

**LEWISVILLE CITY COUNCIL**

**REGULAR SESSION**

**APRIL 3, 2017**

**Present:**

Rudy Durham, Mayor

**Council Members:**

TJ Gilmore, Mayor Pro Tem

R Neil Ferguson

Brent Daniels

Brandon Jones

**City Staff:**

Donna Barron, City Manager

Eric Ferris, Assistant City Manager

Claire Swann, Assistant City Manager

Melinda Galler, Assistant City Manager

Julie Heinze, City Secretary

Lizbeth Plaster, City Attorney

With a quorum of the Council Members present, the workshop session of the Lewisville City Council was called to order by Mayor Durham at 5:00 p.m. on Monday, April 3, 2017, in the City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas. All City Department Heads were in attendance.

**CLOSED SESSION – 5:00 P.M.**

**Closed Session: In Accordance with Texas Government Code, Subchapter D, Section 551.071 (Consultation with Attorney): Legal Issues Regarding City Governance**

**(Agenda Item A)**

In accordance with Texas Government Code, Subchapter D, Section 551.071 (Consultation with Attorney), the Lewisville City Council convened into Closed Session at 5:00 p.m. on Monday, April 3, 2017, 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. Legal Issues Regarding City Governance

The Closed Session was adjourned at 6:22 p.m. on Monday, April 3, 2017.

Mayor Durham 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.

**WORKSHOP SESSION**

**Corporate Drive Segments 2, 3 & 4,  
Schematics**

**(Agenda Item A)**

City Engineer David Salmon along with Halff and Associates representatives Ben McGahey and Lenny Hughes, conducted the attached PowerPoint Presentation for City Council consideration.

Discussion was held regarding the split bridge option. Mayor Pro Tem Gilmore requested City staff determine what the additional right of way cost would be for this option. He indicated his opinion that this option could not be added later like other options could be, it would need to be determined now.

Councilman Daniels advised that he liked the access road as it would allow people to access the green areas rather than just driving through or over this space.

Councilman Jones advised that he also liked the split bridge; however, he was concerned about the illusion option if someone was so busy looking at it; however, he did like the look of this option.

Councilman Ferguson advised he needed more time to ponder the options. He advised that he did not feel the split bridge would be saving anymore trees than not having it split; however, if you like the look then you liked the look. He requested that staff determine estimated future traffic counts on this road as he was not sure how much to pour into this spot. He expressed concern that there may be other areas that have more exposure that the funds may need to be put into or considered.

Deputy City Manager Ferris indicated that City staff would take comments made by the City Council and come back with options and answers at a future upcoming meeting.

**Discussion of Regular Agenda Items and  
Consent Agenda Items**

**(Agenda Item B)**

Mayor Durham reviewed Agenda Item A, Invocation. There was no discussion on this item.

Mayor Durham reviewed Agenda Item B, Pledge to the American and Texas Flags. There was no discussion on this item.

**WORKSHOP SESSION**

**Discussion of Regular Agenda Items and  
Consent Agenda Items**

**(Agenda Item B)**

Mayor Durham reviewed Agenda Item C, Proclamations: 1) Declaring the Week of April 2-8, 2017, as "Crime Victims' Rights Week"; and 2) Declaring the Week of April 9-15, 2017, as "National Public Safety Telecommunicators Week". There was no discussion on this item.

Mayor Durham reviewed Agenda Item D-1, Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Light Industrial District (LI) to Planned Development – Mixed Use District (PD-MU) for a Mixed-Use Development Consisting of 154 Single-Family Attached Units with Hotel/Office and Restaurant Uses on an Approximately 18.940-Acre Tract of Land out of the Thomas B. Garvin Survey, Abstract No. 506; With Five Associated Variances; Located on the North Side of State Highway 121, Approximately 1,150 Feet East of MacArthur Boulevard; as Requested by Ron Welborn and Michele Wheeler of Jackson Shaw, the Property Owners (Case No. PZ-2017-03-04). There was no discussion on this item.

Mayor Durham reviewed Agenda Item D-2, Public Hearing: Consideration of an Ordinance Granting a Special Use Permit (SUP) for a Gasoline Service Station, on an Approximately 2.453-Acre Tract of Land, Zoned Light Industrial District (LI); With One Requested Variance; Located on the Southeast Corner of West Round Grove Road (FM 3040) and Edmonds Lane, Further Identified as Lot 4R1, Block A, Texas Instruments Addition; as Requested by Andrew Malzer, of RaceTrac Petroleum, on Behalf of Mesquite Creek Development, Inc., the Property Owner (Case No. SUP-2017-03-05). There was no discussion on this item.

Mayor Durham reviewed Agenda Item D-3, Public Hearing: Consideration of an Ordinance Granting a Special Use Permit (SUP) for a Gasoline Service Station; on an Approximately 0.765-Acre Tract of Land, Zoned General Business District (GB); With Three Associated Variances; Located on the Southwest Corner of State Highway 121 Business and Bellaire Boulevard, Further Identified as Lot 1R, Block A, Chevron Addition; as Requested by Jon Featherston, of The Dimension Group, on Behalf of Eun Hae Properties, LLC, the Property Owner (Case No. SUP-2017-03-06). There was no discussion on this item.

Mayor Durham reviewed Agenda Item E, Visitors/Citizens Forum. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-4, Approval of City Council Minutes of the March 20, 2017, Workshop Session and Regular Session. There was no discussion on this item.

**WORKSHOP SESSION**

**Discussion of Regular Agenda Items and  
Consent Agenda Items**

**(Agenda Item B)**

Mayor Durham reviewed Agenda Item F-5, Approval of a Bid Award for an Annual Requirements Agreement for Ready Mix Concrete to Nelson Bros Ready Mix, LTD, Lewisville, Texas, for the Estimated Amount \$54,230; and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-6, Approval of a Professional Services Agreement With Garver, LLC in the Amount of \$421,542 for Final Design and Construction Services Relating to College Street From IH-35 to Mill St.; and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-7, Approval of an Economic Development Agreement By and Between the City of Lewisville and Ferguson Enterprises; and Authorization for the City Manager to Execute the Contract. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-8, Approval of a Resolution of the City of Lewisville Suspending the April 21, 2017, Effective Date of Oncor Electric Delivery Company's Requested Rate a Change to Permit the City Time to Study the Request and to Establish Reasonable Rates; Approving Cooperation With the Steering Committee of Cities Served by ONCOR to Hire Legal and Consulting Services and to Negotiate with the Company and Direct any Necessary Litigation and Appeals; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of This Resolution to the Company and Legal Counsel for the Steering Committee. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-9, Consideration of a Variance to the Lewisville City Code Section 6-101(b) (Underground Utilities) to Allow CoServ to Provide Electric Service to Lakewood Hills Subdivision via Overhead Utilities on the East Side of Josey Lane Within the Lewisville City Limits. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-10, Consideration of a Variance to the Lewisville City Code Section 6-101(b) (Underground Utilities) to Allow Installation of an Overhead Cable on an Existing Pole Line Over Timber Creek Overflow Channel Immediately West of I-35 as Requested by Robert Houston, Construction Coordinator at Spectrum. There was no discussion on this item.

Mayor Durham reviewed Agenda Item H, Reports. There was no discussion on this item.

Mayor Durham reviewed Agenda Item I-Closed Session. There was no discussion on this item.

**LEWISVILLE CITY COUNCIL  
REGULAR SESSION  
APRIL 3, 2017**

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With no further discussion, the workshop session of the Lewisville City Council was adjourned at 6:51 p.m. on Monday, April 3, 2017.

**REGULAR SESSION – 7:00 P.M.**

With a quorum of the Council Members present, the regular session of the Lewisville City Council was called to order by Mayor Durham at 7:00 p.m. on Monday, April 3, 2017, in the Council Chambers of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

**Invocation**

**(Agenda Item A)**

At the request of Mayor Durham, Councilman Ferguson gave the invocation.

**Pledge to the American and Texas Flags**

**(Agenda Item B)**

Mayor Durham gave the pledge to the American and Texas flags.

**Proclamation: Declaring the Week of April  
2-8, 2017, as "Crime Victims' Rights Week"**

**(Agenda Item C-1)**

Councilman Ferguson read and presented a proclamation declaring the week of April 2-8, 2017, as "Crime Victims' Rights Week" to Police Officer Collins.

**Proclamation: Declaring the Week of April  
9-15, 2017, as "National Public Safety  
Telecommunicators Week"**

**(Agenda Item C-2)**

Councilman Ferguson read and presented a proclamation declaring the week of April 9-15, 2017, as "National Public Safety Telecommunicators Week" to representatives from the City of Lewisville Dispatch Center Chelsey Poole and Patti Wagner.

**Public Hearing: Consideration of Ordinance No. 4364-04-2017 (Z) Granting a Zone Change Request From Light Industrial District (LI) to Planned Development – Mixed Use District (PD-MU) for a Mixed-Use Development Consisting of 154 Single-Family Attached Units with Hotel/Office and Restaurant Uses on an Approximately 18.940-Acre Tract of Land out of the Thomas B. Garvin Survey, Abstract No. 506; With Five Associated Variances; Located on the North Side of State Highway 121, Approximately 1,150 Feet East of MacArthur Boulevard; as Requested by Ron Welborn and Michele Wheeler of Jackson Shaw, the Property Owners (Case No. PZ-2017-03-04)**

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**(Agenda Item D-1)**

The proposed PD consists of 154 single-family attached units on the northern half of the property and a hotel and two individual restaurant sites located along the southern half of the property fronting the Sam Rayburn Tollway. The proposal provides a high quality mixed use development with significant amenities on infill property. The five requested variances are: a) to allow a reduction in required parking for residential and commercial uses; b) to allow a reduced dimension for on-street parallel parking spaces; c) to allow for an irrigated living screen in lieu of the required masonry screening wall; d) to allow a five-foot landscape buffer in lieu of the required 10-foot buffer; and e) to waive the alley requirement and allow front entry for a section of the development, and to allow residential lots with alley access only. The Planning and Zoning Commission recommended unanimous approval (7-0) of the zone change request at their meeting of March 7, 2017.

The City staff's recommendation was that the City Council approve the proposed ordinance and associated variances as set forth in the caption above.

Richard Luedke, Planning Manager and Kathy Riley, LandDesign, 5301 Alpha Road, Dallas, Texas 75240, were both present to address any questions posed by the City Council.

Mayor Pro Tem Gilmore opened the public hearing.

**MOTION:** Upon a motion made by Councilman Ferguson and seconded by Councilman Daniels, the Council voted four (4) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

**Public Hearing: Consideration of Ordinance No. 4364-04-2017 (Z) Granting a Zone Change Request From Light Industrial District (LI) to Planned Development – Mixed Use District (PD-MU) for a Mixed-Use Development Consisting of 154 Single-Family Attached Units with Hotel/Office and Restaurant Uses on an Approximately 18.940-Acre Tract of Land out of the Thomas B. Garvin Survey, Abstract No. 506; With Five Associated Variances; Located on the North Side of State Highway 121, Approximately 1,150 Feet East of MacArthur Boulevard; as Requested by Ron Welborn and Michele Wheeler of Jackson Shaw, the Property Owners (Case No. PZ-2017-03-04) (cont'd)**

**(Agenda Item D-1)**

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning an Approximately 18.940-Acre Tract of Land out of the Thomas B. Garvin Survey, Abstract No. 506; Located On The North Side Of State Highway 121 Approximately 1,150 Feet East of Macarthur Boulevard; From Light Industrial District (LI) Zoning to Planned Development-Mixed Use District (PD-MU) Zoning; Correcting the Official Zoning Map; Preserving all Other Portions of the Zoning Ordinance; Determining That the Public Interests and General Welfare Demand This Zoning Change and Amendment Therein Made; Providing for a Repealer, Severability, and a Penalty; and Declaring an Emergency.”

**MOTION:** Upon a motion made by Councilman Ferguson and seconded by Councilman Jones, the Council voted four (4) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4364-04-2017 (Z)**, as previously captioned. The motion carried.

**Public Hearing: Consideration of Ordinance No. 4365-04-2017 (SUP) Granting a Special Use Permit (SUP) for a Gasoline Service Station, on an Approximately 2.453-Acre Tract of Land, Zoned Light Industrial District (LI); With One Requested Variance; Located on the Southeast Corner of West Round Grove Road (FM 3040) and Edmonds Lane, Further Identified as Lot 4R1, Block A, Texas Instruments Addition; as Requested by Andrew Malzer, of RaceTrac Petroleum, on Behalf of Mesquite Creek Development, Inc., the Property Owner (Case No. SUP-2017-03-05)**

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(Agenda Item D-2)

The special use permit (SUP) request is for a RaceTrac brand gasoline service station with nine pumps that will also have a neighborhood convenience store. This facility is proposed to operate 24 hours a day, seven days a week. The gasoline service station portion of this site requires approval of an SUP. One associated variance is requested: to allow two monument signs nine-feet in height in lieu of the six-foot allowed by ordinance. On March 7, 2017, the Planning and Zoning Commission recommended unanimous approval (7-0) of the SUP.

The City staff's recommendation was that the City Council approve the proposed ordinance and requested variance as set forth in the caption above with the condition that no pole signs be allowed on site.

Richard Luedke, Planning Manager, Andrew Malzer, RaceTrac Petroleum, 3225 Cumberland, Blvd SE, Atlanta GA 30339, and Brad Williams, 2728 North Harwood Street, Dallas, Texas 75201, were all present to respond to any questions posed by the City Council.

Mayor Pro Tem Gilmore opened the public hearing.

**MOTION:** Upon a motion made by Councilman Jones and seconded by Councilman Ferguson, the Council voted four (4) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

**Public Hearing: Consideration of Ordinance No. 4365-04-2017 (SUP) Granting a Special Use Permit (SUP) for a Gasoline Service Station, on an Approximately 2.453-Acre Tract of Land, Zoned Light Industrial District (LI); With One Requested Variance; Located on the Southeast Corner of West Round Grove Road (FM 3040) and Edmonds Lane, Further Identified as Lot 4R1, Block A, Texas Instruments Addition; as Requested by Andrew Malzer, of RaceTrac Petroleum, on Behalf of Mesquite Creek Development, Inc., the Property Owner (Case No. SUP-2017-03-05) (cont'd)**

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(Agenda Item D-2)

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for a Gasoline Service Station on a 2.453-Acre Tract Legally Described as Lot 4R1, Block A, Texas Instruments Addition, Located on the Southeast Corner of West Round Grove Road (FM 3040) and Edmonds Lane and Zoned Light Industrial District (LI); Providing for a Repealer, Severability, and a Penalty; and Declaring an Emergency.”

**MOTION:** Upon a motion made by Councilman Jones and seconded by Councilman Daniels, the Council voted four (4) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4365-04-2017 (SUP)**, as previously captioned. The motion carried.

**Public Hearing: Consideration of Ordinance No. 4366-04-2017 (SUP) Granting a Special Use Permit (SUP) for a Gasoline Service Station; on an Approximately 0.765-Acre Tract of Land, Zoned General Business District (GB); With Three Associated Variances; Located on the Southwest Corner of State Highway 121 Business and Bellaire Boulevard, Further Identified as Lot 1R, Block A, Chevron Addition; as Requested by Jon Featherston, of The Dimension Group, on Behalf of Eun Hae Properties, LLC, the Property Owner (Case No. SUP-2017-03-06)**

**(Agenda Item D-3)**

The special use permit (SUP) request is for a 7-Eleven brand gasoline service station with five pumps that will also have a neighborhood convenience store. This redevelopment of the site will replace a smaller existing gas station and car wash converted into a tire shop. The proposal includes enhanced architecture, enhanced landscaping and reduced signage. The three variances being requested are: a) to reduce the control of access of 150 feet along Bellaire Boulevard; b) to reduce the control of access of 250 feet along SH 121 Business; and c) to reduce the required driveway spacing of 230 feet along SH 121 Business. On March 22, 2017, the Planning and Zoning Commission recommended unanimous approval (6-0) of the SUP.

The City staff's recommendation was that the City Council approve the proposed ordinance and requested variances as set forth in the caption above.

Richard Luedke, Planning Manager, Jon Featherston, The Dimension Group, 10755 Sandhill Road, Dallas, TX 75238, and Dan Porter 319 East Oak 1, Denton, Texas 75021, were all present to respond to any questions posed by the City Council.

Mayor Pro Tem Gilmore opened the public hearing.

**MOTION:** Upon a motion made by Councilman Daniels and seconded by Councilman Ferguson, the Council voted four (4) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

**Public Hearing: Consideration of Ordinance No. 4366-04-2017 (SUP) Granting a Special Use Permit (SUP) for a Gasoline Service Station; on an Approximately 0.765-Acre Tract of Land, Zoned General Business District (GB); With Three Associated Variances; Located on the Southwest Corner of State Highway 121 Business and Bellaire Boulevard, Further Identified as Lot 1R, Block A, Chevron Addition; as Requested by Jon Featherston, of The Dimension Group, on Behalf of Eun Hae Properties, LLC, the Property Owner (Case No. SUP-2017-03-06) (cont'd)**

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**(Agenda Item D-3)**

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for a Gasoline Service Station on a 0.765-Acre Tract Legally Described as Lot 1R, Block A, Chevron Addition, Located on the Southwest Corner of State Highway 121 Business and Bellaire Boulevard and Zoned General Business District (GB); Providing for a Repealer, Severability, and a Penalty; and Declaring an Emergency.”

**MOTION:** Upon a motion made by Councilman Daniels and seconded by Councilman Jones, the Council voted four (4) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4366-04-2017 (SUP)**, as previously captioned. The motion carried.

**Visitors/Citizens Forum**

**(Agenda Item E)**

Josh Roberts, Director of Neighborhood Services for the City of Lewisville, conducted the attached PowerPoint Presentation regarding Storm Response/Recovery Update.

No one else appeared to speak at this time.

**CONSENT AGENDA**

**(Agenda Item F)**

**MOTION:** Upon a motion made by Councilman Ferguson and seconded by Councilman Jones, the Council voted four (4) “ayes” and no (0) “nays” to approve and adopt all items on the Consent Agenda, as recommended and as follows:

4. APPROVAL OF MINUTES: City Council Minutes of the March 20, 2017, Workshop Session and Regular Session.
5. Approval of a Bid Award for an Annual Requirements Agreement for Ready Mix Concrete to Nelson Bros Ready Mix, LTD, Lewisville, Texas, for the Estimated Amount \$54,230; and Authorization for the City Manager to Execute the Agreement.
6. Approval of a Professional Services Agreement With Garver, LLC in the Amount of \$421,542 for Final Design and Construction Services Relating to College Street From IH-35 to Mill St.; and Authorization for the City Manager to Execute the Agreement.
7. Approval of an Economic Development Agreement By and Between the City of Lewisville and Ferguson Enterprises; and Authorization for the City Manager to Execute the Contract.
8. Approval of Resolution No. 4367-04-2017 (R) of the City of Lewisville Suspending the April 21, 2017, Effective Date of Oncor Electric Delivery Company’s Requested Rate a Change to Permit the City Time to Study the Request and to Establish Reasonable Rates; Approving Cooperation With the Steering Committee of Cities Served by ONCOR to Hire Legal and Consulting Services and to Negotiate with the Company and Direct any Necessary Litigation and Appeals; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of This Resolution to the Company and Legal Counsel for the Steering Committee.

The motion carried.

**END OF CONSENT AGENDA**

**Consideration of a Variance to the Lewisville City Code Section 6-101(b) (Underground Utilities) to Allow CoServ to Provide Electric Service to Lakewood Hills Subdivision via Overhead Utilities on the East Side of Josey Lane Within the Lewisville City Limits**

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**(Agenda Item G-9)**

The Developer of Lakewood Hills Subdivision on Josey Lane has contracted with CoServ to provide electric service to the subdivision. CoServ has no facilities along Josey Lane thus will need to extend new service from FM 544 within the Josey Lane right of way. The City Code requires new electric utilities less than 60KV to be installed underground. When Lakewood Hills was annexed, Most of Josey Lane was not included within the annexation. Therefore, the City Code only applies to a 1300-foot segment of Josey Lane south of Indian Creek which was included within the annexed property. CoServ has requested a variance to allow an overhead installation along Josey Lane for the 1300-foot segment within the Lewisville City Limits. As the remainder of the proposed utility line (Aprox. 4700 feet) is outside of the City limits and not subject to City code, it will be installed on overhead poles.

