

LEWISVILLE CITY COUNCIL

REGULAR SESSION

NOVEMBER 20, 2017

Present:

Rudy Durham, Mayor

Council Members:

TJ Gilmore

Bob Troyer

R Neil Ferguson

Brent Daniels, Mayor Pro Tem (arrived at 6:29)

Brandon Jones, Deputy Mayor Pro Tem

City Staff:

Donna Barron, City Manager

Eric Ferris, Deputy City Manager

Claire Swann, Assistant City Manager

Melinda Galler, Assistant City Manager

Julie Worster, City Secretary

Lizbeth Plaster, City Attorney

WORKSHOP SESSION – 5:45 P.M.

With a quorum of the Council Members present, the workshop session of the Lewisville City Council was called to order by Mayor Durham at 5:45 p.m. on Monday, November 20, 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.

Review and Discuss Administrative Modifications and Alternative Standards Associated With the Draft I-35E Corridor Overlay District

(Agenda Item A)

At the request of City Manager Barron, Planning Director Richard Luedke reviewed the attached sheet regarding Administrative Modifications and Alternative Standards Associated With the Draft I-35E Corridor Overlay District for City Council consideration.

Councilman Gilmore expressed concern that unless a developer goes over the threshold, the City Council would not see or be making decisions that they previously would have been a part previously. He also expressed concern regarding the greenery requirements and that he was concerned the goal to expand the green was not being accomplished. City staff pointed out that this would give options to ensure that the requirements could be met in a variety of ways to accomplish expanding the green rather than just a complete waiver as was currently being done.

WORKSHOP SESSION – 5:45 P.M.

**Review and Discuss Administrative
Modifications and Alternative Standards
Associated With the Draft I-35E Corridor
Overlay District (cont'd)**

(Agenda Item A)

Further discussion was held that City Council direction had been very clear and City staff had those same goals and would be working to get the best development possible. Planning Manager reassured Councilman Gilmore that a lot of time and effort had gone into creating this ordinance and it is based upon the redevelopment plan. He further stated that this was the one chance to do it right or wait another 40 or 50 years and staff felt this had “good bones” to recreate the entire corridor and give it a new look and new identity for Lewisville. Councilman Gilmore indicated that he had not heard anything he would be against and if something occurred later it could be looked at.

Animal Services Volunteer Program

(Agenda Item B)

At the request of City Manager Barron, Animal Control Field Supervisor Crystal Palmer conducted the attached PowerPoint Presentation regarding Animal Services Volunteer for City Council consideration.

Discussion was held regarding having some type of prize, award, etc. that would be more tangible than t-shirts. City staff advised they would look into additional options.

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

(Agenda Item C)

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.

Mayor Durham reviewed Agenda Item C, Consideration of Items Relating to the November 7, 2017, City of Lewisville Charter Amendment Election: 1) Canvass of the Election Returns for the City of Lewisville Charter Amendment Election; and 2) Consideration of a Resolution Declaring the Results of the City of Lewisville Charter Amendment Election. There was no discussion on this item.

Mayor Durham reviewed Agenda Item D, Presentation: Certificate of Achievement for Planning Excellence. There was no discussion on this item.

WORKSHOP SESSION – 5:45 P.M.

**Discussion of Regular Agenda Items and
Consent Agenda Items (cont'd)**

(Agenda Item C)

