

A G E N D A

**LEWISVILLE CITY COUNCIL MEETING
AUGUST 1, 2016**

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

**WORKSHOP SESSION – 5:45 P.M.
REGULAR SESSION - 7:00 P.M.**

Call to Order and Announce a Quorum is Present.

WORKSHOP SESSION – 5:45 P.M.

- A. Discussion of Options Related to Hebron Streetscaping
- B. Presentation of Key Results from the 2016 Police Operations and City Appearance/Property Maintenance Survey
- C. Discussion on Proposed Trial Program for Traffic Signal Control Box Wraps in Old Town Core
- D. Discussion of Regular Agenda Items and Consent Agenda Items

REGULAR SESSION - 7:00 P.M.

- A. **INVOCATION:** Mayor Pro Tem Gilmore
- B. **PLEDGE TO THE AMERICAN AND TEXAS FLAGS:** Councilman Ferguson

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C. PUBLIC HEARINGS:

- 1. Continued Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Agriculture Open Space District (AO) to Medical District (MD), on an Approximately 2.592-Acre Tract of Land Out of the Lou Burgeois Survey, Abstract No. 52, Located at the Southwest Corner of South Uecker Lane and Oakbend Drive at 2276 South Uecker Lane as Requested by The Gathering Vista Ridge, LLC on Behalf of Doyle Leon Atchley, the Property Owner (Case No. PZ-2016-05-15).**

ADMINISTRATIVE COMMENTS:

On July 26, 2016, the applicant withdrew this zone change request; therefore, no action by the city council is necessary. This public hearing is continued from the June 20, 2016 City Council meeting. The current zoning of the property is Agriculture Open Space. The applicant is proposing a duplex residential community targeted to seniors with 12 duplexes ranging in size from 800 square feet to 1,350 square feet. The request is for MD zoning primarily to avoid a more appropriate zoning district of Duplex (DU) or Townhouse (TH) which lends itself to this type of development; but would not meet the those district requirements and yield the same number of units. The proposal is not a good fit for the area and does not adhere to any applicable zoning district. The Planning and Zoning Commission recommended denial (3-2) of the zone change request at their meeting of May 17, 2016.

RECOMMENDATION:

That the City Council take no action on the zone change request as it has been withdrawn.

- 2. Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Multi-Family One (MF-1) to Planned Development-Mixed Use (PD-MU), With Five Associated Variances, on an Approximately 5.082-Acre Tract of Land Out of the S. Luttrell Survey Abstract 743, Located at 3000 North Stemmons Freeway, as Requested by G&A Consultants, LLC on Behalf of H198, LLC, the Property Owner (Case No. PZ-2016-07-18).**

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ADMINISTRATIVE COMMENTS:

The Planned Development (PD) district allows for innovative community design concepts which may not meet all regulations of the City's standard zoning categories, but ensures a high quality development with enhanced amenities and a customized design tailored for a particular site. The property for the proposed PD has been a mobile home and RV park for over 40 years. The concept plan for the proposed Tower Bay Lofts contains a single building to be constructed in one phase with 308 residential units, courtyards with amenities and a multi-story parking garage. The following five variances are being requested: a) to waive the deceleration requirement; b) to allow a 145.1-ft driveway spacing in lieu of the required 230-ft; c) to allow a reduction in the required parking from two parking spaces per unit to 1.73 parking spaces per unit; d) to allow a 3.5-ft landscape buffer in lieu of the required 10-ft landscape buffer; and e) to allow ornamental trees in the landscape buffer in lieu of trees on the approved tree list for private property. The Planning and Zoning Commission recommended unanimous approval (6-0) of the zone change request at their meeting of July 19, 2016.

RECOMMENDATION:

That the City Council approve the proposed ordinance and five associated variances as set forth in the caption above.

PRESENTATION: - Al Crozier, Property Owner

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

3. **Public Hearing:** Consideration of a Resolution Authorizing the Adoption of the Community Development Block Grant (CDBG) 2016 Annual Action Plan and Amendments to the Citizen Participation Plan and Authorization for the City Manager to Submit the Plan to the U.S. Department of Housing and Urban Development; and Acknowledge Receipt of the Recommended FY 2016-2017 City Social Service Agency Fund Budget of \$170,000 From the CDBG Advisory Committee.

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ADMINISTRATIVE COMMENTS:

An Annual Action Plan must be submitted to the U.S. Department of Housing and Urban Development (HUD) by August 15 as a requirement to receive Community Development Block Grant (CDBG) funds of \$599,101 in FY 2016-2017. The plan has been developed following priorities set by the 2012 Consolidated Plan. The CDBG Advisory Committee reviewed applications submitted by non-profit agencies and City Departments for projects that address HUD national objectives and 2012 Community Needs Assessment priorities. At their June 7, 2016 meeting, the Committee, by a vote of 7-0, recommended a draft budget which has been incorporated into the Action Plan. The Plan was made available for a 30 day Public Comment period from July 1, 2016 through August 1, 2016. The Citizen Participation Plan amendments are required as a result of the new Fair Housing Rule and will guide public outreach efforts in developing a new Fair Housing Assessment as well as the Consolidated Plan for Housing and Community Development every three to five years. The Advisory Committee recommendations also include City Social Service Agency Fund allocations funded directly by the City general fund which will be included in the draft City Budget. On July 19, 2016 the Advisory Committee voted unanimously to recommend approval of both the Annual Action Plan and Citizen Participation Plan.