The City staff's recommendation was that the City Council approve the variance as set forth in the caption above.

David Salmon, P.E., City Engineer, was present to respond to any questions posed by the City Council.

**MOTION:** Upon a motion made by Councilman Ferguson and seconded by Councilman Jones, the Council voted four (4) "ayes" and no (0) "nays" to approve a variance to the Lewisville City Code Section 6-101(b) (Underground Utilities) to allow CoServ to provide electric service to Lakewood Hills Subdivision via overhead utilities on the east side of Josey Lane within the Lewisville city limits. The motion carried.

**Consideration of a Variance to the Lewisville City Code Section 6-101(b) (Underground Utilities) to Allow Installation of an Overhead Cable on an Existing Pole Line Over Timber Creek Overflow Channel Immediately West of I-35 as Requested by Robert Houston, Construction Coordinator at Spectrum**

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**(Agenda Item G-10)**

Spectrum (formerly Charter Communications) is running new service to several businesses on the west side of I-35, south of Corporate Drive. The service extension will generally be installed underground, however Spectrum has applied for a variance to install a portion of the new service on an existing pole line over Timber Creek overflow channel. Installing the proposed cable service on the existing poles will be the safest way to cross the drainage channel while avoiding potential utility conflicts.

The City staff's recommendation was that the City Council approve the variance as set forth in the caption above.

David Salmon, P.E., City Engineer

**MOTION:** Upon a motion made by Councilman Jones and seconded by Councilman Daniels, the Council voted four (4) "ayes" and no (0) "nays" to approval of a variance to the Lewisville City Code Section 6-101(b) (Underground Utilities) to allow installation of an overhead cable on an existing pole line over Timber Creek overflow channel immediately west of I-35 as requested by Robert Houston, Construction Coordinator at Spectrum. The motion carried.

**Reports**

**(Agenda Item H)**

- Director of Parks and Leisure Services Robert Monaghan advised that Funny Bunny was being held at Lone Star Toyota of Lewisville Railroad Park on Saturday, April 8<sup>th</sup> from 9:30 a.m. – 12:30 p.m.
- Director of Public Services Keith Marvin advised that the lake was currently ½ foot above the conservation pool.
- Assistant City Manager Claire Swann advised that the City of Lewisville's Neighbors Leading Neighbors program will be holding a public education session on Thursday, April 13, from 6:30 – 9:00 p.m., at Medical City Lewisville Grand Theater, 100 N. Charles Street to discuss Crime prevention and home security," and "Fire is everyone's fight." Attendees will learn about crime prevention, home and car safety tips, and fire safety tips.

**Reports (cont'd)**

**(Agenda Item H)**

- Councilman Daniels advised of the success of the Annual Spring Clean Up that had been held on April 1<sup>st</sup> organized by Keep Lewisville Beautiful. He reminded everyone that ColorPalooza was being at the Wayne Ferguson Plaza on Saturday, April 8<sup>th</sup> and encouraged everyone to come out to this free family event.
- Councilman Jones commended City staff for the handling of the recent storm damage clean-up.
- Deputy City Manager Ferris advised that the 2025 Committee had recently met and commended their hard work on this process.
- Mayor Durham thanked the utility companies for getting power restored during the recent storms.
- Councilman Ferguson acknowledged the Keep Lewisville Beautiful Annual Spring Clean Up efforts following the storm damage. He gave an overview of upcoming events at the MCL Grand Theater.
- Mayor Pro Tem Gilmore thanked the Police Officers for their service to the City. He acknowledged the City of Lewisville being selected as one of the 77 What Works City.

There were no additional reports at this time.

Mayor Durham adjourned the regular session of the Lewisville City Council into Closed Session at 7:35 p.m. Monday, April 3, 2017, in accordance with the requirements of the Open Meetings Law.

**Closed Session**

**(Agenda Item I)**

In accordance with Texas Government Code, Subchapter D, Section 551.072 (Real Estate), the Lewisville City Council convened into Closed Session at 7:35 p.m. on Monday, April 3, 2017, 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

Section 551.087 (Economic Development):

2. Deliberation Regarding Economic Development Negotiations.

The Closed Session was adjourned at 8:00 p.m. on Monday, April 3, 2017.

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

**(Agenda Item J)**

Mayor Durham reconvened the Regular Session of the Lewisville City Council at 8:00 p.m. on Monday, April 3, 2017, in the Council Chambers of the Lewisville City Hall.

Mayor Durham 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 K)**

**MOTION:** Upon a motion made by Councilman Ferguson and seconded by Councilman Daniels, the Council voted four (4) “ayes” and no (0) “nays” to adjourn the Regular Session of the Lewisville City Council at 8:00 p.m. on Monday, April 3, 2017. The motion carried.

These minutes approved by the Lewisville City Council on the 17th day of April, 2017.

APPROVED

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Rudy Durham  
MAYOR

ATTEST:

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Julie Heinze  
CITY SECRETARY

# *Lewisville – Corporate Drive*

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*Conceptual Design  
City Council Presentation*

*4-3-17*





## ***Meeting Agenda***

***1 Project Overview***

***2 Site Analysis***

***3 Roadway Cross-section Options***

***4 Green Center Piece Concepts***

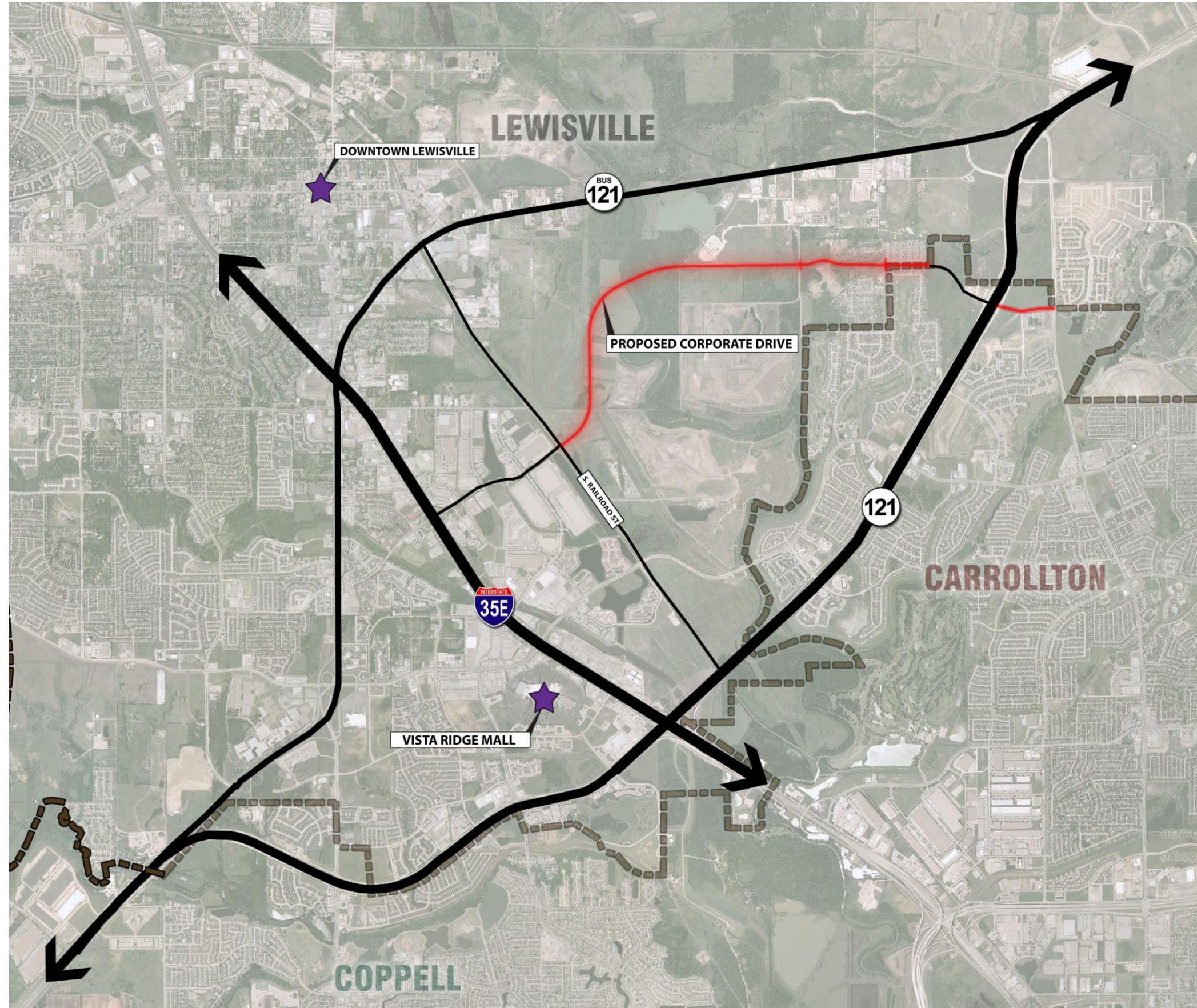
***5 Estimate of Probable Cost***

***6 Summary***

The background of the slide features a low-angle shot of several tall, leafless trees with intricate branch structures against a clear, light blue sky. The trees are rendered in a semi-transparent, light brown color, creating a subtle, textured backdrop.

# ***Project Overview***

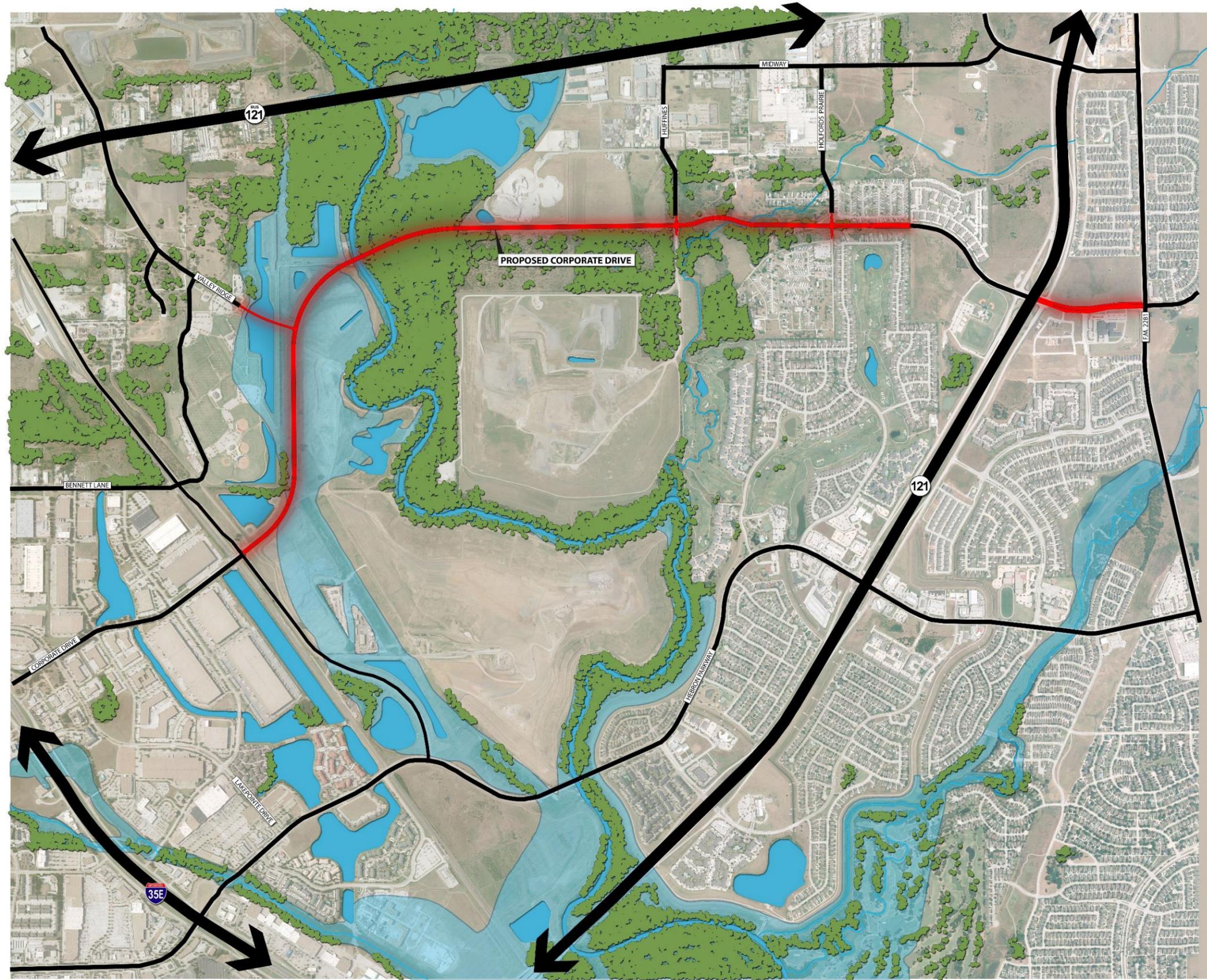
# Project Overview



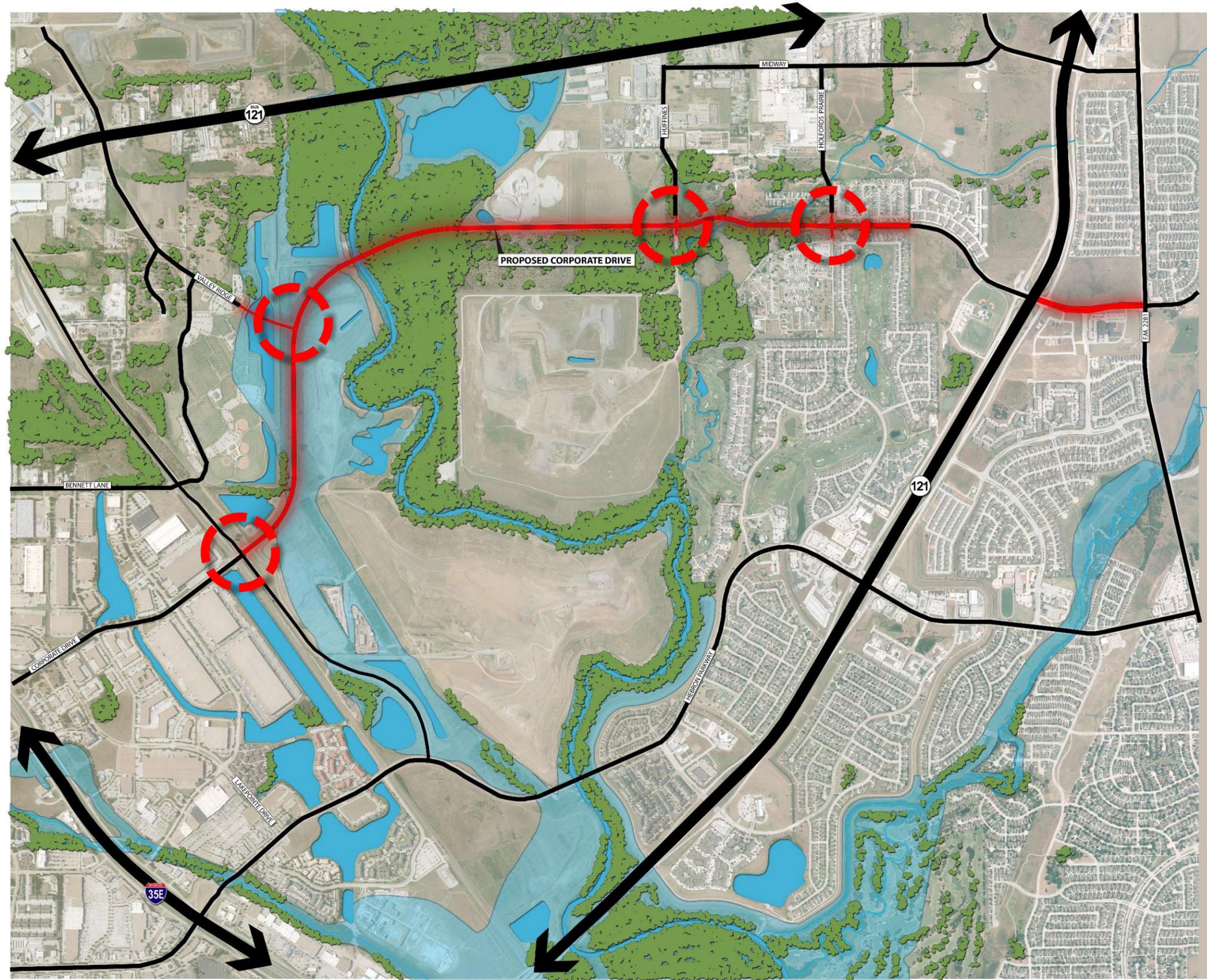
The background of the slide is a low-angle photograph of several tall, leafless trees with intricate branch structures against a clear, light blue sky. The trees are rendered in a semi-transparent, light beige color, creating a subtle, textured backdrop.

