

A G E N D A

**LEWISVILLE CITY COUNCIL MEETING
JULY 3, 2017**

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

WORKSHOP SESSION - 6:00 P.M.

REGULAR SESSION – 7:00 P.M.

Call to Order and Announce a Quorum is Present.

WORKSHOP SESSION - 6:00 P.M.

- A. Discussion of Charter Review Election
- B. Discussion of Regular Agenda Items and Consent Agenda Items

REGULAR SESSION – 7:00 P.M.

- A. **INVOCATION:** Councilman Daniels
- B. **PLEDGE TO THE AMERICAN AND TEXAS FLAGS:** Councilman Troyer
- C. **CLOSED SESSION:** In Accordance with Texas Government Code, Subchapter D, Section 551.074 (PERSONNEL): Discussion of Election of Mayor Pro Tem and Deputy Mayor Pro Tem.
- D. **PROCLAMATION:** Declaring the Month of July as “Parks and Recreation Month”

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E. PUBLIC HEARINGS:

- 1. Public Hearing: Consideration of a Zone Change Request From Townhouse District (TH) to Planned Development – Townhouse 2 District (PD-TH2) and Three Associated Variances, on an Approximately-9.059 Acre Tract of Land out of the E. Pickett Survey, Abstract 1014, Located at the Northwest Corner of Bellaire Boulevard and Oakwood Lane, as Requested by Scott Johns, ARK Design Concepts, on Behalf of Haider Rizvi, HRDC, LLC., the Property Owner (Case No. PZ-2017-06-13).**

ADMINISTRATIVE COMMENTS:

The proposed development includes a combination of two and three-story single-family attached units and one community building. The development will be completed in two phases, providing approximately 104 units. The development will provide trails and common areas throughout the site and a large open space over an existing gas line easement. The following variances are requested: a) to waive the alley requirement and allow front-entry, b) to allow a gated community with private streets, and c) to allow an alternative street intersection layout. The Planning and Zoning Commission recommended unanimous approval (6-0) of the zone change request at their meeting of June 6, 2017.

RECOMMENDATION:

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

AVAILABLE FOR - Richard E. Luedke, Planning Director
QUESTIONS: - Haider Rizvi, HRDC, LLC.

- 2. Public Hearing: Consideration of a Zone Change Request From Local Commercial District (LC) to Planned Development – R-5 Single Family Residential District (PD-R-5) and one Associated Variance for a Residential Development Consisting of 46 Single-Family Detached Units and One Open Space Lot, on an Approximately 8.325-Acre Tract of Land out of the Henry Turner Survey, Abstract No.1249, Located on the East and West Sides of Vista Drive, Approximately 318 Feet North of West Round Grove Road (FM 3040), as Requested by Steve Homeyer of Homeyer Engineering Inc. on Behalf of Ken Hodge of KDH Partners, Ltd. the Property Owner (Case No. PZ-2017-06-14).**

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ADMINISTRATIVE COMMENTS:

The proposed development consists of 46 single-family detached lots that feature a front-entry product with enhanced building materials, screening landscaping and useable open space. The development will be completed in one phase. The following variance is requested: a) to waive the alley requirement and allow front-entry. The Planning and Zoning Commission recommended unanimous approval (6-0) of the zone change request at their meeting of June 6, 2017.

RECOMMENDATION:

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

AVAILABLE FOR - Richard E. Luedke, Planning Director
QUESTIONS: - Steve Homeyer, Homeyer Engineering, Inc.

F. **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.

G. **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.

3. **APPROVAL OF MINUTES:** City Council Minutes of the June 5, 2017, Workshop Session and Regular Session.

4. **Approval of Agreements for Ad Valorem Tax Billing and Collection Between the City of Lewisville and Denton County for Fiscal Year 2017-18; and Authorization for the City Manager to Execute the Agreements.**

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 \$0.82, an increase from this year's rate of \$0.72. The increase is primary due to technology and expansion of operations with new offices opening within the County. Funding to cover this expenditure is proposed in the Finance Department General Fund 2017-18 budget.