Mayor Durham reviewed Agenda Item E-1, Continued Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Light Industrial District (LI) to Warehouse District (WH), on Approximately 6.68 Acres Legally Described as Lots 11 & 12, Block A, ARTX Park Addition, Bounded by East Valley Ridge Boulevard on the Northeast Side and Mario Court on the West Side, and an Ordinance Granting a Special Use Permit and Four Associated Variances to Allow a Wholesale Establishment With Outside Storage on More Than 10% of the Platted Lot on the Above-Referenced Land, Both Requested by Richard DeOtte, DeOtte Inc., on Behalf of Jim Bedworth Jr., of REW Gray Properties, LLC, the Property Owner (Case No. PZ-2017-07-15 and Case No. SUP-2017-07-11). There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-2, Continued Public Hearing: Consideration of an Ordinance Granting a Zone Change From Heavy Industrial District (HI) to Specific Use – Landfill Accessory Uses District (SU – Landfill Accessory Uses) and one Associated Variance; on a 15.0 Acre lot Legally Described as Lot 1, Block A, D/FW Recycling & Disposal Facility Addition, Located at 1600 South Railroad Street; as Requested by Richard A. Dormier, Freeman-Millican, Inc. on Behalf of Guy R. Campbell, Waste Management of Texas, Inc., the Property Owner (Case No. PZ-2017-10-18). Councilman Gilmore advised as he was employed by Waste Management he would be abstaining from this item. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item E-3, Public Hearing: Consideration of an Ordinance Granting Zone Change Request From Light Industrial District (LI) to Planned Development – Estate Townhouse District (PD-ETH) and Three Associated Variances for a Proposed Residential Development Consisting of 38 Single-Family Detached Units and Two Open Space Lots; on an Approximately 6.762-Acre Tract of Land out of the Frances Pearce Survey, Abstract No. 1016, Located on the East Side of Archer Way, Approximately 430 Feet North of Justin Road (FM 407); as Requested by Dale Ridinger, of Ridinger Associates, Inc., on Behalf of Unicla of America, Inc. the Property Owner (Case No. PZ-2017-10-20). There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-4, Public Hearing: Consideration of an Ordinance Granting a Zone Change From Light Industrial District (LI) to Planned Development – Single Family Residential District (PD - R-5) and Five Associated Variances for a Proposed Residential Development Consisting of 30 Single-Family Detached Units on an Approximately 6.60-Acre Tract of Land out of the Levi N. Sparks Survey, Abstract No. 1135, Located on the West Side of McGee Lane, Approximately 125 Feet South of Daffodil Lane, as Requested by John Bezner of Civil Point Engineering, Inc., on Behalf of RJS Marine Inc., the Property Owner (Case No. PZ-2017-10-21). There was no discussion on this item.

WORKSHOP SESSION – 5:45 P.M.

**Discussion of Regular Agenda Items and
Consent Agenda Items (cont'd)**

(Agenda Item C)

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

Mayor Durham reviewed Agenda Item G-5, a) Approval of City Council Minutes of the October 2, 2017, Workshop Session and Regular Session; and b) City Council Minutes of the November 6, 2017, Workshop Session and Regular Session. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-6, Approval of a Bid Award for the S.H. 121 Business 24-Inch Waterline From Valley Ridge Boulevard to Midway Road Pump Station Project to S & J Construction Company, Inc., Jacksonville, Arkansas, in the Amount of \$3,751,274.53; and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-7, Approval of an Interlocal Cooperation Agreement for Library Services with Denton County; Designation of the Library Services Director as the Official Liaison for the City of Lewisville; and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-8, Approval of the Fiscal Year 2017-2018 Ambulance Service Interlocal Cooperation Agreement Between Denton County and the City of Lewisville; and Authorization for the City Manager or Her Designee to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-9, Approval of the Fiscal Year 2017-2018 Fire Protection Services Interlocal Cooperation Agreement Between Denton County and the City of Lewisville; and Authorization for the City Manager or Her Designee to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-10, Approval of a Resolution of the City Council of the City of Lewisville, Texas, Authorizing the City Manager to Sign an Agreement for the Furnishing and Installing of Traffic Signals by a Municipality. There was no discussion on this item.

WORKSHOP SESSION – 5:45 P.M.

**Discussion of Regular Agenda Items and
Consent Agenda Items (cont'd)**

(Agenda Item C)