# ***Site Analysis***

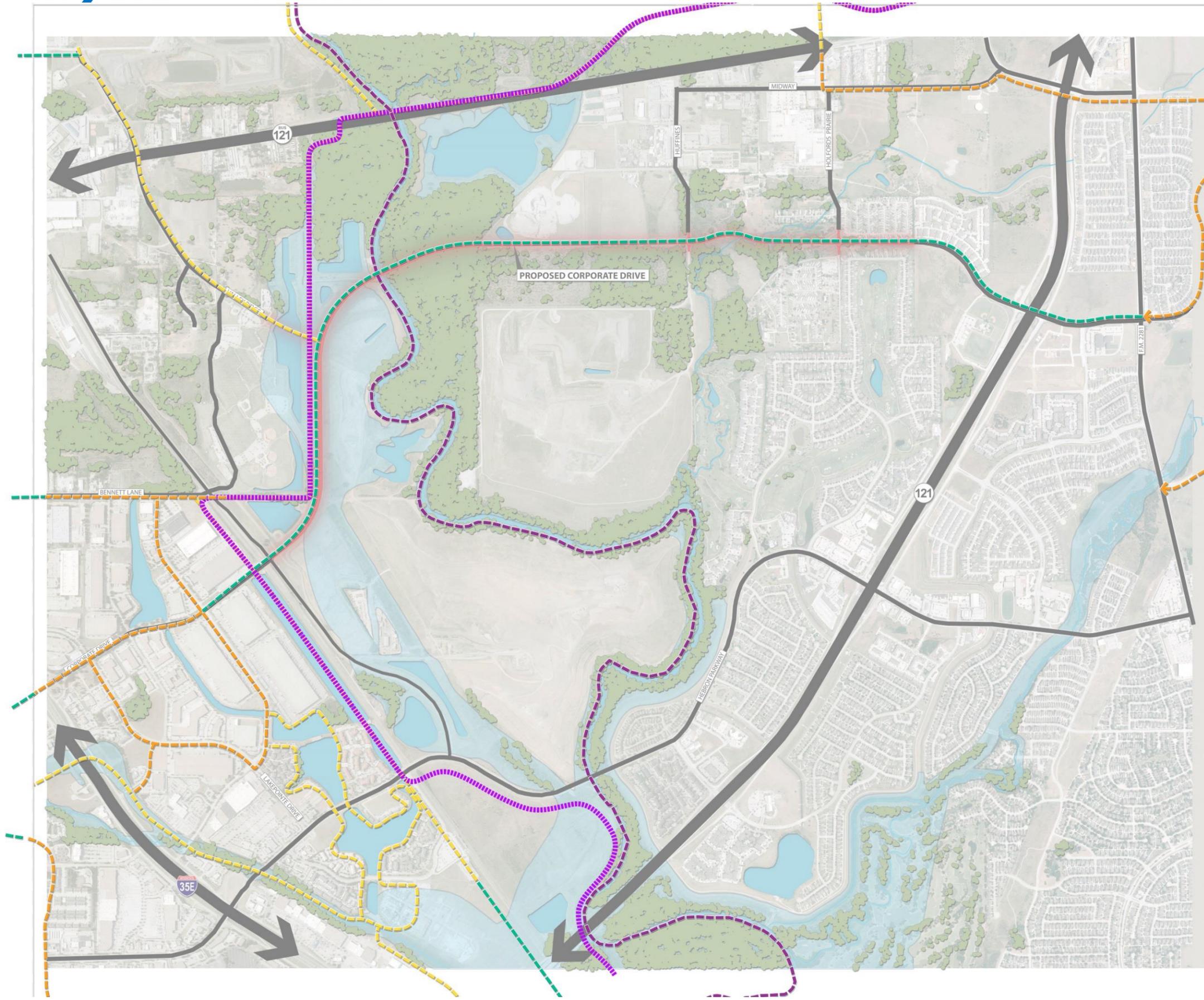
# Site Analysis – Project Corridor



# Site Analysis – Gateway Identifiers



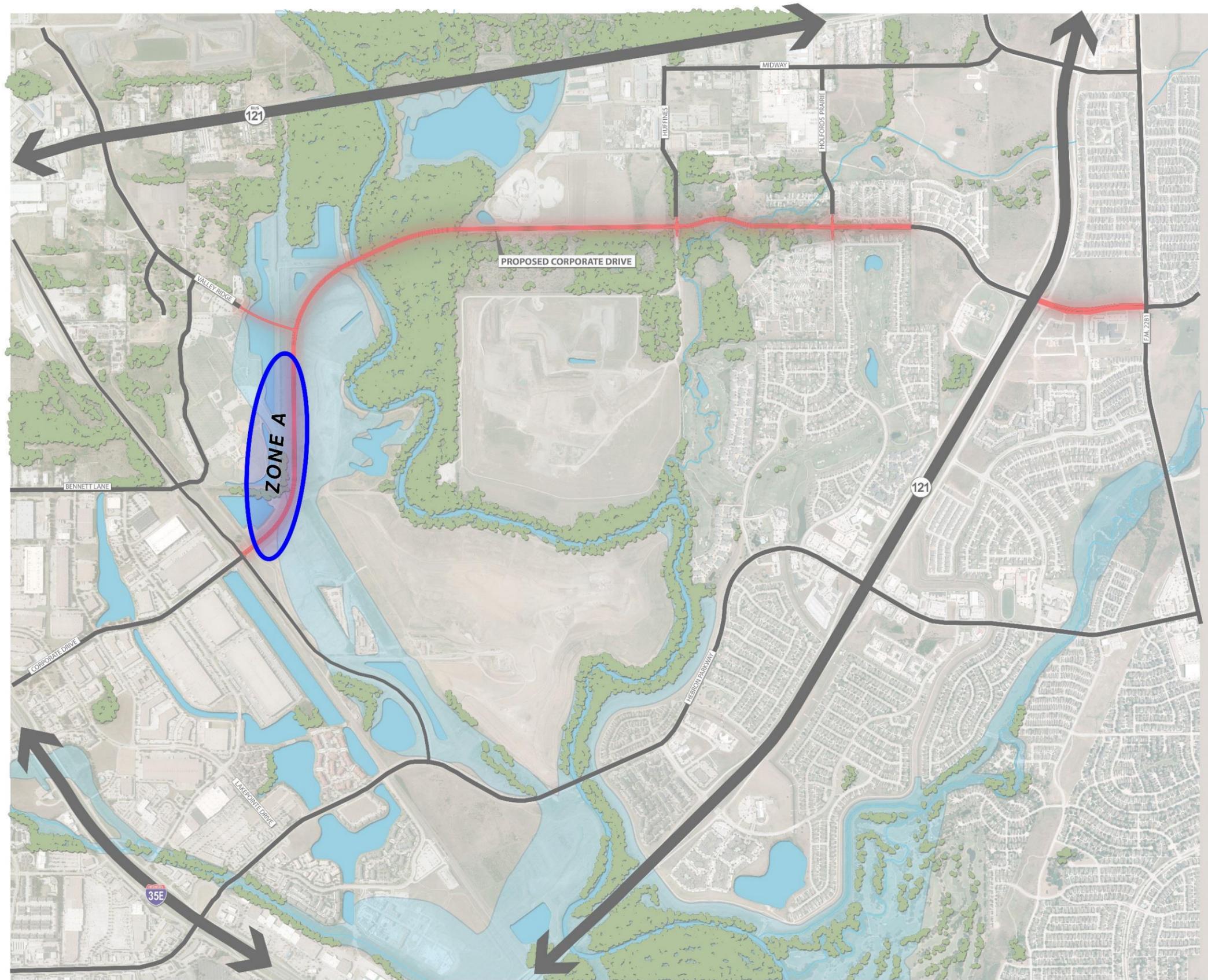
# Site Analysis – Trails



**Trails**

- Bike Route
- Off Street Trail
- Enhanced Sidewalk
- Trinity River Trail
- Veloweb Trail

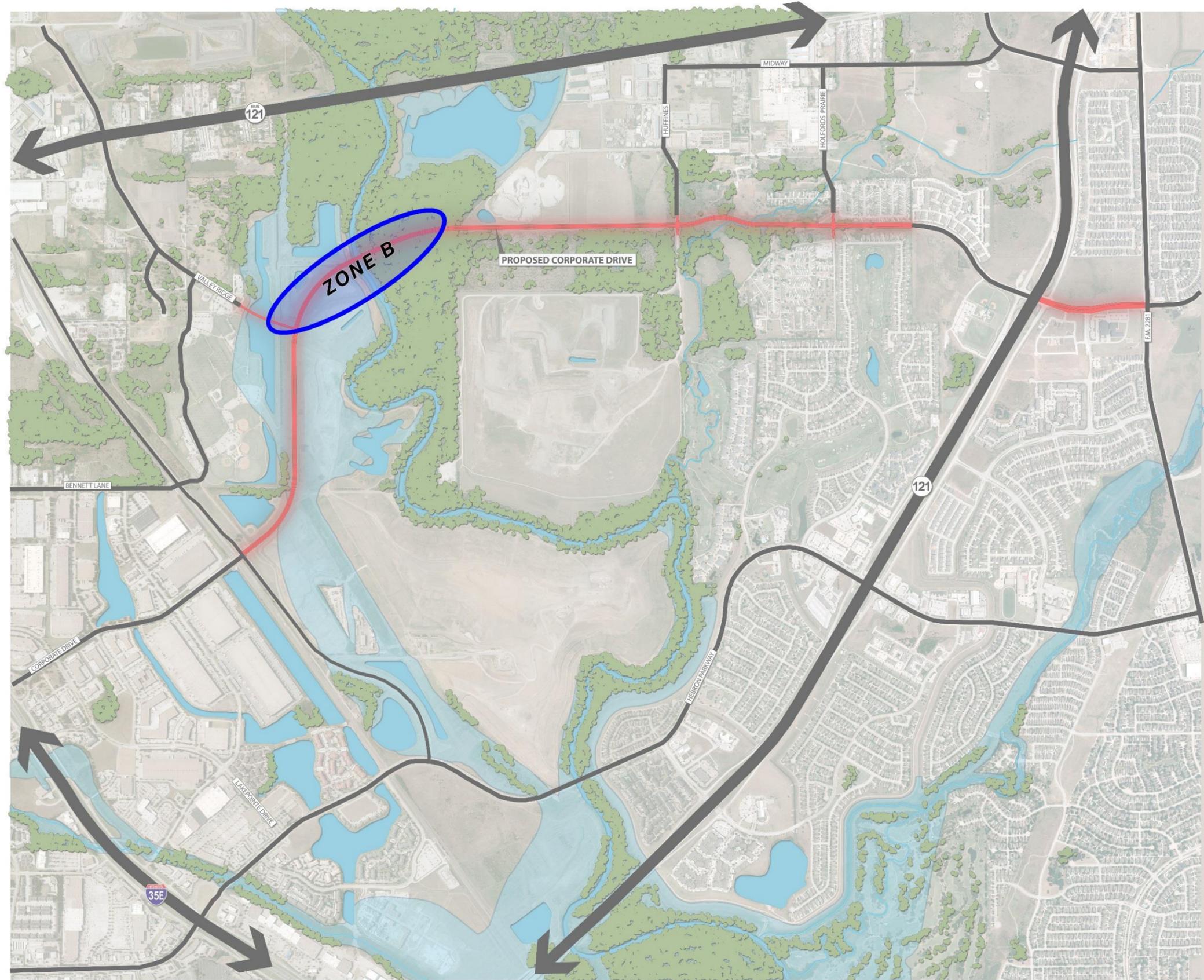
# Site Analysis – Typical Existing Park Zone Conditions



# Site Analysis – Park Zone ‘A’



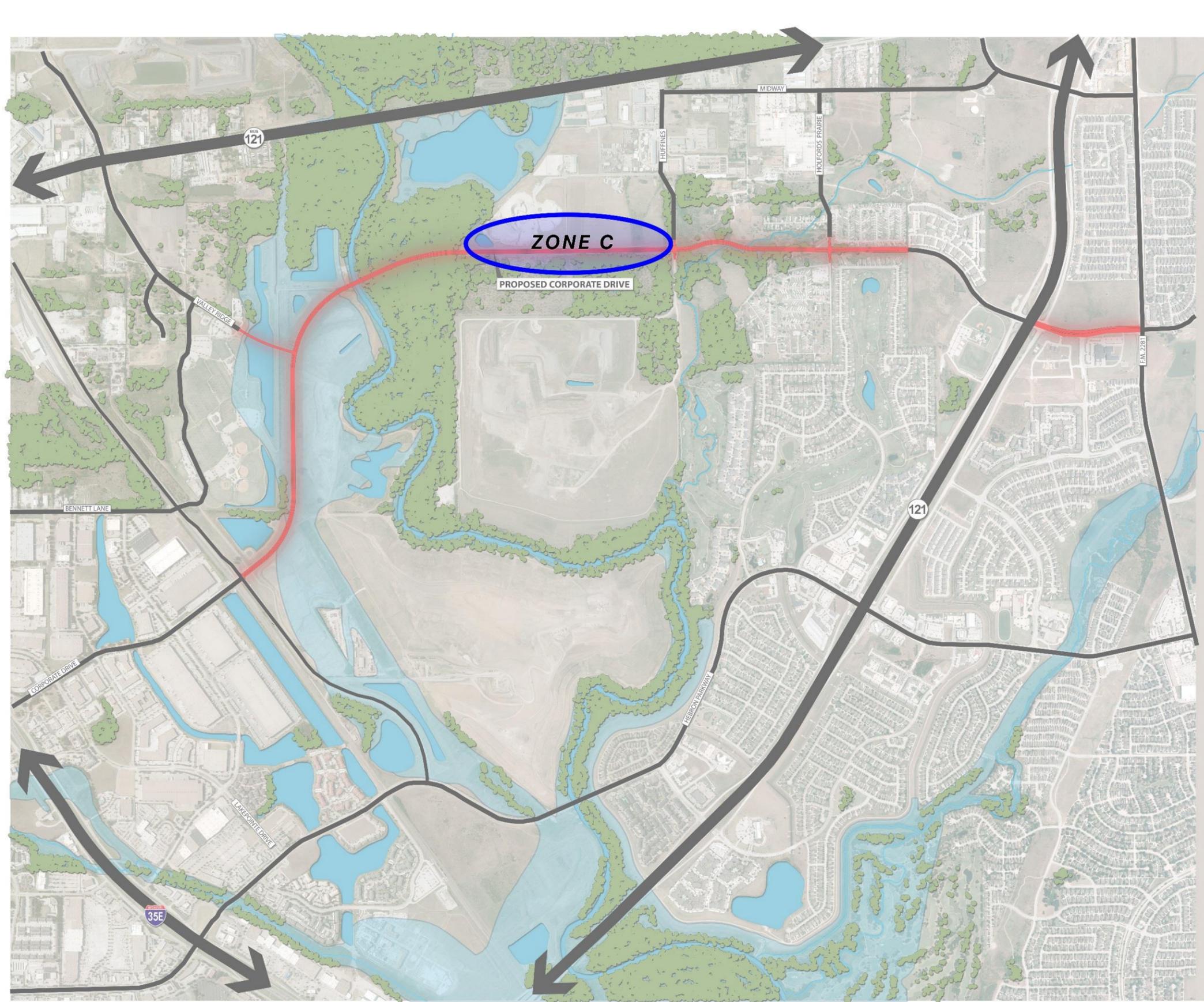
# Site Analysis – Typical Existing Forest/River Zone Conditions



# Site Analysis – Forest/River Zone ‘B’



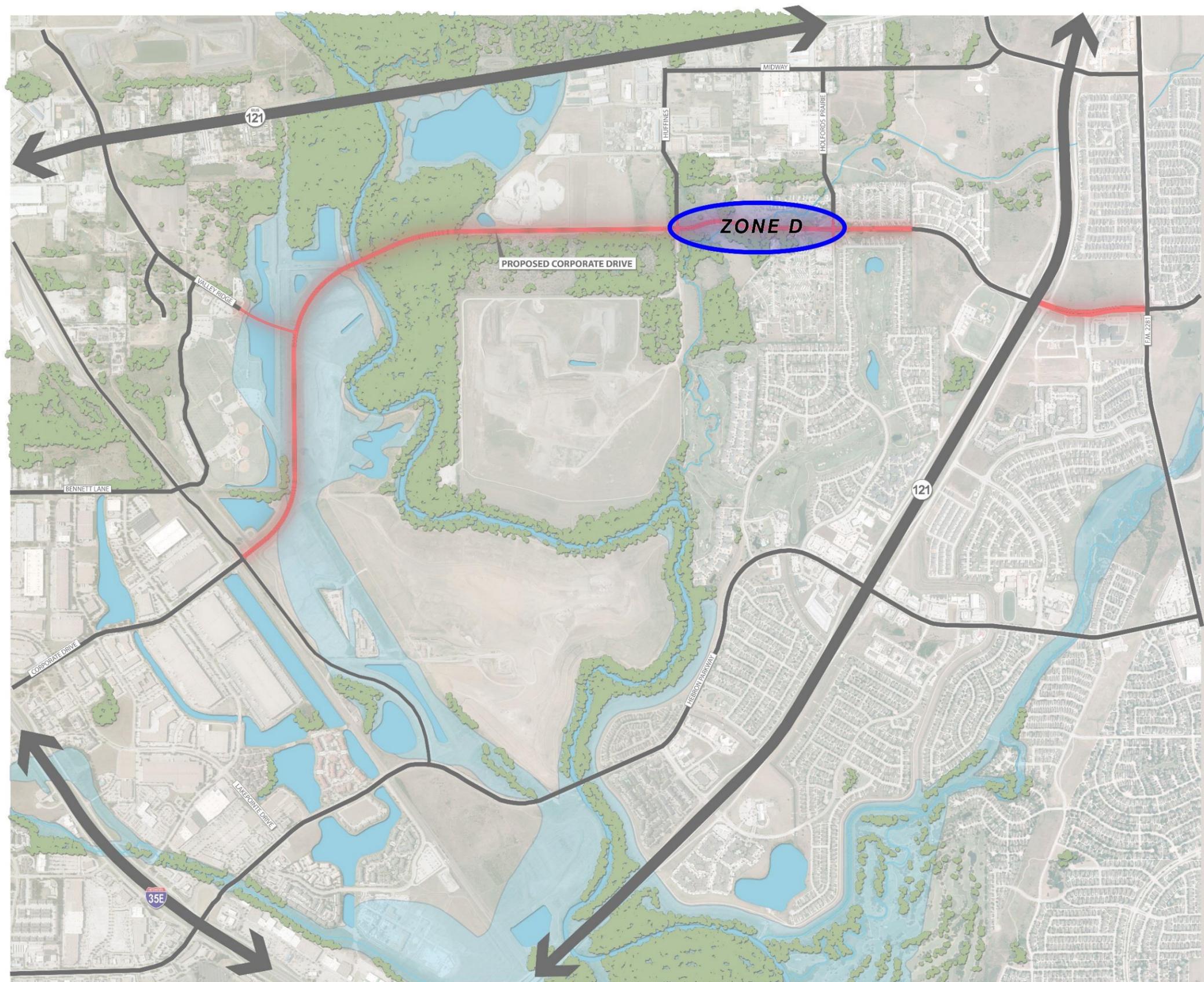
# Site Analysis – Typical Existing Industrial Zone Conditions



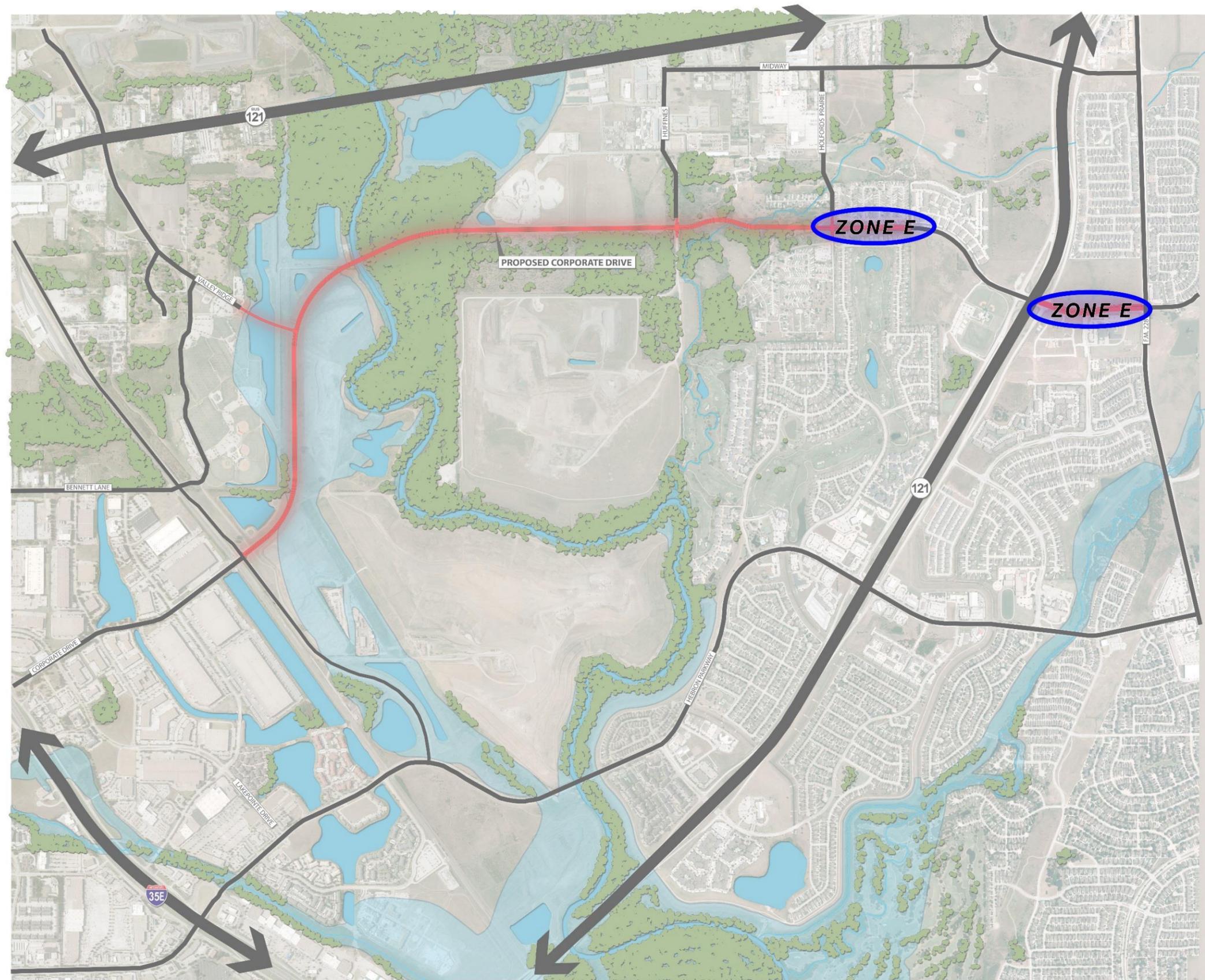
# Site Analysis – Industrial Zone ‘C’



