMENDATION:**

That the City Council approve a resolution appointing one member to the Board of Managers of the Denco Area 9-1-1 District.

- 10. Consideration of Appointments to the Lewisville 2025 Advisory Board.**

**ADMINISTRATIVE COMMENTS:**

Several places on the Lewisville 2025 Advisory Board have reached the end of their term limits (Place Nos 2, 4, 6, and 8). All of these members are requesting to be considered for reappointment. Data sheets for these members has been included for City Council review.

**RECOMMENDATION:**

That the City Council proceed with the appointment process to the Lewisville 2025 Advisory Board.

- 11. Consideration of Acceptance of Resignation of Greg Tierney From Place No. 5 on the Lewisville Parks and Library Development Corporation (4B); Declare Vacancy Exists on the 4B; and Consideration of an Appointment to Place No. 5 on the 4B.**

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**ADMINISTRATIVE COMMENTS:**

Pursuant to no longer serving on the Lewisville City Council, Greg Tierney has advised City staff that he wishes to step down from the Lewisville Parks and Library Development Corporation. The Articles of Incorporation for this board state that the Board of Directors be composed of seven (7) persons appointed by the City Council who are residents of the City and that no more than four (4) of the seven (7) members may be city employees, officers, or members of the City Council. Currently, the members serving on this corporation are Rudy Durham, TJ Gilmore, Ken Judkins, R Neil Ferguson, Robert Solete, and Doug Killough. When this Corporation was first formed, the City Council wanted to have four Council Members serve on this Corporation as well as a representative from the Park Board.

**RECOMMENDATION:**

That the City Council accept the resignation, declare a vacancy, and consider an appointment as set forth in the caption above.

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

- ◆ Second Quarter 2016 Boards/Commissions/Committees Attendance Reports
- ◆ Health Plan Report

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

1. Section 551.071 (Consultation with Attorney): Legal Issues Related to Outdoor Receptacles.
2. Section 551.072 (Real Estate): Property Acquisition
3. Section 551.087 (Economic Development): Deliberation Regarding Economic Development Negotiations

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- 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).