

LEWISVILLE CITY COUNCIL

CALLED-SPECIAL SESSION

AUGUST 24, 2009

Present:

Dean Ueckert, Mayor

Council Members:

Lathan Watts, Mayor Pro Tem
Rudy Durham, Deputy Mayor Pro Tem
Greg Tierney
David Thornhill
John Gorena

City Staff:

Claude King, City Manager
Donna Barron, Assistant City Manager
Steve Bacchus, Assistant City Manager
Julie Heinze, City Secretary
Ronald J. Neiman, City Attorney

WORKSHOP SESSION – 6:00 P.M.

With a quorum of the Council Members present, the Called Special Session of the Lewisville City Council was called to order by Mayor Ueckert at 6:04 p.m. on Monday, August 24, 2009, in the City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas. All City Department Heads were in attendance.

Eric Ferris, Kumar, Sarah McLain, Juan Ortiz, James Kunke, Elizabeth Trosper

**Discussion of Preliminary Concepts for Old
Town Transit-Oriented Development, Mill
Street, and Old Town Plaza.**

(Agenda Item B)

Dean this is just to review and will be seen several more times. Nika advises that once Steven finishes on one area then address those questions and move on to the next area. Nika introduces Steven Spears with Design Workshop – advised that the project has been developed farther after discussion during the charettes – this is a refined version. Looking at different options and get direction on which options to develop further.

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Steven does PowerPoint starting with he recognized sarah, elizaeth and nika – great working wit them part of the team and process and real advantage to have staff that works so well with consultants. He starts on TOD Plan

Old Town TOD purpose – reviewed some photos and advised that it was important about the development around the transit.

Reviewed a land use plan rendering of the areas that were possible redevelopment Old Town and what those developments may be.

Concept one – advised this one was more likely to occur in his opinion.

Big circles are the five minutes walking distance – park and open space plan slide

Before F he advises that they are advocates of on street parking as it slows down traffic.

Questions –

City Manager King describe how the travel lane yield works on some of those smaller sections. Slide 18 – residential area ields low amount of traffic you are able to bring that in so you have less infractsturcure and ___ the idea is that these large expansive road are not necessary because fire truck and ambulances are able to get through and it's important on connected streets if you have culdesacs would advise against this. City Manager King this is one of those disparture points that a number of cities have done – goes back to before we had wider strets- the neighborhood preservation committee is looking at areas where the street is narrow and they were looking at that in a sense that is a problem a plan like this is predicated largely on the idea that you are tring to deepmasize the use of the automobiles. Discussion held regarding the size of current streets and the proposed Green Street. Steve explained there is no dedicated parking in this area. John not a fan of the narrow streets. City Manager King tring to create an enviromnen that is so different than what you have.

City Manager King when you went over the dentisties that generated the housing units what were they per acre that generate those numbers. Steven it is the same zoning same density that exists. Discussion held regarding where the high density would be. Steven explained that the street would be larger density areas were discussed and what would be included in the various density areas.

Land use plan doesn't lock into a single use, but it allows other things to happen. Avoid building a park and then having concrete manufacturing settling next to the park. Land use plan is as a guide and not dogma.

Steven the transit station is going to be a asset as people want to be in close proxiiit to transporatoin. The space between transit station and old town doesn't support old town as much as it could but if developed over time with beds, i.e. people, it could continue to support downtown with the investment that has been made into the city and the beter off the city will be and you will be able to use this to help strengthen the future of the old town area.

Questions –

City Manager King because of the current zoning in this are which is largely commercial and industrial you would have to change to more retail and office, softer type uses, lot of replacement or resuse. How accomplish may be another story – ways you can stimulate that and speed it up. Ultimately the plan is asking do you want to convert those uses over the long haul. Deputy Mayor Pro Tem Durham if we split at rr track east and west – to the west yes, to the east might not have any trouble with that toward the landfill. On the west side yes.

Mayor Pro Tem Watts destination spot or departure spot – if there is a middle ground between those that is how my idea when we talk about redevelopment – along with the lifestayle plan it would be a departure spot as they would be living close to the station as that other area was transisted into residential and officer and adding more things around old town in the way of arts and entertainment that old town could be a destination also – not strictly one or the other. City Manager King to some extent that is the odel that Addison circle tries to emulate. Steven the difference between the two concepts if you went more the employment side there should it will be difficult to bring businesses down – difficult to bring you are not going to see fastforward thirty years see the jobs that are heavy in trucking and in manual lablor the value of the land will be too much – it will be water collar and office type park setting. Nika the lifestyle community is accutally directed toward a living place but at the same time adding the destination entertainment. Nika some of the residential on the east side looking at redefining that.