# Site Analysis – Typical Existing Residential Zone Conditions



# Site Analysis – Typical Existing Residential Zone Conditions



# *Site Analysis – Residential Zone ‘D’ & ‘E’*





# ***Roadway Cross-section***

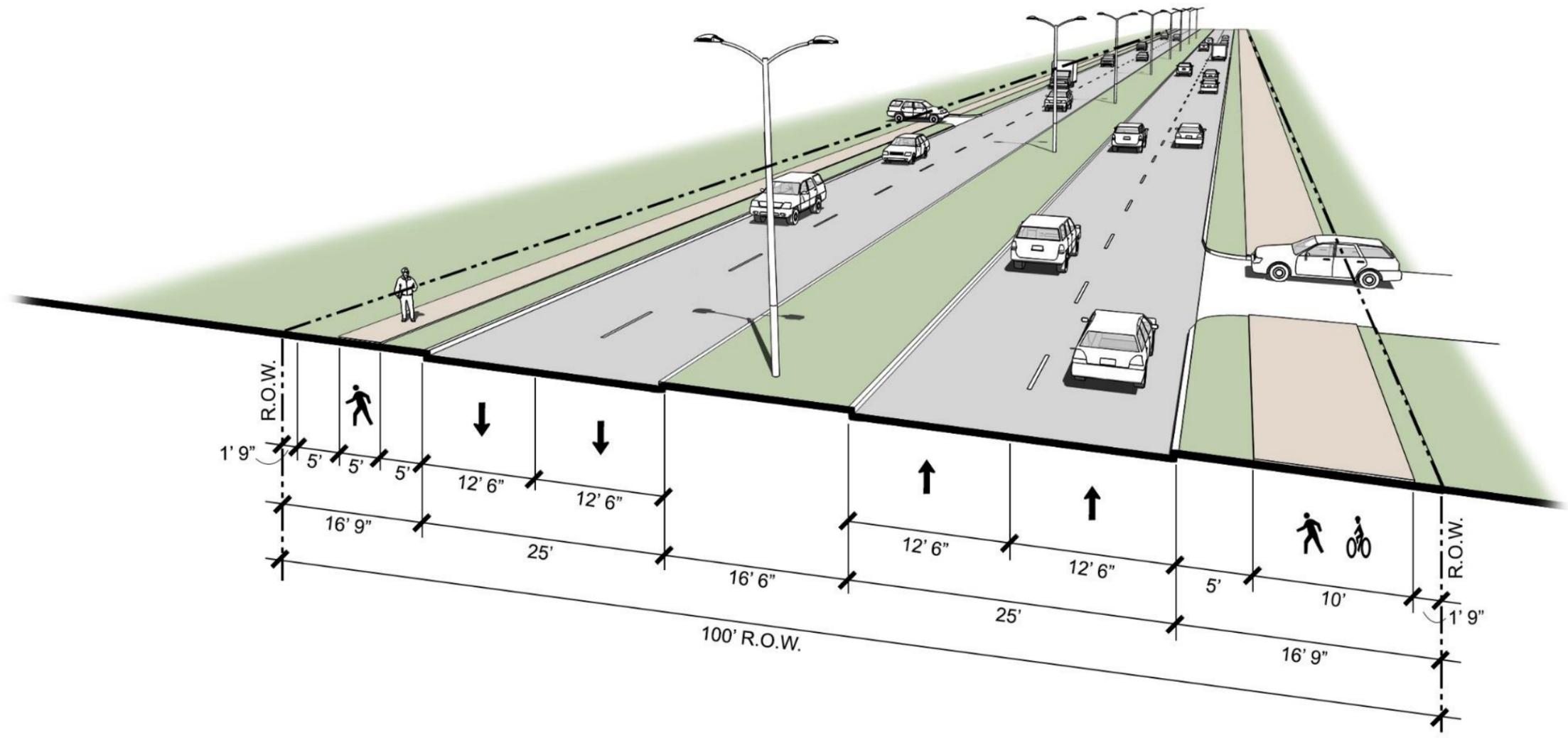
## ***Options***

The background of the slide is a photograph of several tall, leafless trees with intricate branch structures against a clear, light blue sky. The trees are positioned at various angles, creating a sense of depth and height. The overall tone is bright and airy.

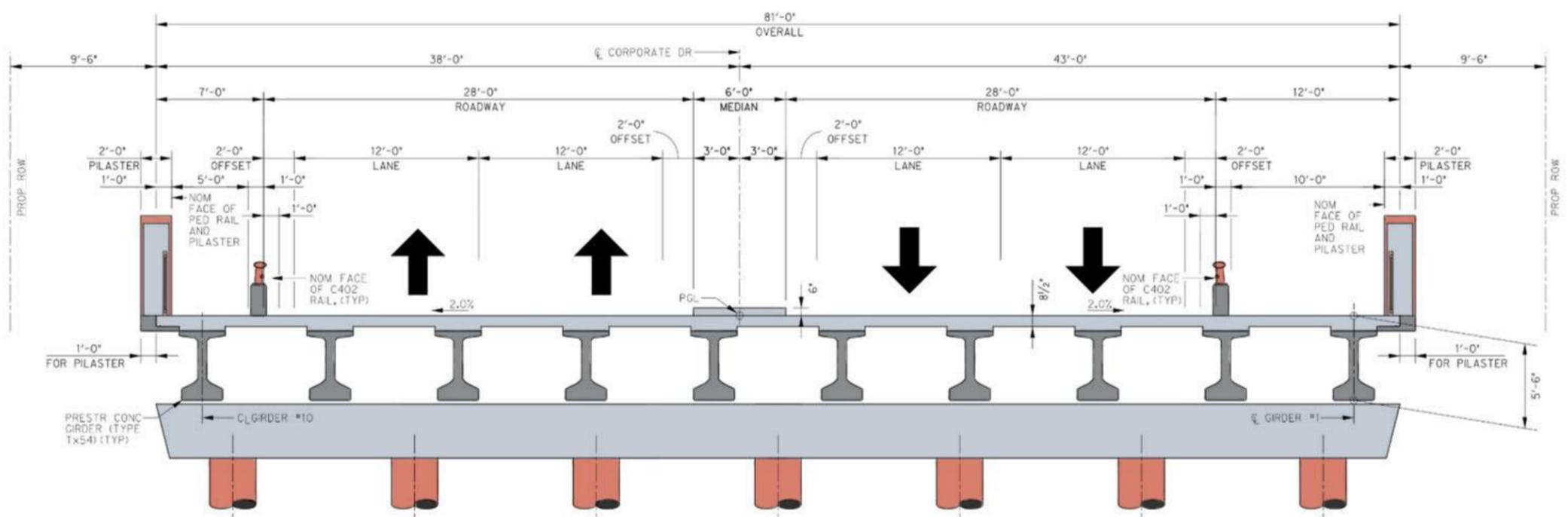
# ***Base Bid***

# Base Bid

# \$34,800,000



- 4-Lane Divided Roadway
- 10' Trail and 5' Sidewalk
- No Landscaping
- Standard Lighting
- Storm Drainage
- 12" Water Line

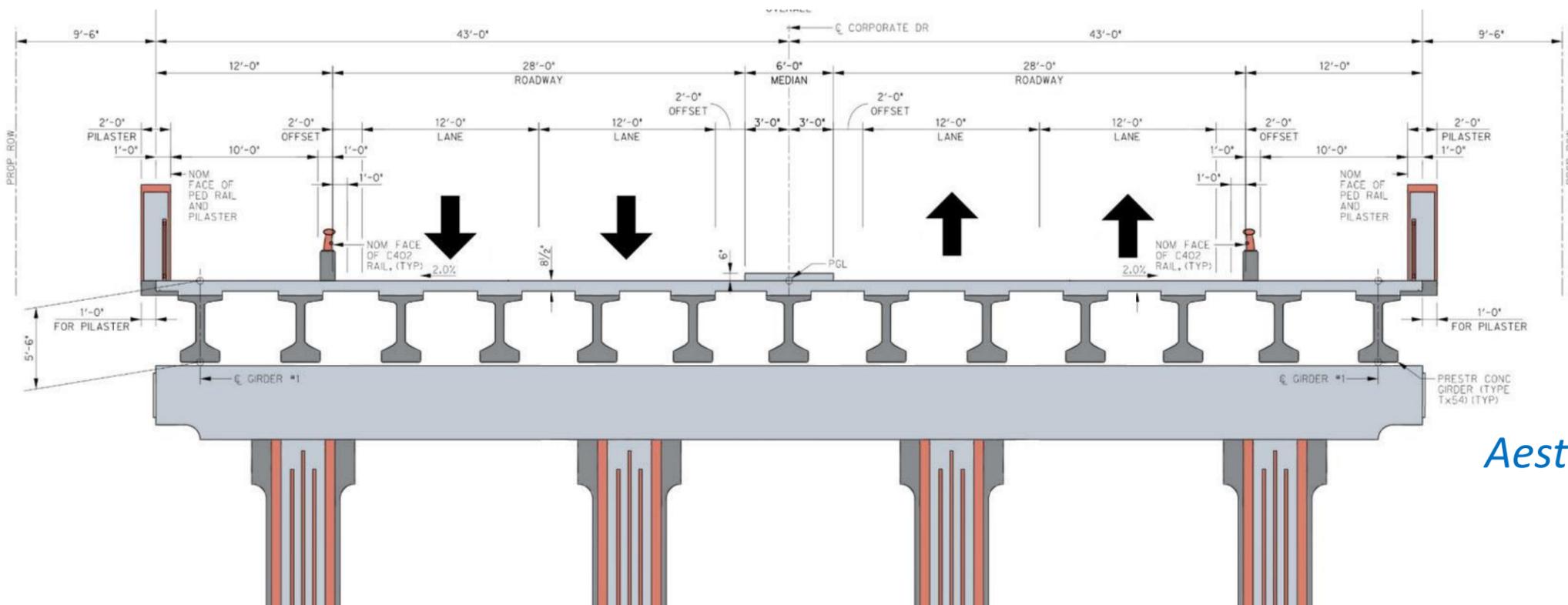
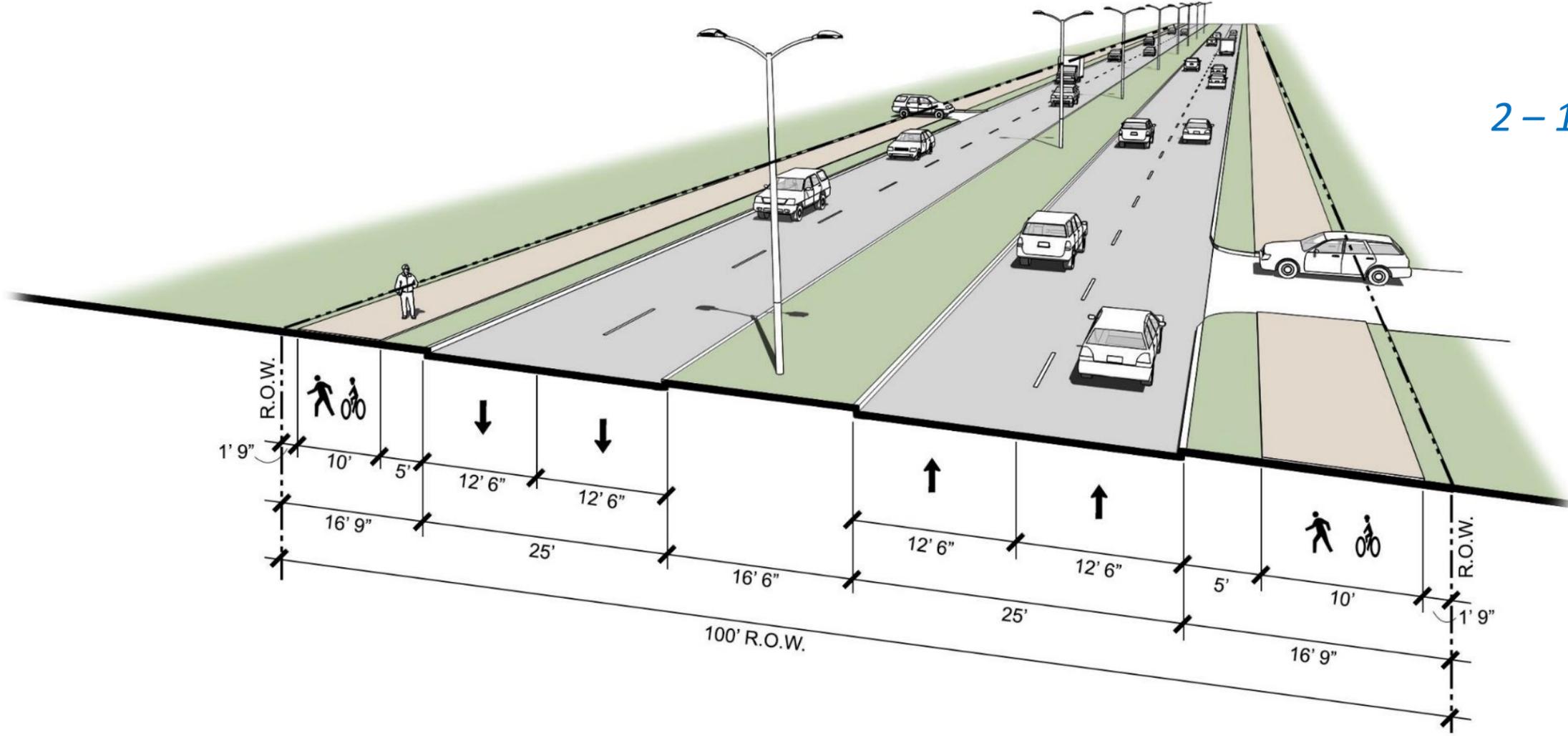


- Single Bridge Structure w/ 10' and 5' Pedestrian Access
- Enhanced Pedestrian Railing
- Standard TxDOT Columns

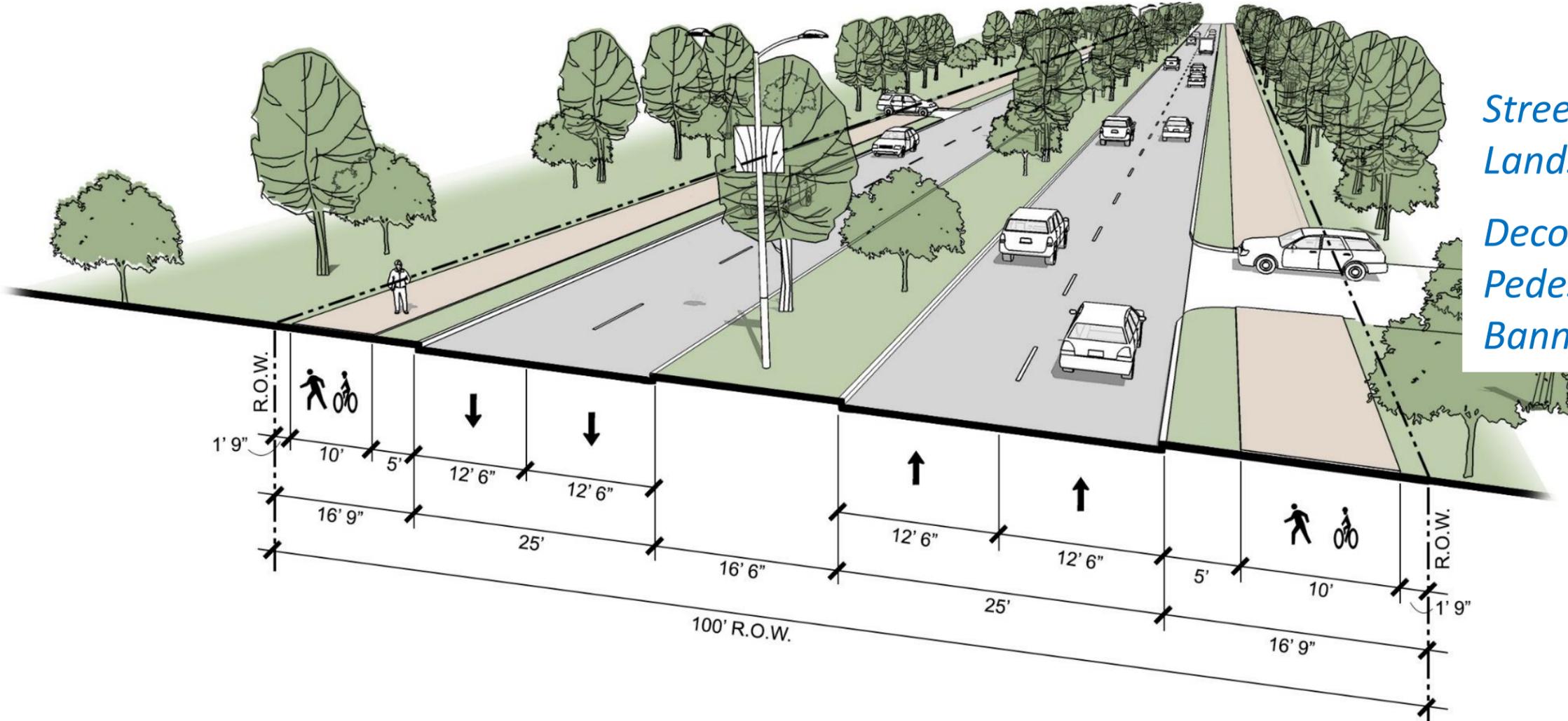
The background of the slide is a photograph of several tall, leafless trees with intricate branch structures against a clear, light blue sky. The trees are positioned at various angles, creating a sense of depth and height. The overall tone is bright and airy.