RECOMMENDATION:

That the City Council approve the resolution, acknowledge receipt of the City Social Service Fund budget and authorize the City Manager to submit the plans as set forth in the caption above.

PRESENTATION: - Jamey Kirby, Grants Coordinator

- D. **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.
- E. **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.

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- 4. Approval of a Bid Award for the FM544 16" Water Line Improvement Project to Wilson Contractor Services, LLC, Denton, Texas in the Amount of \$1,539,455.87; Which Includes \$73,307.42 for Contingencies; and Authorization for the City Manager to Execute the Contract.**

ADMINISTRATIVE COMMENTS:

A total of seventeen (17) bid invitations were downloaded from Bidsync.com. A total of seven (7) bids were received and opened July 7, 2016. The project consists of installing a 16" water line to connect the existing 16" water line in Windhaven Parkway and provide a future connection point for a 16" water loop to the 16" water line in Josey Lane currently under construction. Funds are available in the Capital Improvement Project Program.

RECOMMENDATION:

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

- 5. Approval of the Capital Improvements Advisory Committee Semi-Annual Report for the Period of October 1, 2015 Through March 31, 2016.**

ADMINISTRATIVE COMMENTS:

The Semi-Annual Report is to provide information on the progress of the Capital Improvements Plan associated with the Impact Fee Program and the Land Use Assumption Plan. In accordance with the Local Government Code, Section 395, the Capital Improvements Advisory Committee has reviewed the Semi-Annual Report and is recommending Council approval.

RECOMMENDATION:

That the City Council approve the semi-annual report as set forth in the caption above.

- 6. Approval of a Contract for Architectural Services with Barker Rinker Seacat Architecture for the Design of the Proposed Multi-Generational Center Located at the Southwest Corner of Valley Parkway and Corporate Drive and a Feasibility Study for a 20 Acre Nature Park Located at the Southeast Corner of Valley Parkway and Corporate Drive; in the Amount of \$3,561,055; and Authorization for the City Manager to Execute the Contract.**

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ADMINISTRATIVE COMMENTS:

Through the Vision 2025 process and the following 2015 City Bond Election, the residents of Lewisville expressed a need to increase the size of the Senior Activity Center and build a new recreation center. The proposed Multi-Generational Center will combine the Senior Center, Memorial Park Recreation Center, and add an indoor aquatic facility thus creating a 90,000 square foot new facility located in the northeast corner of the lot. Assuming the Contract is approved by City Council on August 1, public meetings would take place in mid-to-late October. The concept design phase should be completed by mid-December. The next few phases: Schematic Design, Design Development, and Construction Documents will take just over a year. Construction is anticipated to begin mid-May 2018. Assuming everything remains on schedule, the potential opening of the new facility would be late fall 2019. The firm of Barker Rinker Seacat Architecture is recommended based on their prior multigenerational facility design, experience and references. Funding is available from Capital Improvement Projects.

RECOMMENDATION:

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

- 7. Approval of a Resolution Authorizing the City to Submit a Grant Application to the Texas Criminal Justice Division to Obtain Funding to Purchase a Public Safety Records Management System.**

ADMINISTRATIVE COMMENTS:

The Lewisville Police Department is preparing a grant application to obtain funding from the State of Texas under its Texas Conversion to the National Incident-Based Reporting System grant program. The application seeks to fund the purchase of a new Public Safety Records Management system to replace the existing records management system that has been in use for over 15 years. The estimated cost is \$1,750,000, all of which will be covered by the grant if our application is approved.

RECOMMENDATION:

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

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F. REGULAR HEARINGS:

- 8. Second and Final Reading: An Ordinance of the City Council of the City of Lewisville, Texas Extending the Term of an Ordinance Granting a Franchise to Texas New Mexico Power Company and Associated Language Regarding Compensation; and Providing an Effective Date.**

ADMINISTRATIVE COMMENTS:

On February 20, 2012, Council approved an ordinance for the Texas New Mexico Power Company (TNMP) franchise, which will expire on April 30, 2017. Staff is requesting an extension of the current franchise ordinance, which allows the continuation of the terms and conditions of Ordinance No. 3927-02-2012 until April 30, 2022. The City of Lewisville Charter requires two readings of this ordinance, with 30 days in between. The first reading occurred on June 20, 2016. This will be the second and final reading.

RECOMMENDATION:

That the City Council approve the second and final reading of this ordinance as set forth in the caption above.

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

- H. 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

- I. RECONVENE into Regular Session and Consider Action, if Any, on Items Discussed in Closed Session.**

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J. **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).