Mayor Pro Tem Watts concerned regarding the narrow streets regarding ? 4. Nika look at regarding new development in old town create a different environment of providing more walkable streets – wider sidewalks and landscaping and bike routes. Looking at different alternatives more residential than urban – what you want to create in a special part of the city. City Manager King the east main cross section is designed within the existing row. Discussion held regarding the cross sections recommendations.

Steven it is so important to connect the streets that do not go through – you have to have the east west connections or it will not go well, it's about getting people through if you do not you limit the ability to get people through and that's where you start to see crime occur. Deputy Mayor Pro Tem Durham is the plan on main street ot make it a through street or more of secondary street to serve the immediate neighborhoods. Steven not as a through street unless you want to sit in traffic.

Mayor Ueckert create more people bodies back in to old town with high end. Steven it's a national experience or phenomom that train stations people are going to want to live here because of the great things Lewisville has to off and it's a great surburan community in the Metroplex.

Next came – mill street:

North and south bound up to high school and at the juncture the couplet would reconnect. Reviewed the cross sections going south to north. Discussion held regarding the cross section strets that steven reviewed. Part of the discussion included repairing mill street and kealy at the same time so they would be built correctly and at a time to be determined by traffic counts that may want to be come a couplet and they did not want to have to have medians, etc., ripped out but to be able to just restripe. Discussion held regarding making kealy one way and mill street one way.

Storm wate r- factoring in some surface type landscaping to help reduce the amount of pipe required.

City Manager King there is fundinginthe Trip 08 that was for kealy. Steven recommend that the city build mill and kealy in the antiipation of a couplet and when it gets to the traffic volume when you need to do a couplet then you are prepared. he stated that once it gets past the study area then it goes back to the current condition. He explained the current condition is not inviting for pedestrians and an old town area – we are trhing to makie it a destination area. Mayor Ueckert you have to decide at stome poit if you want it to be a thoroughfare street and stay as is or reduce some of the though traffic into neighborhood, pedestrian feeling traffic that creates a retail development on both streets – have to decide which way you want to go.

Discussion held regarding the old town area there should be on street parking on mill street. He explained some of the traeling lanes that exsit right now would be given to parking he explained that just bulifdng mill street alone does not give the service the city needs. City Manager King it enhances appearance, landscaping, etc, just not volume flow. Councilman Tierney expressed concern regarding increasing parking now. Steen explain that parking was the number one concern in the old town area. Steven reidewed where he was recommending parking now in the old town area. Elm street and going through church street and that is it. Elm street, main and possibly up to walter Deputy Mayor Pro Tem Durham

Steve n- more study and anlyais work with nika and kumar is to understand if there are 16,000 cars a day on mill street what is the projected change in traffic volume once valley ridge is building – will that go down? If so much of your traffic volume is poeple flowing thorough and not using it as a destination street what will valley ridge do to traffic volumes. Kumar hoping that road would be built before we changed this. Mayor Ueckert you have ot make a decision is

you want it to be traffic congestions for follow through or destination traffic. Right now it is traffic pass through and not destination. Discussion held regarding this. Mayor Pro Tem Watts whole idea was to make old town destination as long as it looks like it is no one is going to stop – if that's the idea then you do this and you encourage development around there over the next ten, fifteen, twenty years. Discussion held that they would have another alternative. Nika sometimes congestion is good – people can see what is there and it will be slower for pedestrians also.

Steven after survey results – long term couplet is a good idea. Kealy will become a great retail street once the market tells you it is ready to be a great retail street.

Steven all these recommendations so go back to making old town the heart for many generations of Lewisville.

Questions:

1. Councilman Tierney – cross section different slides proposing the two way two lane with parking and a bike from elm to church – looking for the cross section from purnell to elm – going from two way to two lanes – looks like slide 52.

Curb cuts – not saying getting rid of them businesses need accessibility suggesting consolidating – Councilman Tierney think take a case by case look at that.

Break at 8 p.m. – return @ 8:11 p.m.

Bike paths – yes

Proposed lane conf – four lanes of traffic through the southern half once you get to highschool – then two lanes just in old town except at traffic lights left hand turn lane as necessary and then heading north out of old town back as designed. Mayor Ueckert when do split from mill and kealy it's pretty much where you are talking about in the middle there where the natural split is. Steven – yes. Councilman Tierney have a problem with two lanes of traffic two ways at the main mill intersection not knowing what the valley ridge impact is going to be at this time. Discussion held regarding this. Councilman Gorena questioned if all the current businesses stayed what would be accomplished by going to two lanes. If you are looking for more parking, which is an issue, think we are going to create more congestion. Don't know how much going to cost but how much is a two or three story parking garage. Deputy Mayor Pro Tem Durham first thing that has to occur is valley ridge has to be built and if it doesn't take traffic off then there is a problem. The traffic is coming through some how. Councilman Tierney and if that is the case then lets look at the couplet. Discussion held regarding this goofy street.