# ***Enhancement Options***

# Enhancement Options

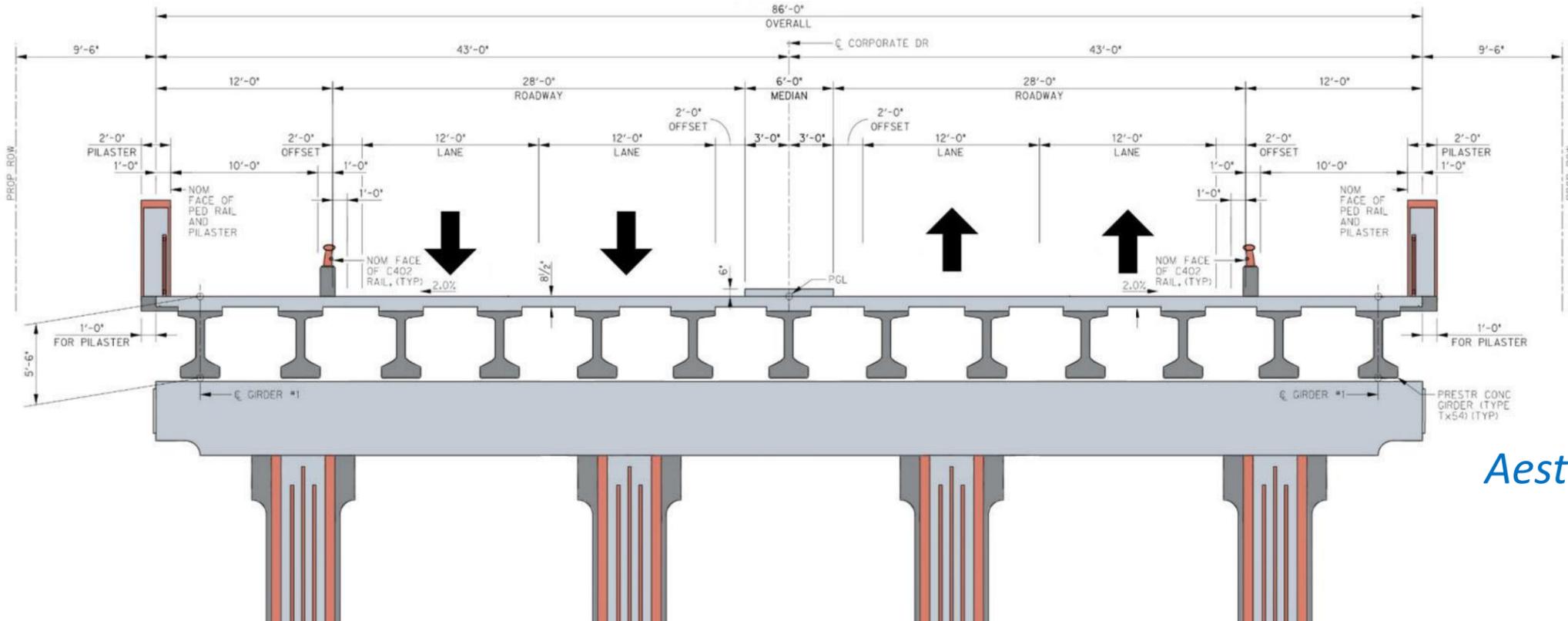


# Enhancement Options



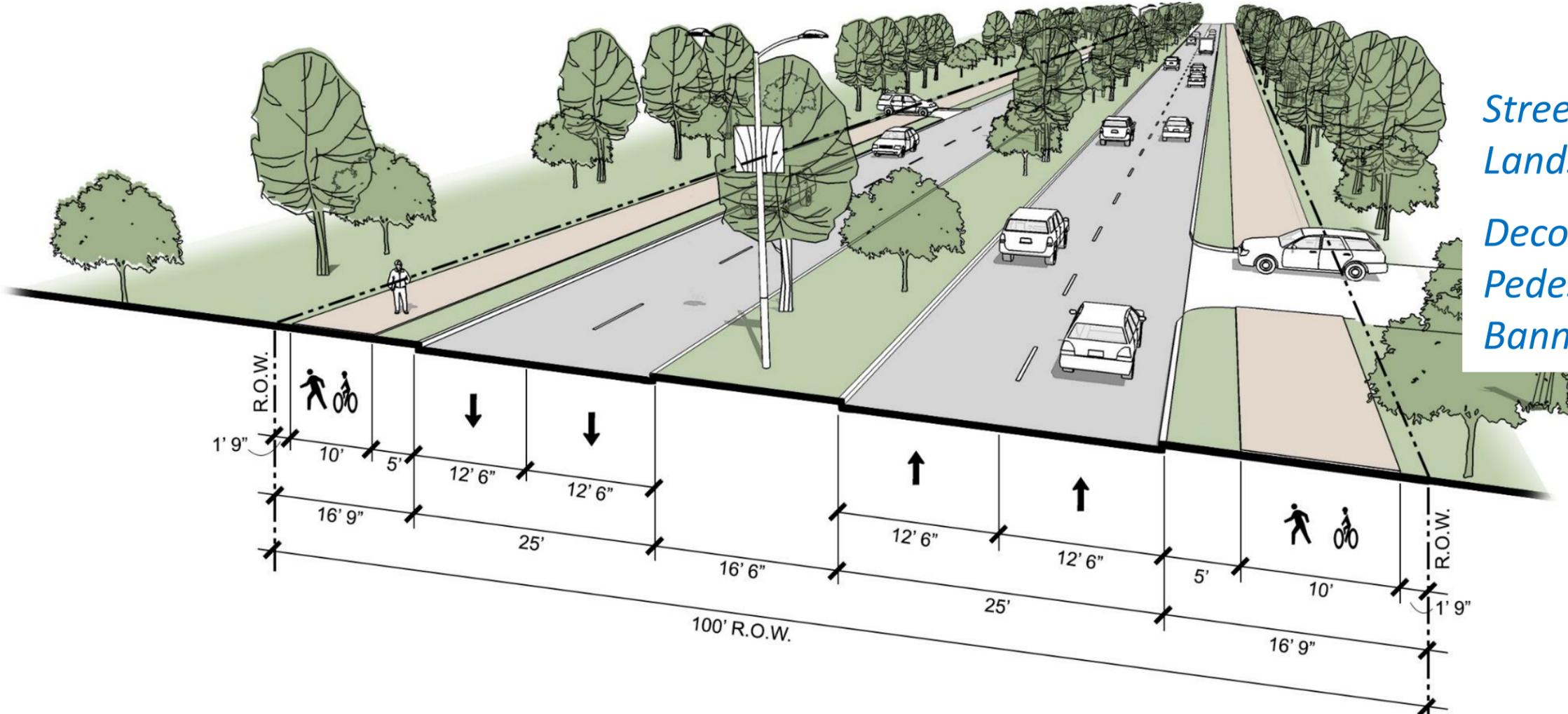
Street Trees & Landscaping \$1,600,000

Decorative Lights, Pedestrian Lights and Banner Poles \$1,300,000



Aesthetic Columns \$2,000,000

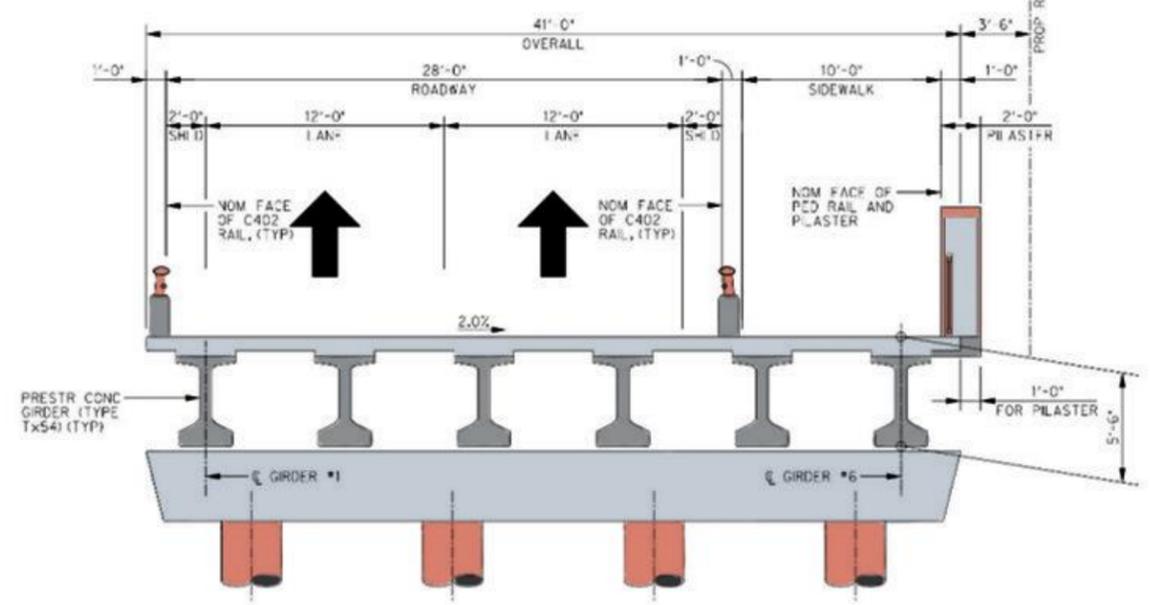
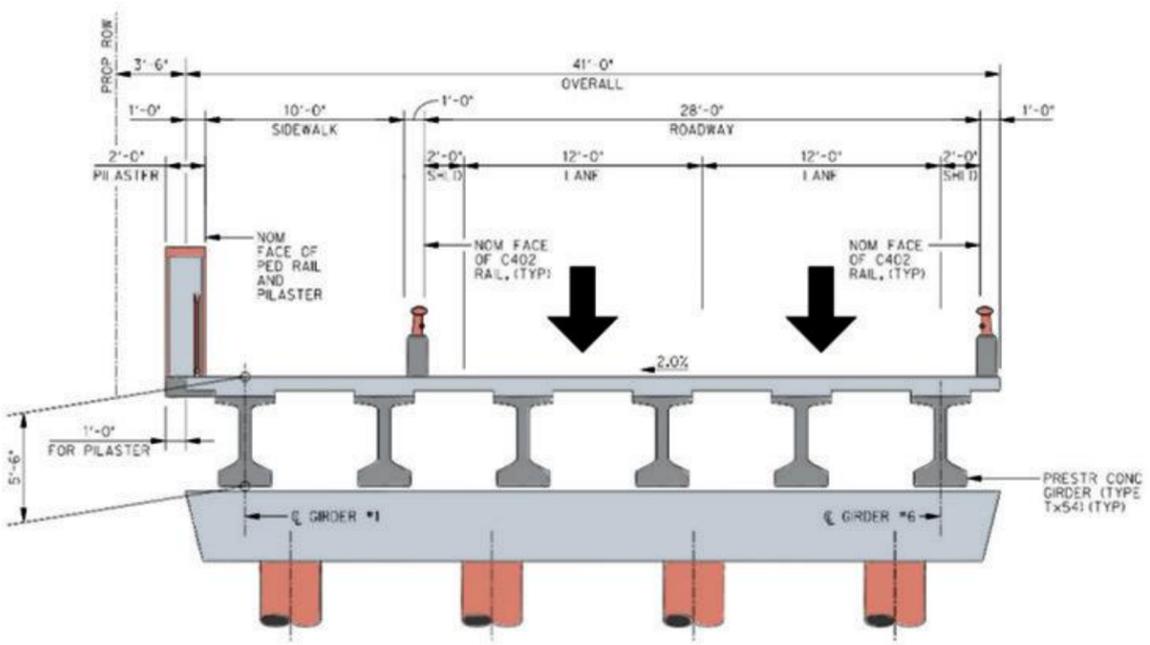
# Enhancement Options



Street Trees & Landscaping \$1,600,000

Decorative Lights, Pedestrian Lights and Banner Poles \$1,300,000

Split Bridge \$1,940,000



# Enhancements

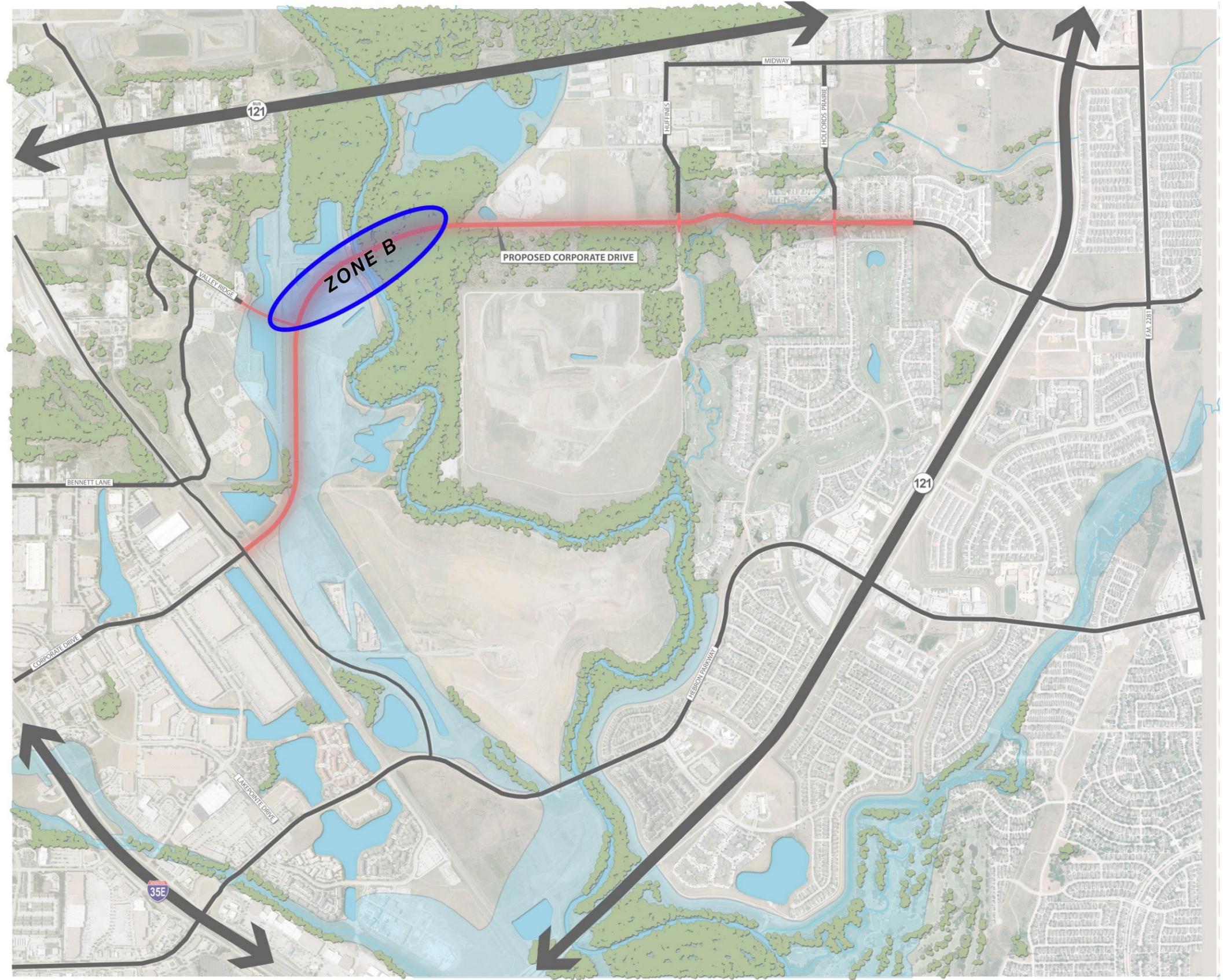
*Lewisville Gateway Monument Sign Options - \$50,000 / EA*



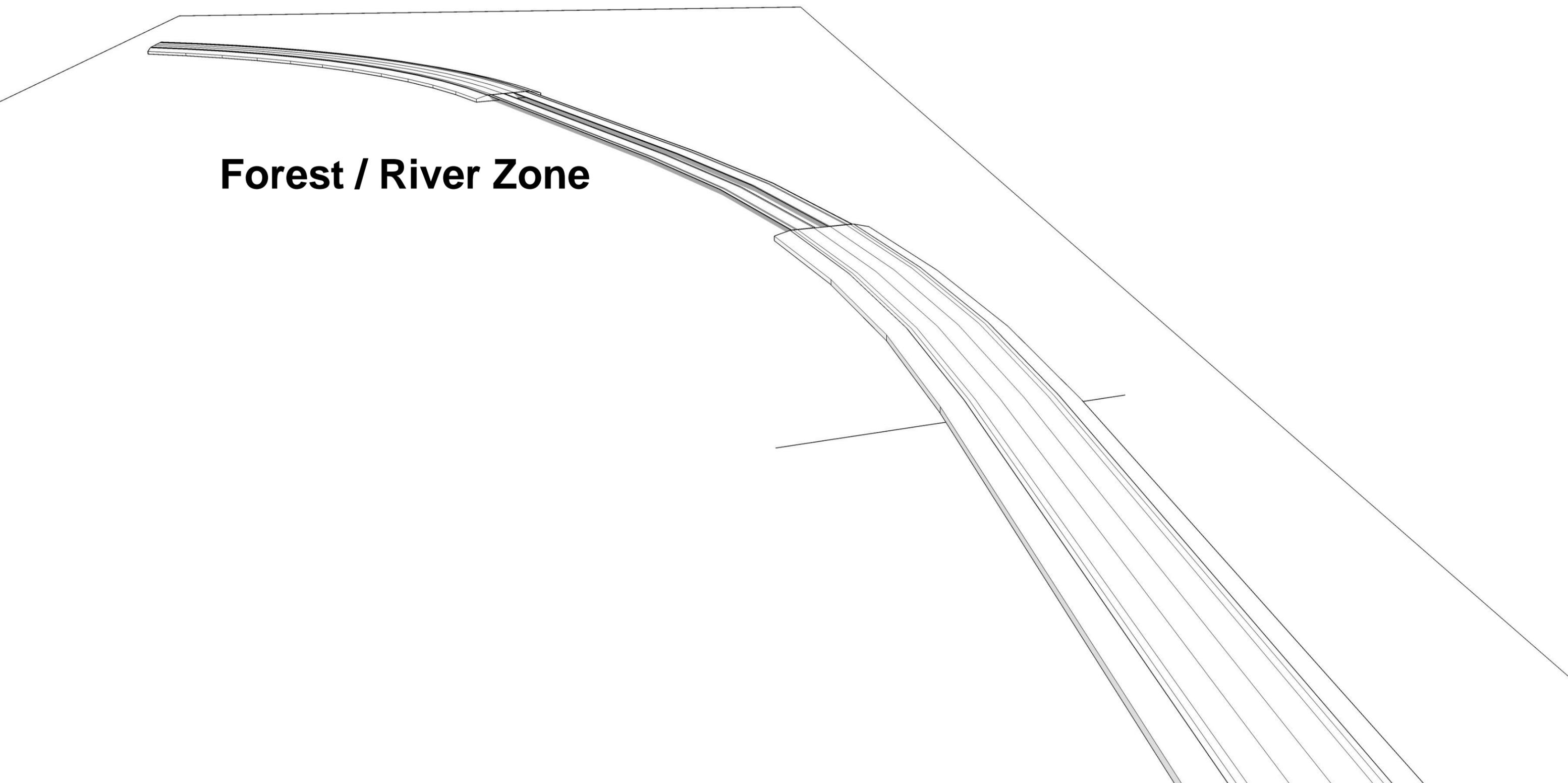
The background of the slide features a low-angle shot of several tall, leafless trees with intricate branch structures against a clear, light blue sky. The trees are rendered in a semi-transparent, light beige color, creating a subtle, naturalistic backdrop for the text.

# ***Green Centerpiece Concepts***

# Green Center Piece Concepts: Forest/River Zone



# *Green Center Piece Option – A (Single Bridge)*



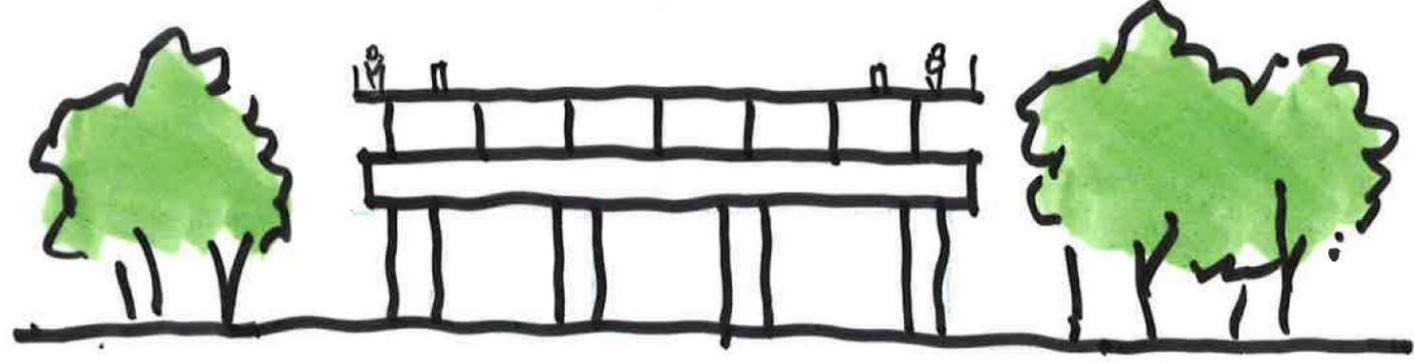
# *Green Center Piece Option – B (Split Bridge)*



**Forest / River Zone**

# Green Center Piece Option - Options

Views to Nature



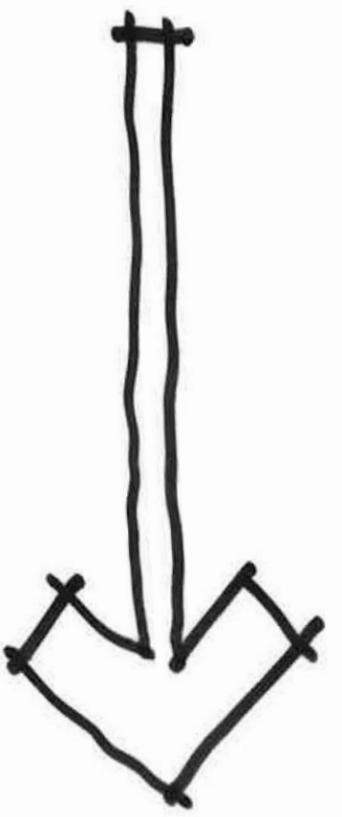
Green Center Piece Option – A (Single Bridge)