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RECOMMENDATION:

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

- 5. Approval of a Professional Services Agreement with Kimley-Horn and Associates in the Amount of \$81,000 for Design and Construction Phase Services Relating to Proposed Traffic Signals at: SH 121 Business and Huffines Boulevard, FM 2281 (Old Denton Road) and Magic Mantle Drive and FM 407 and Summit Avenue; and Authorization for the City Manager to Execute the Agreement.**

ADMINISTRATIVE COMMENTS:

The project consists of design and construction phase services for three (3) traffic signals at the intersections of SH 121 Business and Huffines Boulevard, FM 2281 (Old Denton Road) and Magic Mantle Drive, and FM 407 and Summit Avenue. The intersection of FM 407 and Summit Avenue is currently equipped with a temporary signal where a permanent signal will be designed with this project. All three traffic signals have met signal warrants and are at the intersection of a TxDOT roadway and a City street. TxDOT has approved the warrants and will review the final plans. A TXDOT construction permit will be required for each signal. Staff has negotiated a Professional Services Agreement with Kimley-Horn and Associates in the amount of \$81,000 to include the design, construction phase services and surveying. Design funding is available in the 2016 Traffic Improvement capital project.

RECOMMENDATION:

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

- 6. Approval of an Economic Development Agreement by and Between the City of Lewisville and 125 S. Walters, LLC; and Authorization for the City Manager to Execute the Contract.**

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ADMINISTRATIVE COMMENTS:

The proposed development will be for a 19-unit townhome project and construction of additional public parking on Walters Street. The developer owns property adjacent to the existing Walters Street parking lot. Based on the terms of this agreement, the City and the developer will exchange a portion of their properties to develop this project for residential units and public parking in accordance with the Old Town Master Plan. In addition, this agreement provides incentives to reimburse the water and sanitary sewer impact fees, waive all permit fees collected at the time of issuance of a building permit; and a grant in the amount of \$200,000 upon completion of public improvements for specific items listed in the agreement. This project will create a value of over \$6 million in Old Town Lewisville.

RECOMMENDATION:

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

- 7. Approval of an Economic Development Agreement by and Between the City of Lewisville and Legacy Pointe, LLC; and Authorization for the City Manager to Execute the Contract.**

ADMINISTRATIVE COMMENTS:

Legacy Pointe, LLC will develop 12 acres of land located on the east side of Kealy Avenue, east of the City's rodeo grounds and north of College Street. The development, known as the Legacy Pointe Addition, will be a 97-lot single family residential subdivision. The project will provide new residential options within walking distance of Old Town and the DCTA transit stop. This agreement provides incentives to reimburse the water and sanitary sewer impact fees, waive all fees collected at the time of issuance of a building permit directly related to the construction of the residential units; and a grant in the amount of \$250,000 upon completion of public improvements for the first phase of the project. The development will create a value of over \$30 million in Old Town upon completion.

RECOMMENDATION:

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

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- 8. Approval of an Agreement Among the City of Lewisville, Bright Realty and Hawes Hill & Associates for Professional Services in the Amount of \$70,000 Related to a Proposed Denton County Fresh Water Supply Districts 1-G and 1-H (DCFWSO) Tax Increment Financing District (TIF) Related to DCFWSO 1-G and 1-H; and Authorization for City Manager to Execute the Agreement.**

ADMINISTRATIVE COMMENTS:

The proposed agreement is between the City, Bright Realty and Hawes Hill & Associates for the review and analysis of a proposed TIF for Denton County Fresh Water Supply Districts 1-G and 1-H (DCFWSO). The contract amount for services performed by Hawes Hill & Associates is \$70,000 and, as per the agreement, Bright Realty will reimburse the City 50% of these costs.

RECOMMENDATION:

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

- 9. Approval of an Agreement by and Between the City of Lewisville and McGee Country Store Inc.; and Authorization for the City Manager to Execute the Contract.**

ADMINISTRATIVE COMMENTS:

McGee Country Store Inc., the "Owner" of McGee's Country Store Deli located at the southeastern corner of McGee and FM 407, intends to make certain site improvements. The property is located in the City's northern gateway, which is targeted for redevelopment. Due to the importance of this gateway, staff has reviewed the proposed additional improvements to the site and recommends providing the Owner with a beautification grant to incentivize additional enhanced landscaping and beautification for the site. The City will provide a maximum beautification grant of \$59,405.13 in support of the project. This grant would only be paid as a reimbursement at substantial completion.

RECOMMENDATION:

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

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

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- I. **CLOSED SESSION:** In Accordance with Texas Government Code, Subchapter D,
 - 1. Section 551.072 (Real Estate): Property Acquisition
 - 2. Section 551.087 (Economic Development): Deliberation Regarding Economic Development Negotiations
- 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).