Steven – go back and talk a bit about the idea of streetscape improvements and nothing change. If you don't want anything to change in downtown then don't do anything but if you do want change someone has to be the catalyst 0- the most successful are when cities put their money where there mouth is. If a transit station comes in you will see prices increases- mill and main offer your number one corner – kw might be your number one corner – can walk to restaurants. If change if this area wasn't right for change is why is k&w on the market right now. Mayor Ueckert look at slide 60 then go to 61 that is why you do it. Mayor Pro Tem Watts it's not a matter of a happens then b then c – it's not a linear process – it is all at the same itme. Not saying if we change the street businesses are going to knock on our doors – staff has to work on brinigng people down there – and changing the streets, etc. which help. Nika it shows a committment on our part and that we expect theprivate sector to do the sam.e City Manager King if traffic is just going thorough and not stopping all they are contributing to is congestion we want them to find another way with an alternative otherwise they snake thorough residential streets – with an lanternate you don't mind if they go elsewhere. Mayor Ueckert bill and most of land owners would prefer the secdenario than what we saw on 60. Bill peck agrees.

Question: curb cuts and consolidating – nod that will have to happen and be a case by case basis.

Question: couplets – don't believe it is immediately your best options – get concerned about reducing – needs to be done on demand making the capital improvements on the row that set you up for the couplets on mill and kealy. Do it when you need to do it. Councilman Tierney to do what you suggest is it not going to be needed pretty quick. City Manager King we wouldn't do that before we built valley ridge. Steven the theory is if still 16,000 once valley ridge built then set up for couplet.

Question: storm water – yes. Spend the majority of your money above grade. Obama administration is big on green and there will be grant money. Mayor Pro Tem Watts love the way it looks but all that standing water and mosiquotos – steven this is more of a detention pond not sure apples to apples start to see rain gardens and hardscape materials that allow water to flow into the soil. Not encouraging detention ponds. Some of the way done that is on and done a lot in southwest in phoenix where it rains it rains the parking stalls or bays would be used with pavers but the travel lanes those would be concrete or asphalt – so it's more where cars are parked. Discussion held that there was a gravel barrier that prevented weeds from growing through the paving.

Next steps....

Old Town Plaza Study Boundary

Belive that one way , striping can after build plaza get 150 additional parking spaces on top of what is already there not counting the ones you will use. 432 today and once plaza you'd have

370 – think you can get to 580. Church street coul have one streetparking on both sides – part of the reason not on the south side is because of all the curb cuts you loose one to three parking spots – if that goes way and become an edge you can line up parking – can be done on other streets. If you restripe roads and strip to an acceptable standard and rework some of the parking the public and off street parking can be between 550 – 600 parking spaces witiin 2.5 minutes, which is not much different than a mall. Discussion that the mall people can see the door. Steen – currently when trying to did park on church and you wanted to get to main what tell syou to go to those businesses now – discussion held regarding there needed to be directional signage to tell people where to go. Steven if in fact parking is underserved our transporation planner would say you had adequate parking but perception is a challenge to over come that a lot of these improvements are a matter of striping and signing your parking.

Sky water prairie – Mayor Ueckert what happens and how do we plan the larger events - those attract more than 700 for the concert portion – steven – the plaza needs to accommodate a fair amount of people but it doesn't need to be designed for one event – we've been able to the first first two scrheme can set up fo 1200 people at capacity. To the plaza can't be the one destination where everything occurs – we want to size it around 1200 people. Mayor Ueckert when we did the western week if we keep down we still do it the same way have the stage at the end of mill and church and use the park area for people to gather in. City Manager King agreed he stated that they could not come up with the configuration to hold that many people.

Discusson held that the utilities cost are just an estimate – preliminary cost. Striven discussed the property constraints and ponted out that there was property that the city did not own for the first concept.

Concept Two – water wall whch can be used as a view screen at night. Steven advised that any of the features from any of the concepts can be used within another- that they could choose which ones they liked the best. Mayor Ueckert pop up jets they attract rodents when the water stops and is not shooting they pop up. Discussion held regtarding water borne issues also. Discussion held regarding the variations of water features and what requirements would be involved in them.

Concept Three:

Steven – discussion held regarding the three concepts he stated that option one was the favorite with citizens, staff and consultants.