**Pros:**

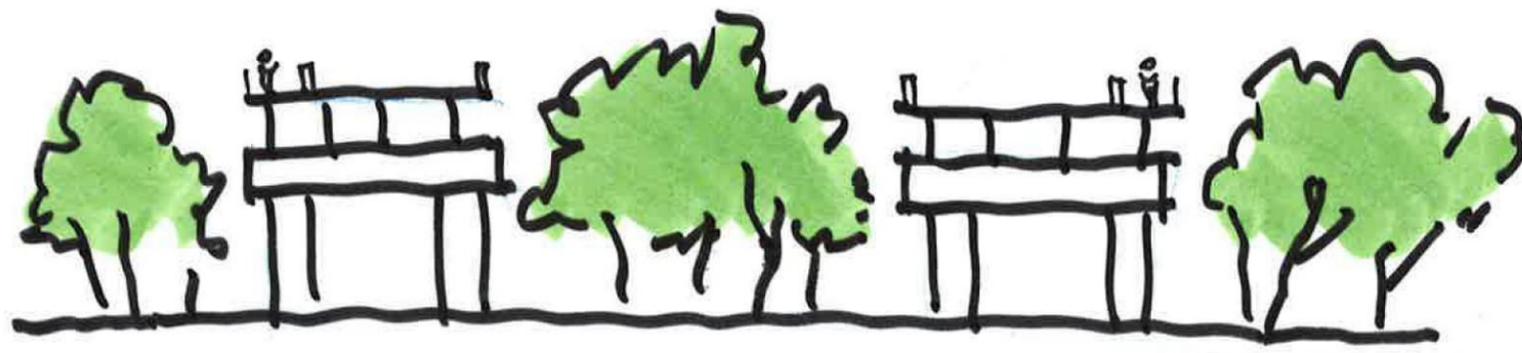
- Cost effective
- Simplified construction

**Cons:**

- Little to no amenities
- Removal of large areas of vegetation



Immersed in Nature



Green Center Piece Option – B (Split Bridge)

**Pros:**

- Takes advantage of view vistas
- Opportunity to preserve larger areas of existing vegetation

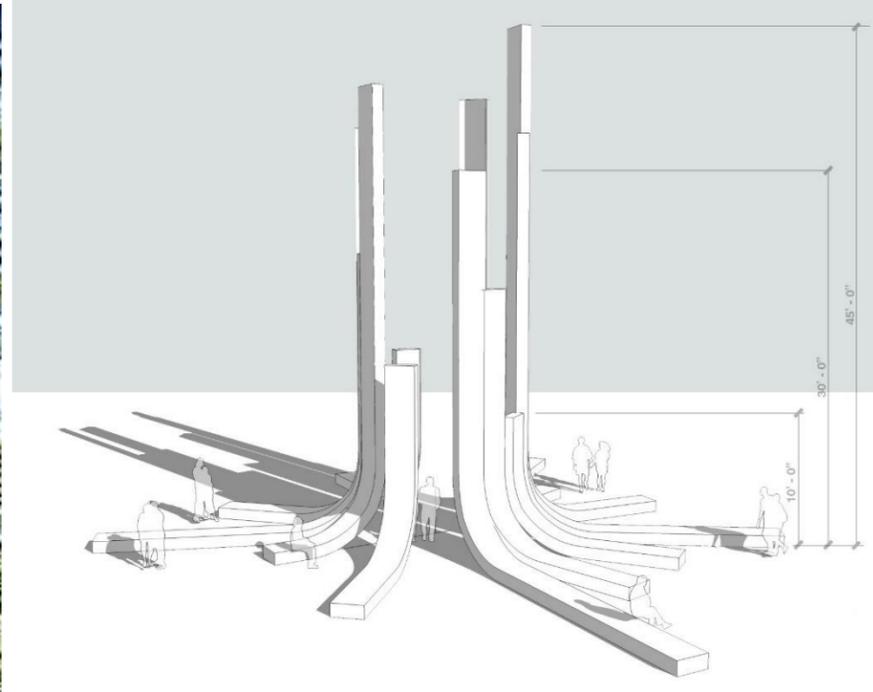
**Cons:**

- More costly
- Exceeds proposed R.O.W.

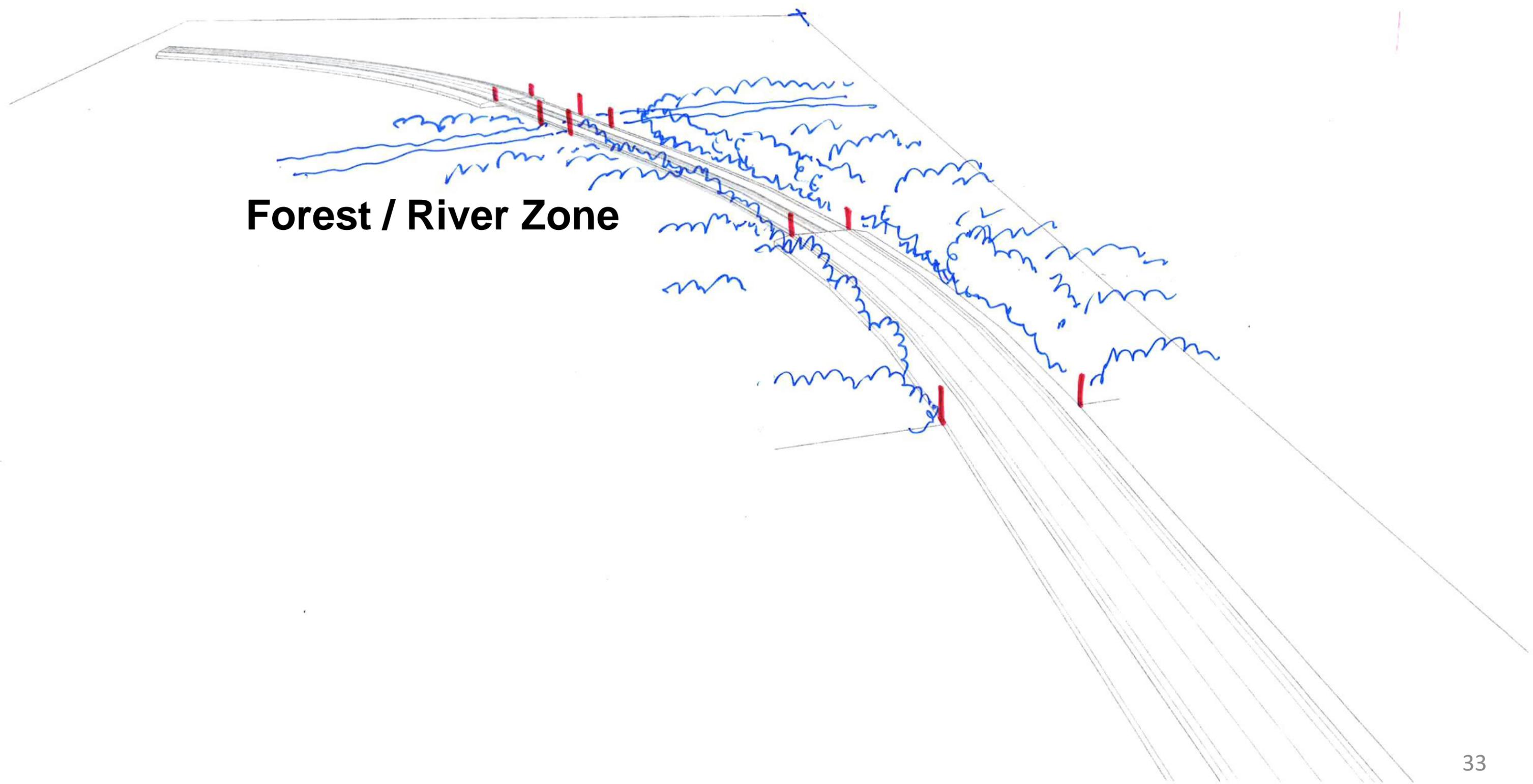
# *Green Center Piece Option - B (Split Bridge Example)*



# Green Center Piece Concepts – Inspiration Photos

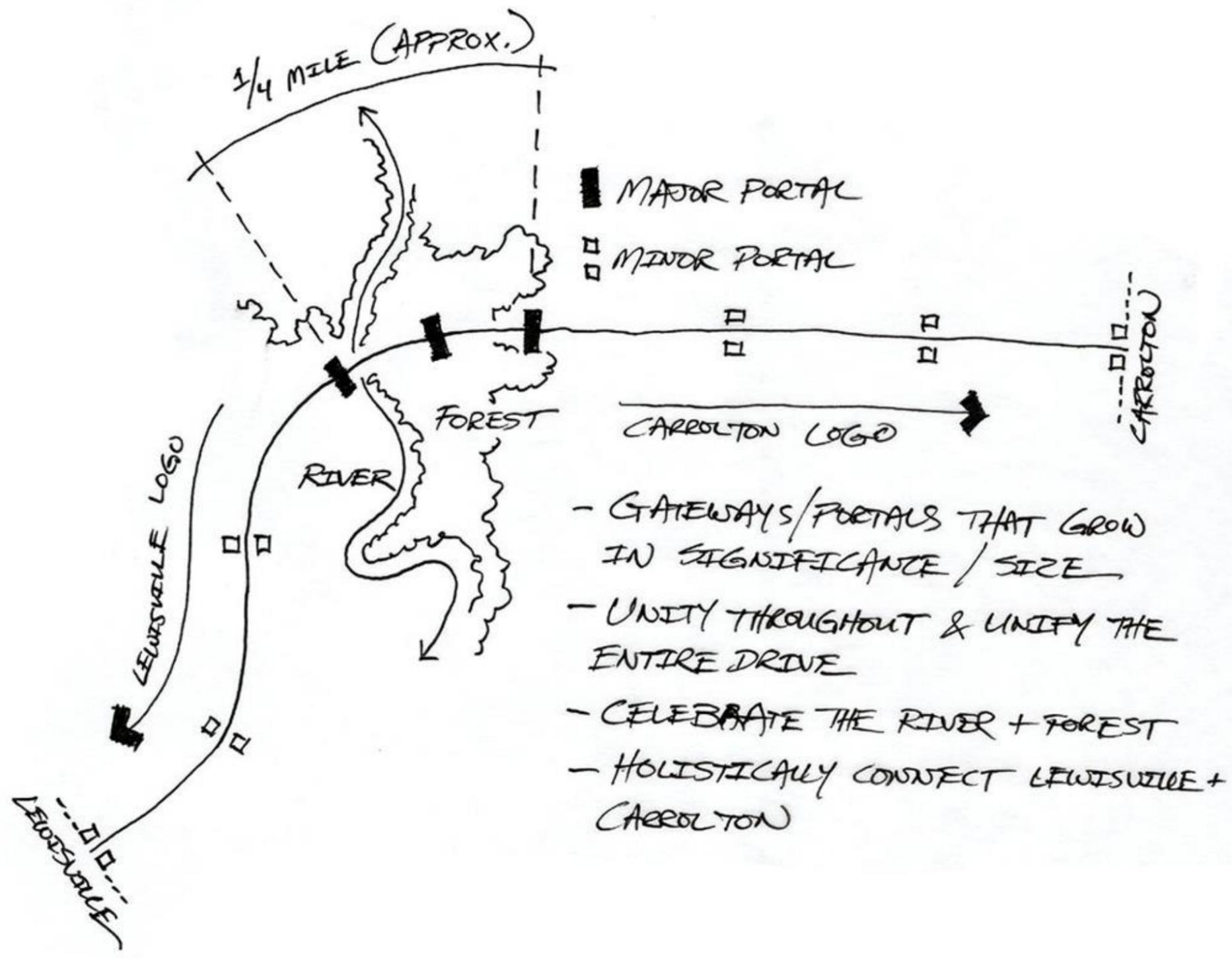


# *Green Center Piece Option - Alignment A (Single Bridge Enhanced)*

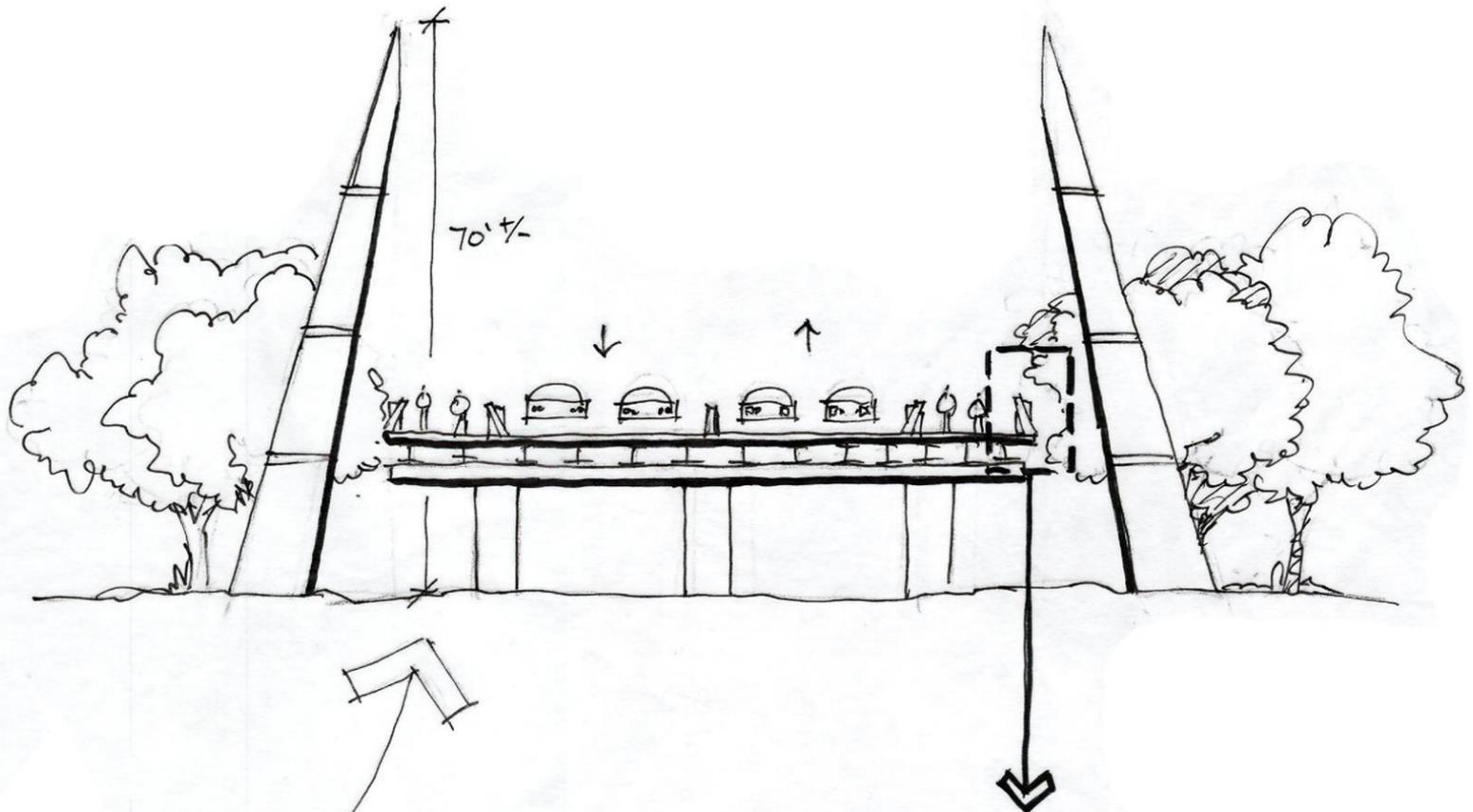
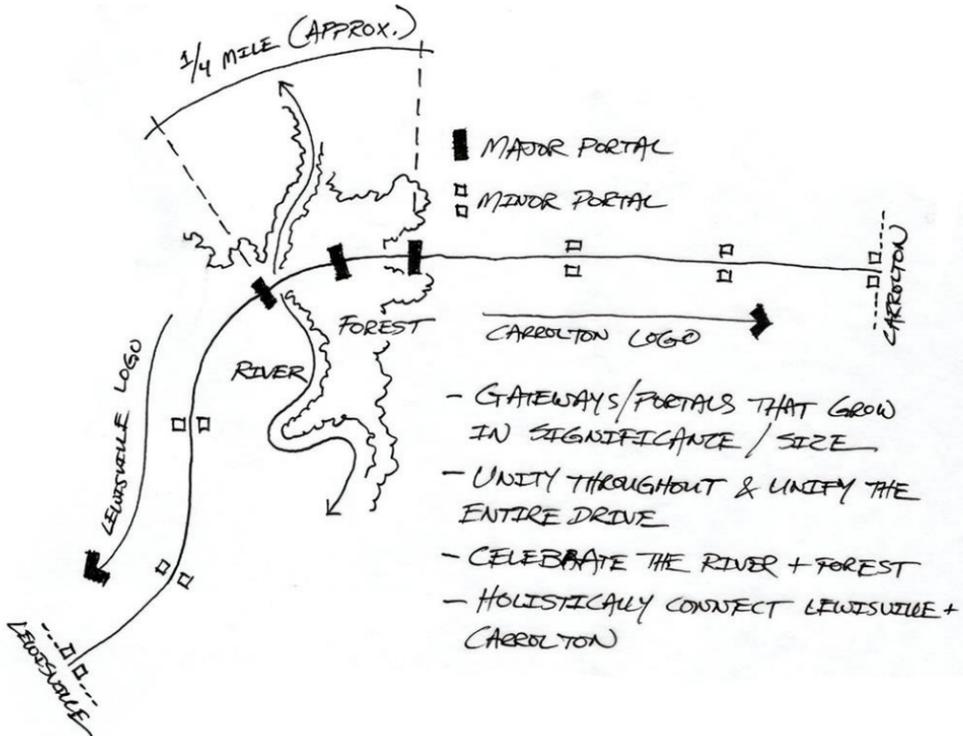


**Forest / River Zone**

# Green Center Piece Concepts - Alignment A Monument Hierarchy (Single Bridge)



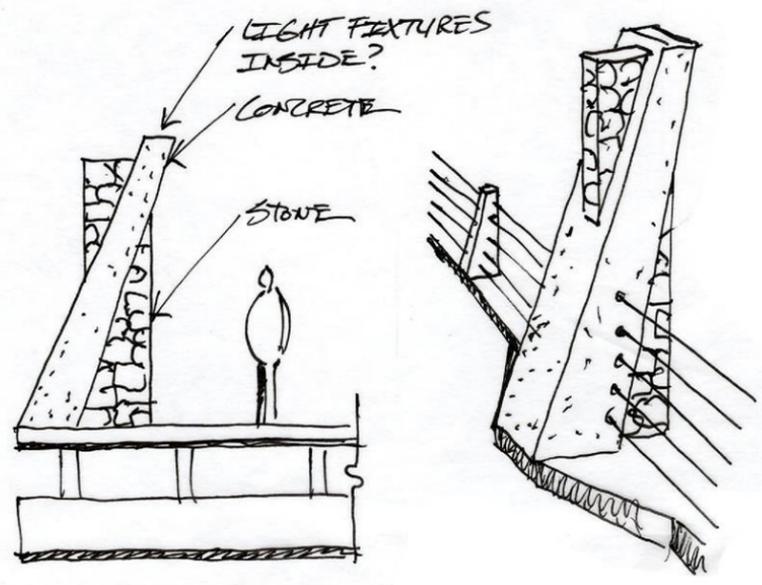
# Green Center Piece Concepts (Single Bridge) - Option 1: Emergence



MAJOR PORTAL OPTIONS



MINOR PORTAL OPTIONS



# *Green Center Piece - Gateway Option 1 (Single Bridge)*



# *Green Center Piece - Gateway Option 1 (Single Bridge)*



# *Green Center Piece - Gateway Option 1 (Single Bridge)*



# Green Center Piece - Gateway Option 1 (Single Bridge)



# *Green Center Piece - Gateway Option 1 (Single Bridge)*



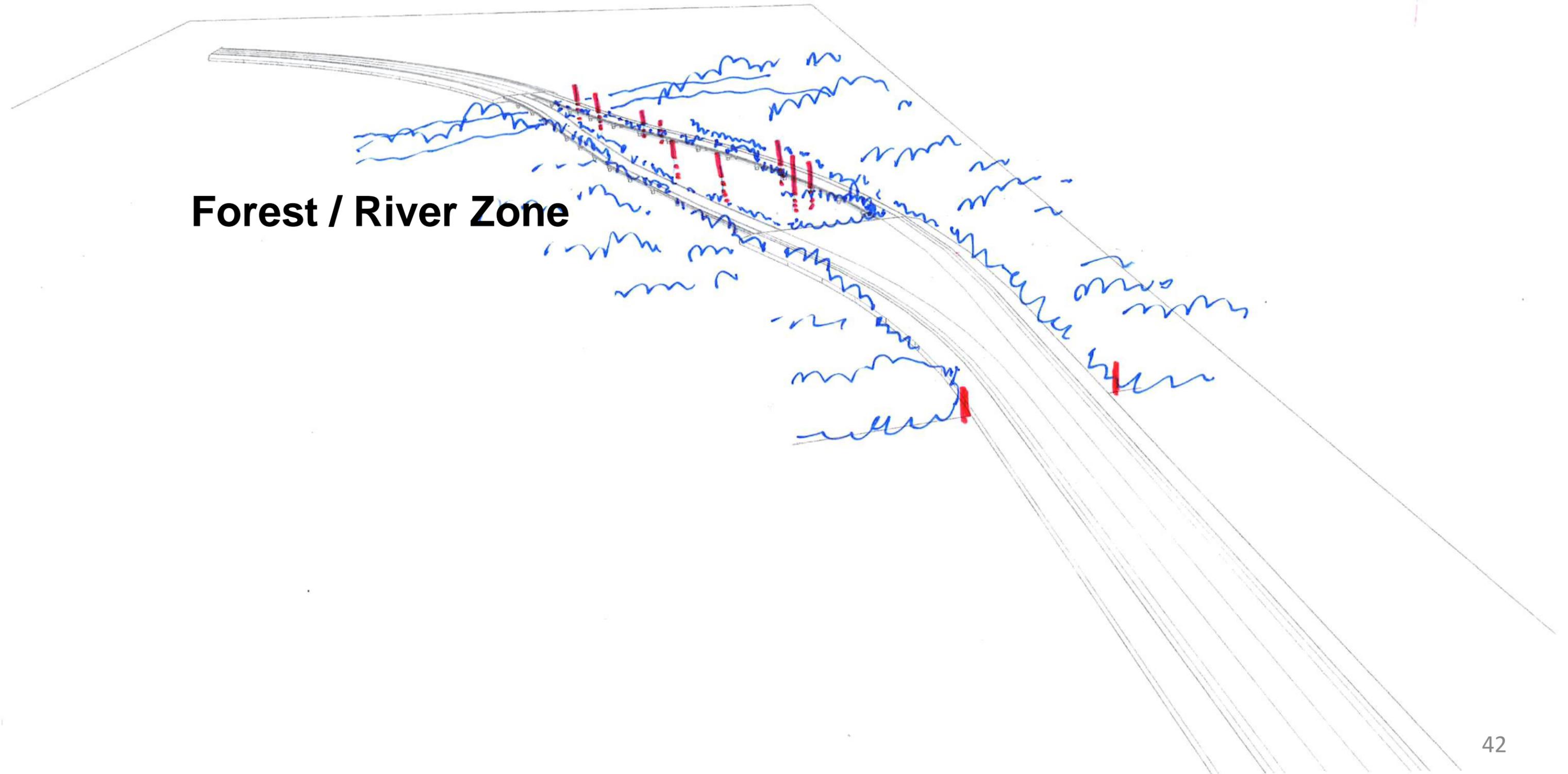
# *Green Center Piece - Alignment B (Split Bridge)*



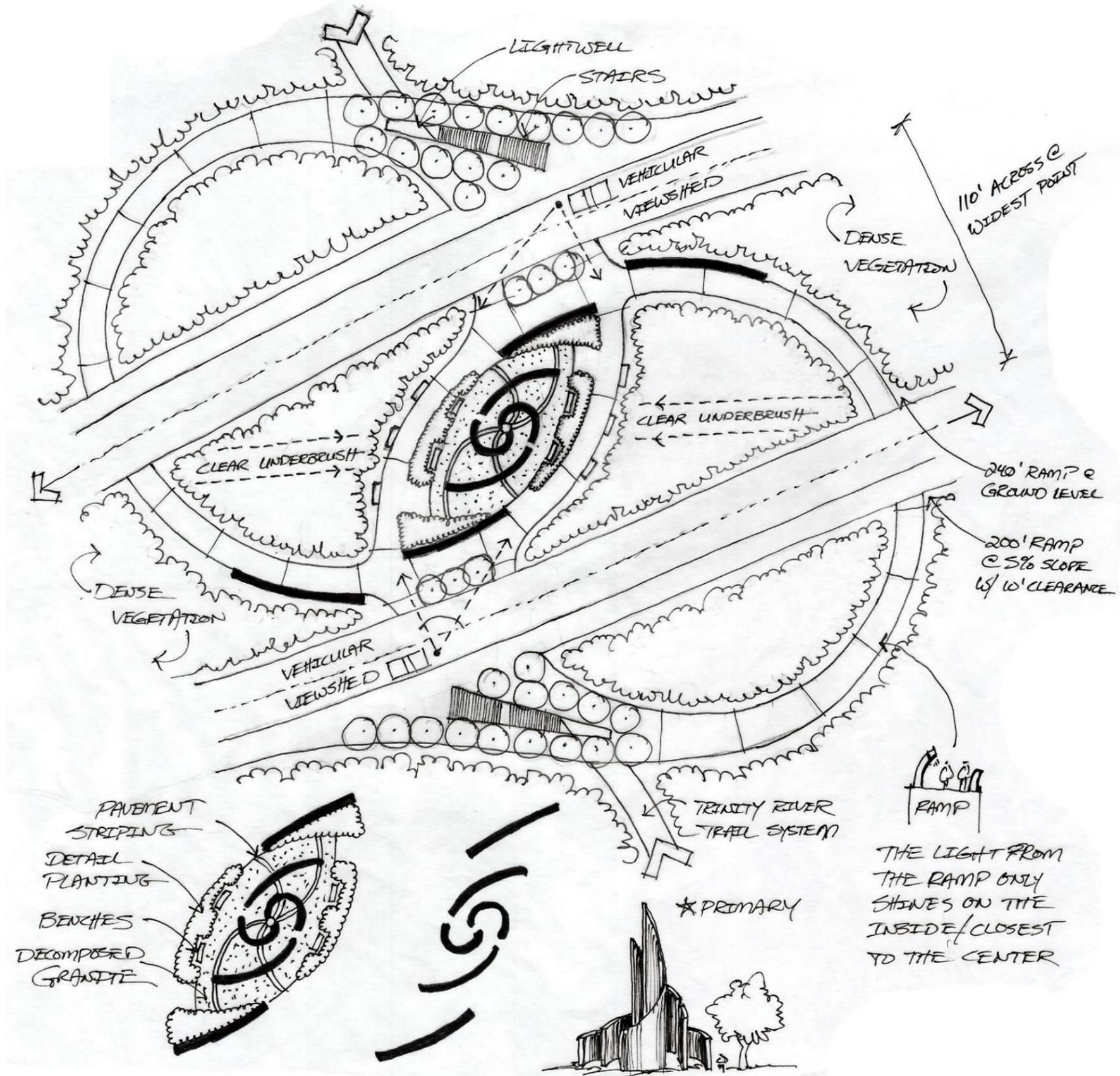
**Forest / River Zone**

# *Green Center Piece - Alignment B (Split Bridge Enhanced)*

**Forest / River Zone**



# Green Center Piece (Split Bridge)- Gateway Option 2: Fire Walk



# *Green Center Piece - Gateway Option 2 (Split Bridge)*



# *Green Center Piece - Gateway Option 2 (Split Bridge)*



# *Green Center Piece - Gateway Option 2 (Split Bridge)*



# *Green Center Piece - Gateway Option 2 (Split Bridge)*



# *Green Center Piece - Gateway Option 2 (Split Bridge)*



# *Green Center Piece - Gateway Option 2 (Split Bridge)*



# *Green Center Piece - Gateway Option 2 (Split Bridge)*



# *Green Center Piece - Gateway Option 2 (Split Bridge)*



# *Green Center Piece - Gateway Option 2 (Split Bridge)*



# *Green Center Piece - Gateway Option 2 (Split Bridge)*



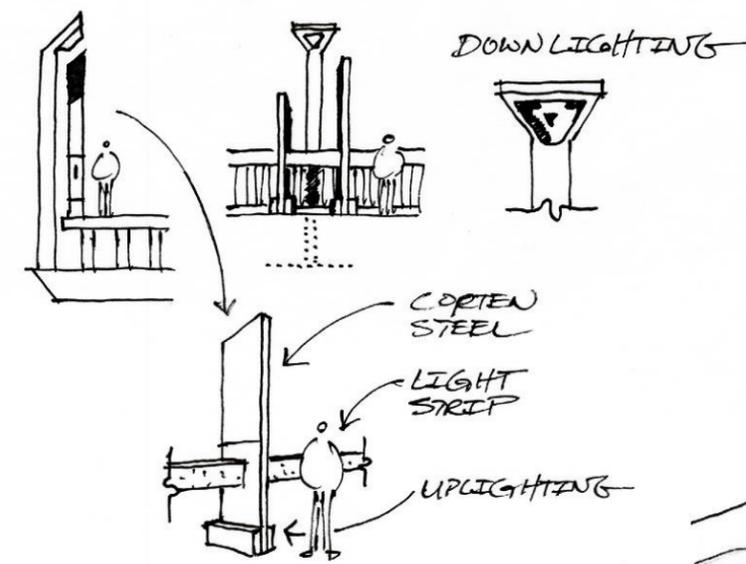
# *Green Center Piece - Gateway Option 2 (Split Bridge)*



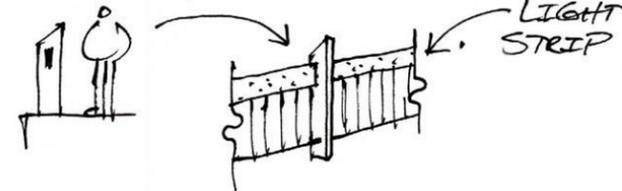
# Green Center Piece (Split Bridge) - Gateway Option 3: The Illusion

**VERTICAL STRUCTURES**

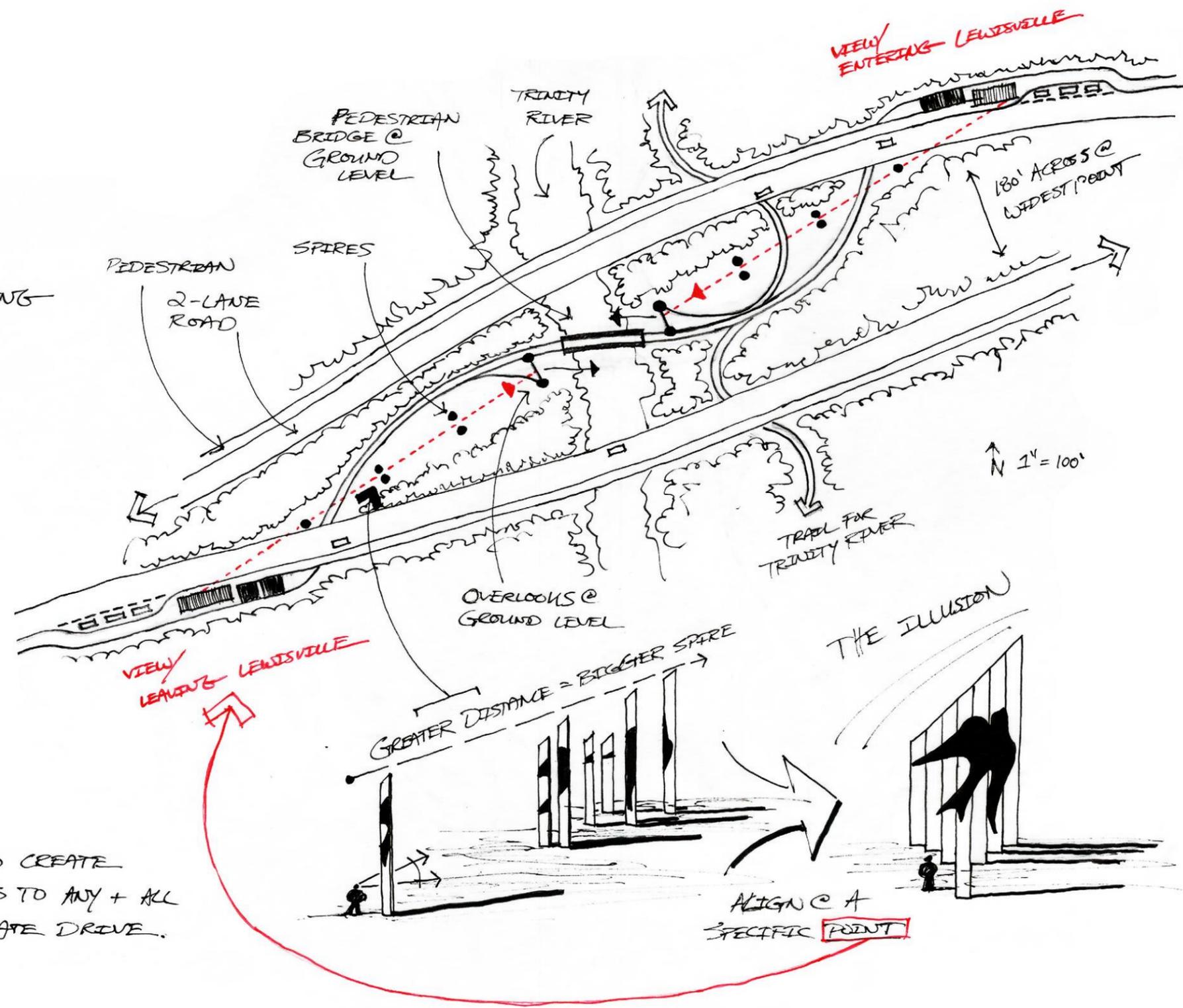
**- SECONDARY**



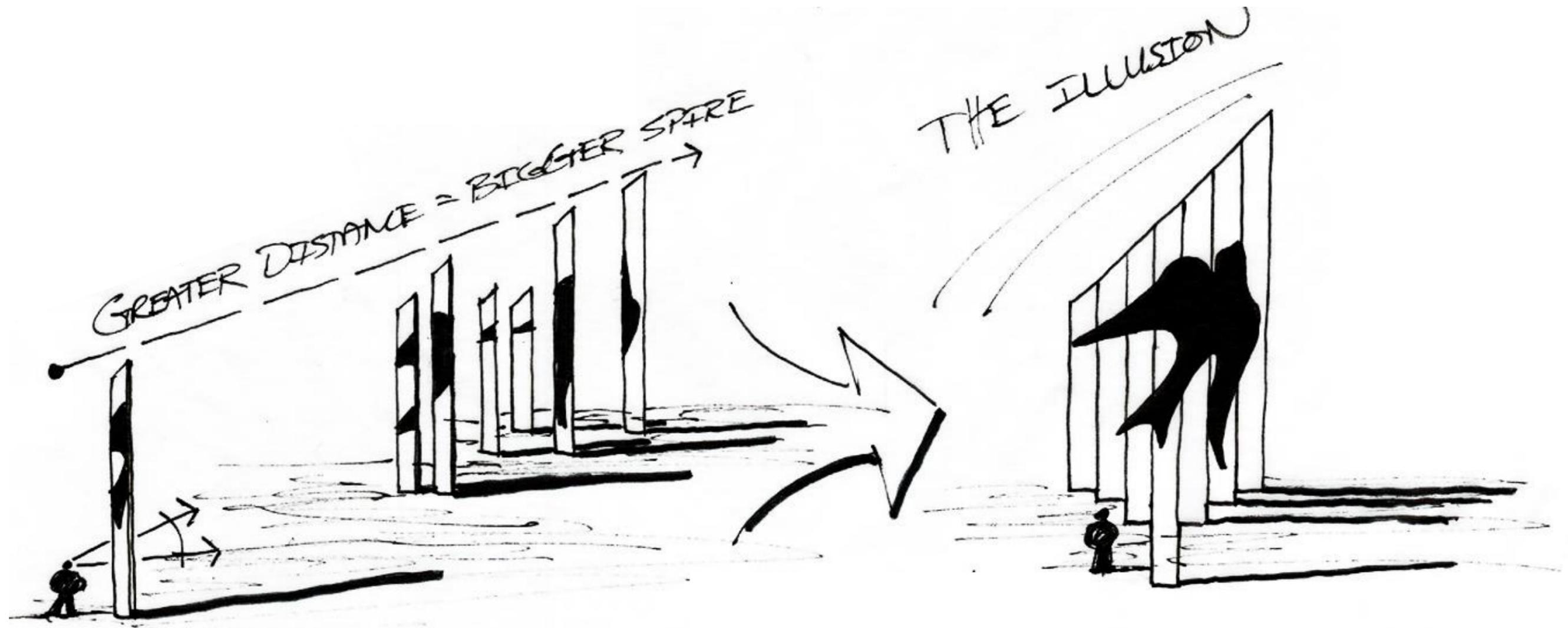
**- TERTIARY**



★ PULL TOGETHER ALL ELEMENTS TO CREATE A SINGULAR ENTITY THAT SPEAKS TO ANY + ALL PEOPLE TRAVELING ALONG CORPORATE DRIVE.



# Green Center Piece (Split Bridge)- Gateway Option 3: The Illusion



# *Green Center Piece - Gateway Option 3 (Split Bridge)*



# *Green Center Piece - Gateway Option 3 (Split Bridge)*



# *Green Center Piece - Gateway Option 3 (Split Bridge)*



# *Green Center Piece - Gateway Option 3 (Split Bridge)*



# *Green Center Piece - Gateway Option 3 (Split Bridge)*



# *Green Center Piece - Gateway Option 3 (Split Bridge)*



# *Green Center Piece - Gateway Option 3 (Split Bridge)*



# *Green Center Piece - Gateway Option 3 (Split Bridge)*



# *Green Center Piece - Gateway Option 3 (Split Bridge)*



# *Green Center Piece - Gateway Option 3 (Split Bridge)*



# Green Center Piece - Gateway Options - Summary

*Gateway Option 1 (Single Bridge) - Emergence*



*Gateway Option 2 (Split Bridge) – Fire Walk*



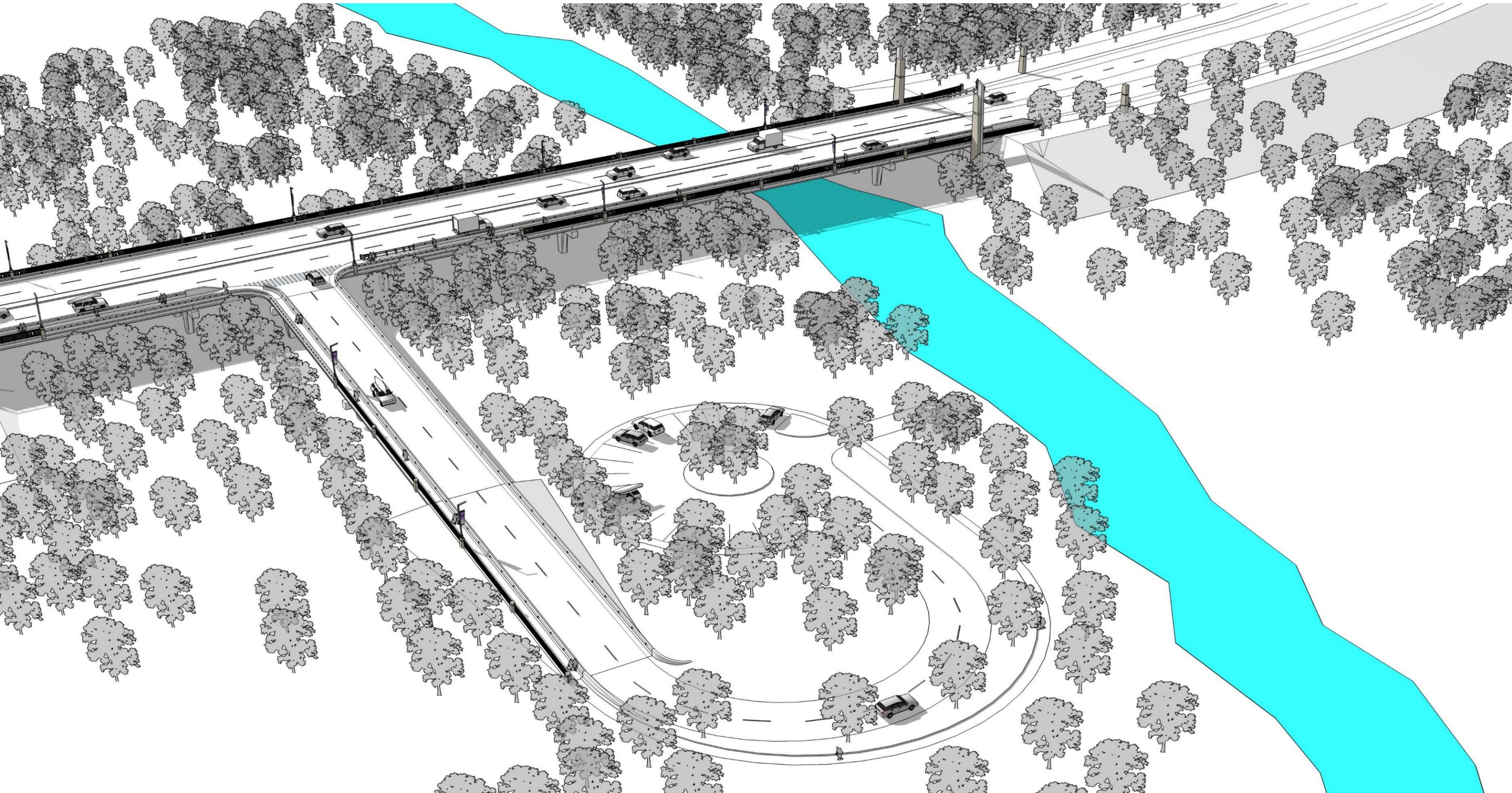
*Gateway Option 3 (Split Bridge) – The Illusion*



The background of the slide features a low-angle shot of several tall, leafless trees with intricate branch structures against a clear, light blue sky. The trees are rendered in a semi-transparent, light beige color, creating a subtle, textured backdrop for the text.