John likes #2 - felt it would acocmodate more people; however,questioned if the water feature needed to be the large. He felt that if option 3 pop up feature was okay with the smaller water feature it could be used on 2. Steven option three has the least amount of people space for a

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large gathering. Steven reviewed the three options people capacity. John likes the concept of the water being able to be playin inl

Dean likes one with the water used in concept 3

Deputy Mayor Pro Tem Durham likes one

Mayor Pro Tem Watts likes one

Deputy Mayor Pro Tem Durham questioned

Steven #2 water running down smooth face wall and a few hours before concert you turn off and you can project on it. Deputy Mayor Pro Tem Durham questioned if it would need a cover over it for a stage. Steven could do that.

Mayor Ueckert concept 1 put the pop features down by the rock area. Discussion held regarding the three concepts and adding different features from each of them. Mayor Pro Tem Watts the stage point be to the west when water off if white limestone facing west the performers getting the sun and reflects on audience with the white. Steven put a drop cloth on there. All of these ideas have to go through more design these options were done with one week of design charette – it's more about the idea. We felt that it was a constraint that it was oriented east to west so we debated who gets the sun – someone has to get it. We made the decision based on every single reason that has been discussed this evening. Discussion held regarding using an awning or perhaps the arts center will provide some shade.

John likes one to mill around more than 2 – think 2 better for events with the tents and booths but that's only two to three days out of the year versus other times when people walk around. Steven glad you recognize that – in the charette when decided on three concepts – element two was more formalized to handle more events – formal system and it would be very nice great formal parks.

Discussion held regarding the diagrams were to scale.

Steven reviewed questions –

Councilman Tierney one with few elements of the others

Deputy Mayor Pro Tem Durham yes –

Mayor Ueckert one – with pop ups

Mayor Pro Tem Watts one with stage from two

Councilman Thornhill one but like the stage two

Councilman Gorena likes both one and two.

Mayor Pro Tem Watts side walks around with lot of trees liked that element in #2 102

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Mayor Ueckert go to these places and learn and try to wish we thought of that – trees attracting the birds talking about over attraction like crackles in fort worth and dallas – steven learned in Austin does have a pop up jet but very tight live oak trees and so the birds hang out there – try and select threes that have open air canopy so the air can go through there. Mayor Ueckert

Councilman Tierney likes the fire place so does Mayor Pro Tem Watts

Councilman Gorena not a fan of the fire place

Question 3 – general consensus was they were in agreement with the exception of no one Mayor Ueckert clarified that was not talking about taking out the bank. Steen the sooner you can come to resolution on that the better. John ?ed where money was coming from...City Manager King reviewed those funding sources and that supplement would be required.

Question 4 - consensus was they loved the lights. Mayor Ueckert ?ed if a porce shade screen supporting in the lights so not solid but partial shade to keep it cool.

City Manager King o page 81 reconfig of parking is theparkin glot on south side the bunker property see preliinary of how that alignment works and see alley acquisition in that area.

Discussion held regarding acquiring additional parking areas and ways to create additional parking spots. Steven reminded them the tod parking will start to expand the parking bigger and bigger.

Review the tippila lights – that the fire department was fine with this – lamar street – connects pepsi senter – major entertainment area andduring games they hang flags from thelgiths – you can add things that you can hook to . lights on poydras.

Mayor Ueckert adjourned the Called Special Session of the Lewisville City Council into Closed Session at █ p.m. Monday, August 24, 2009, in accordance with the requirements of the Open Meetings Law.

Closed Session

(Agenda Item C)

In accordance with Texas Government Code, Subchapter D, Section 551.072 (Real Estate), the Lewisville City Council convened into Closed Session at █ p.m. on Monday, August 24, 2009, City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas, in order to discuss matters pertaining to the following:

1. Property Acquisition

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Section 551.087 (Economic Development):

2. Deliberation Regarding Economic Development for a Potential Company Relocation.

The Closed Session was adjourned at █ p.m. on Monday, August 24, 2009.

**Reconvene into Regular Called Special
Session and Consider Action, if any, on
Items Discussed in Closed Session**

(Agenda Item D)

Mayor Ueckert reconvened the Regular Session of the Called-Special Session of the Lewisville City Council at █ p.m. on Monday, August 24, 2009, in the City Council Conference Room of the Lewisville City Hall.

Mayor Ueckert opened the floor for action to be taken on the items discussed in the Closed Session. There was no action taken on the items discussed during the Closed Session.

Adjournment

(Agenda Item E)

MOTION: Upon a motion made by Deputy Mayor Pro Tem Durham and seconded by Councilman Tierney, the Council voted five (5) “ayes” and no (0) “nays” to adjourn the Called Special Session of the Lewisville City Council at 10:00 p.m. on Monday, August 24, 2009. The motion carried.

These minutes approved by the Lewisville City Council on the █ day of █, 2009.

APPROVED

Dean Ueckert
MAYOR

ATTEST:

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Julie Heinze
CITY SECRETARY