# ***River Access Options***

# River Access - Option 1

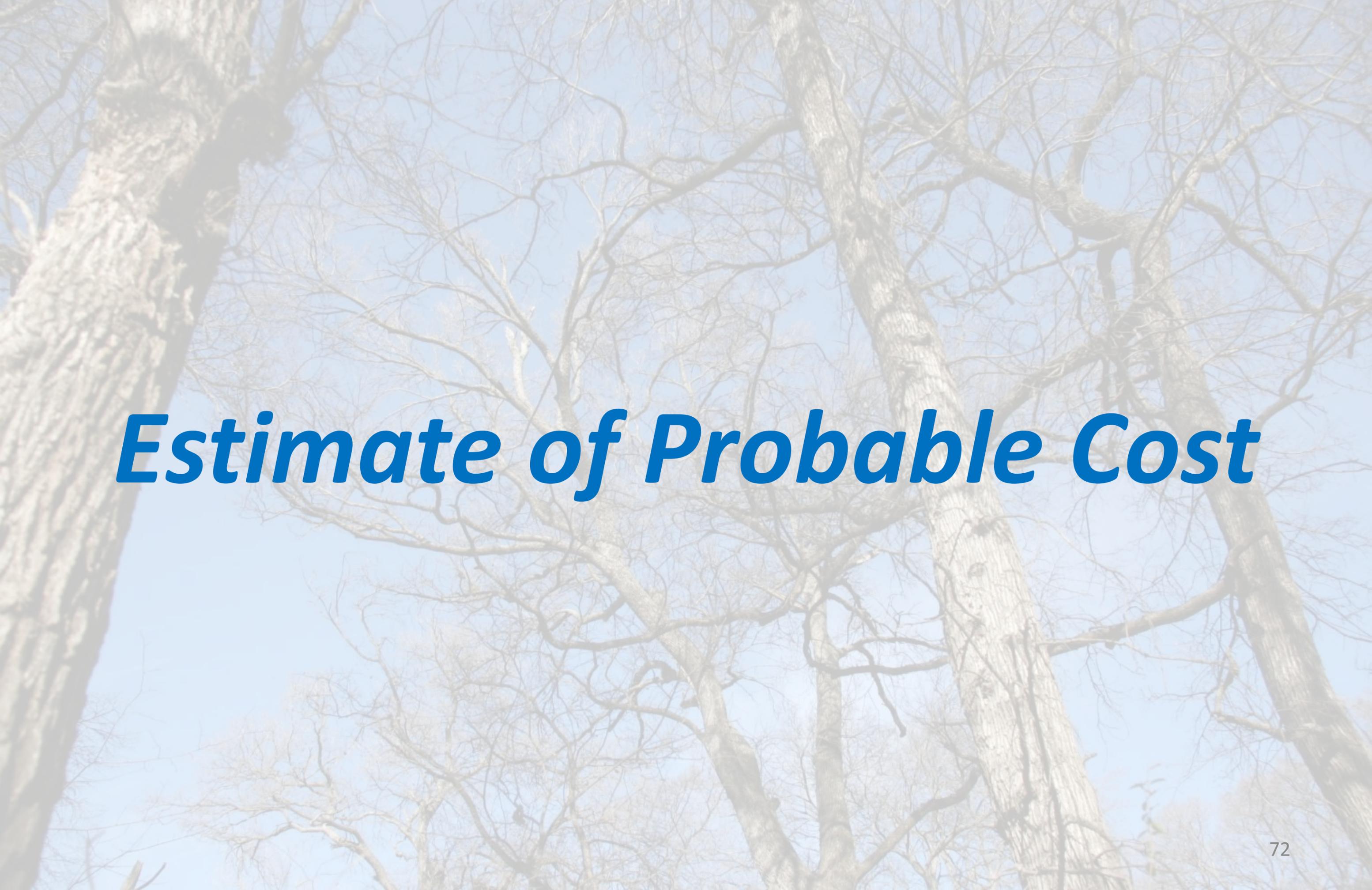


# River Access - Option 2



# River Access - Option 2



The background of the slide features a low-angle shot of several tall, leafless trees with intricate branch structures against a clear, light blue sky. The trees are rendered in a semi-transparent, light beige color, creating a subtle, textured backdrop for the text.

# ***Estimate of Probable Cost***

**ESTIMATE OF PROBABLE COST**

<b>Base Bid</b>	<b>\$30,800,000.00</b>
<b>Enhancement Options</b>	<b>Additional Cost</b>
2 - 10' Wide Trails or 8' and 12' Wide Trails	\$1,012,000.00
Aesthetic Bridge Columns	\$2,000,000.00
Split Bridge	\$1,940,000.00
Street Trees / Landscaping	\$1,600,000.00
Decorative Lights, Pedestrian Lights and Banner Poles	\$1,300,000.00
City of Lewisville Gateway Monument Signs	\$50,000.00
<b>Green Centerpiece Concepts</b>	<b>Additional Cost</b>
Concept 1 - Portals	\$1,500,000.00
Concept 2 - Fire Walk*	\$2,000,000.00
Concept 3 - Illusion*	\$1,450,000.00
<b>River Access Options</b>	<b>Additional Cost</b>
Ramp Off Bridge with Parking/Access at River	\$1,900,000.00
Access Road from East Abutment with Parking/Access at River	\$774,000.00

\*Does not include additional cost of split bridge

*Questions?*

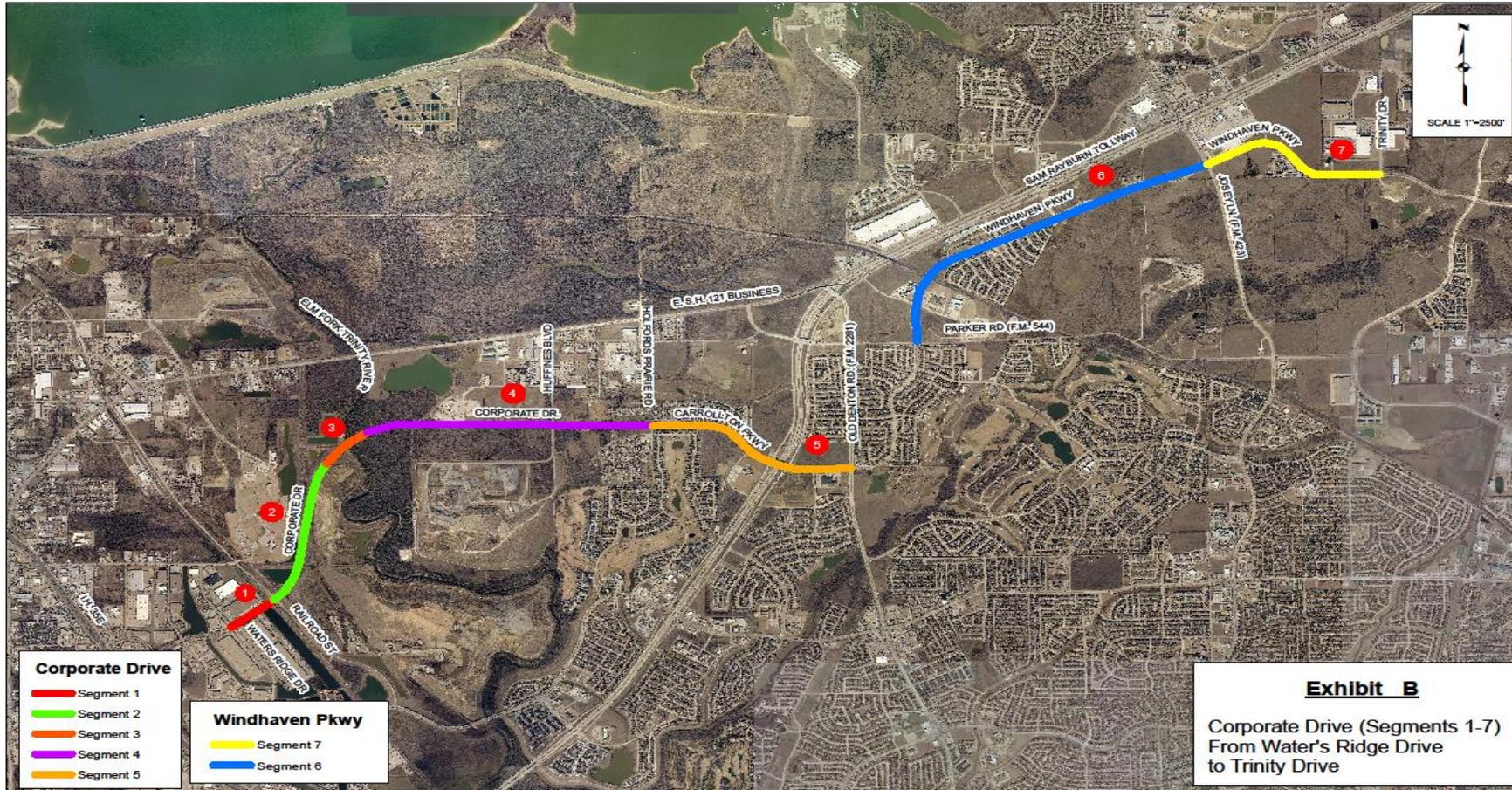


# CORPORATE DRIVE

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Project History - Budget

# Project Alignment



# Corporate Drive Milestones

Milestone	Date
All of Segment 6 constructed in phases with developer and County funding except KCS RR Underpass	2006-2010
Segment 7 Funded and Built by Austin Ranch & Castle Hills	2007
\$41M Regional Toll Revenue Received for Segments 1-7 to Fund 80%	2009
Lewisville & Denton County Enter ICA to Fund 20% Match	2010
City Contracts with Bridgefarmer & Associates to Design Seg. 6 RR Underpass. Design 90% complete	2010
City Builds Segment 1, 100% RTR Funds	2012
Lewisville & Carrollton Enters ICA for Seg. 5 in Carrollton.	2013
City Contracts With Halff for Schematic Design of Segments 2-5. (Now Complete)	2014
City Contracts With Halff for Final Design of Seg. 5	2017
Council Direction on Options for Final Design of Seg. 2-4.	4/3/2017

# Estimated Project Costs

Project Segments	Estimated Cost
Base Project (Seg. 2-4) - \$30.8M	\$30.8 Million
Seg.5 - \$4M	\$4 Million
KCS RR Underpass (Seg. 6) - \$10.4M	\$10.4 Million
Est. Remaining ROW - \$400K	\$400,000
Est. Total Base Project Cost	\$45.6 Million
Optional Enhancements	\$50,000 - \$12.9 Million

# Available Funding

Funding Source	Available Amount
Existing RTR & Local Funding in Project Balance	\$39.8 Million
2015 Bond Program (Available 2019)	\$7.7 Million
Interest Earnings on RTR Funds (Requires NCTCOG Approval)	\$986,000
Utility CIP (Available 2019)	\$1.4 Million
Total Funding Available	\$49.9 Million

# Estimated Cost vs. Available Funding

Funding Source	Available Amount
Total Base Project Cost	\$45.6 Million
Total Available Funding	\$49.9 Million
Available Funding to Cover Inflation and/or Enhancements	\$4.3 Million
Optional Enhancements	\$50,000 - \$12.9 Million

Staff is seeking direction with regard to design options for Corporate Drive, Segments 2, 3 & 4 before proceeding with final design.

# SEGMENT 5 SCHEMATIC

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Questions

# City of Lewisville, Texas

## OFFICE OF EMERGENCY MANAGEMENT (OEM)

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*Update on 3/29 Storm  
Response & Recovery*

*Presented April 3, 2017  
Lewisville City Council*

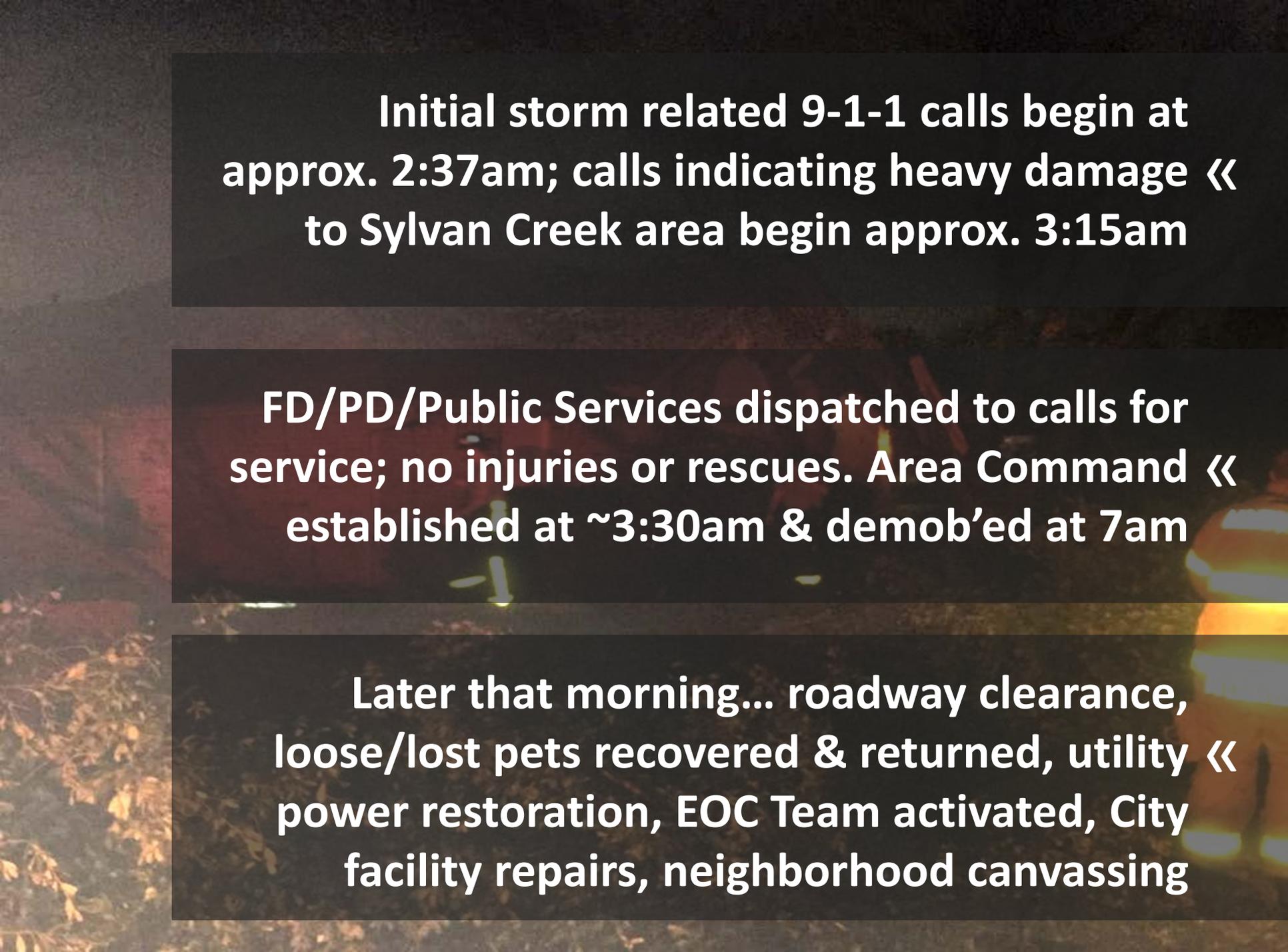


# **NWS issues Tornado Warning #0017 at 2:13am**

cancels Tornado Warning at 2:31am

- 1:59am Denton Co Skywarn activated
- 2:13am TorWarn issued (areas W/SW of Lewisville)
- 2:26am Svr Tstorm Warning issued (inc Lewisville)
- 2:31am TorWarn canceled
- 2:30-2:45am Mets indicate diminished threat
- 2:36-2:45am Reported gusts of 45, 46, 45-50, 46.8mph in areas to our west

**As storm approached Lewisville, no observed conditions meeting criteria for activation of the Outdoor Warning System (OWS).**



**Initial storm related 9-1-1 calls begin at approx. 2:37am; calls indicating heavy damage «  
to Sylvan Creek area begin approx. 3:15am**

**FD/PD/Public Services dispatched to calls for service; no injuries or rescues. Area Command «  
established at ~3:30am & demob'ed at 7am**

**Later that morning... roadway clearance, loose/lost pets recovered & returned, utility «  
power restoration, EOC Team activated, City facility repairs, neighborhood canvassing**

# Map of Damages



Reports obtained via 3/29/2017 damage assessment, following EF1 tornado in early morning hours of 3/29/2017.

## Legend

- Affected
- Destroyed
- Major
- Minor

## Daylight Damage Assessment

**31 Major**

**84 Minor**

**229 Affected**

Four pockets of damage:

Fox/Sylvan Creek

Oakridge/Hedgerow

Chinaberry/Daffodil

Valley/College





**MARTY deployed on 3/29 & 3/30 as visible City presence close to impacted areas; can handle « contractor registrations, permitting & any other questions re: storm clean-up/recovery**

# Special Arrangements for Collection of Storm-Related Debris

Mon, Apr 3 – Fri, Apr 14

7am – 7pm

Place at street-side ROW  
Accessible/No obstructions  
Storm debris only



Public Information  
[cityoflewisville.com](http://cityoflewisville.com) / x3510

City web/social media  
Reverse notification  
Door-to-door









@LewisvilleOEM  
cityoflewisville.com

Set up an All-Hazards Weather Radio in a place where you can hear it, and be sure it's in working condition.



Download applications to your phone that offer weather alerts via push notification services.

Register your cell phone with our emergency notification system.

Learn more at  
[cityoflewisville.com/LewisvilleOEM](http://cityoflewisville.com/LewisvilleOEM)



# BE SMART.

Make sure  
you have  
multiple ways  
to receive  
weather  
warnings  
overnight.

# THANK YOU

*Josh Roberts*

*Director of Neighborhood Services  
Emergency Management Coordinator*



LEWISVILLE