Mayor Durham reviewed Agenda Item G-11, Approval of Amendment No. 6 to a Letter Agreement With KCS Railroad in the Amount of \$13,195 for Additional Plan Review Services Associated With the Windhaven Parkway Railroad Underpass North of FM 544; and Providing Authorization for the City Manager or Her Designee to Execute the Amendment on Behalf of the City. City Manager Barron reviewed this item for the City Council. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-12, Approval of an Interlocal Agreement with Denton County Setting Forth the Terms and Conditions Under Which the Denton County Tax Assessor-Collector Shall Refuse to Register or Re-register Motor Vehicles Pursuant to Section 702.003 of the Texas Transportation Code. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-13, Approval of Revisions to Administrative Policy 2.0 Human Resources – Section X – Military Leave Pay. Discussion was held that when this policy was first adopted, City staff thought Council had wanted to see this back on a regular basis due to the number of occurrences happening; however, that is no longer the situation. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item G-14, Approval of a Resolution for the Acceptance of the 2017 Homeland Security Grant Program's Urban Area Security Initiative (UASI) Grant Award in the Amount of \$130,000. There was no discussion on this item.

Mayor Durham reviewed Agenda Item H-15, Consideration of an Ordinance of the City Council of the City of Lewisville, Texas Amending the Lewisville Code of Ordinances, Chapter 2, Section 2-201 Fee Schedule By Repealing and Replacing Municipal Court Credit Card Convenience Fees. There was no discussion on this item.

Mayor Durham reviewed Agenda Item H-16, Consideration of an Ordinance Updating the Service/Assessment Plan and Assessment Roll for Lewisville Castle Hills Public Improvement District No. 5 Project; Providing a Repealer; Providing for Severability; Providing an Effective Date; and Declaring an Emergency. There was no discussion on this item.

WORKSHOP SESSION – 5:45 P.M.

**Discussion of Regular Agenda Items and
Consent Agenda Items (cont'd)**

(Agenda Item C)

Mayor Durham reviewed Agenda Item H-17, Consideration of an Ordinance Authorizing the Issuance of \$11,395,000 City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Utility System Bonds, Series 2017 (Lewisville Castle Hills Public Improvement District No. 5 Project) (the “Series 2017 Utility Bonds”) in Accordance With the Terms of That Certain Master Trust Agreement and Third Supplemental Trust Agreement; Approving and Authorizing the Execution of the Third Supplemental Trust Agreement; Authorizing a Final Limited Offering Memorandum Pertaining to the Issuance of the Series 2017 Utility Bonds; Approving a Bond Placement Agreement; Providing a Repealer, Severability, and an Effective Date; and Containing Other Matters Related to the Series 2017 Utility Bonds. There was no discussion on this item.

Mayor Durham reviewed Agenda Item H-18, Consideration of an Ordinance Authorizing the Issuance of \$5,905,000 City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Road System Bonds, Series 2017 (Lewisville Castle Hills Public Improvement District No. 5 Project) (the “Series 2017 Road Bonds”) in Accordance With the Terms of That Certain Master Trust Agreement and Second Supplemental Trust Agreement; Approving and Authorizing the Execution of the Second Supplemental Trust Agreement; Authorizing a Final Limited Offering Memorandum Pertaining to the Issuance of the Series 2017 Road Bonds; Approving a Bond Placement Agreement; Providing a Repealer, Severability, and an Effective Date; and Containing Other Matters Related to the Series 2017 Road Bonds. There was no discussion on this item.

Mayor Durham reviewed Agenda Item H-19, Consideration of an Ordinance Amending the Lewisville City Code, Section 15-104, Truck Operation Restricted, on College Street Between Mill Street and Kealy Avenue Within the City of Lewisville; and Amending the Lewisville City Code, Section 15-126, Stopping, Standing or Parking Prohibited on Specific Streets, at the Cul-De-Sac on the South end of North Cowan Avenue Within the City of Lewisville. At the request of City Manager Barron, City Engineer David Salmon briefed the City Council on this item. There was no further discussion on this item.

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

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

With no further discussion, the workshop session of the Lewisville City Council was adjourned at 6:31 p.m. on Monday, November 20, 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, November 20, 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 Troyer gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

At the request of Mayor Durham, Deputy Mayor Pro Tem Jones gave the pledge to the American and Texas flags.

**Consideration of Items Relating to the
November 7, 2017, City of Lewisville Charter
Amendment Election: Canvass of the
Election Returns for the City of Lewisville
Charter Amendment Election**

(Agenda Item C-1)

The City Council canvassed the following results of the City of Lewisville Charter Amendment Election held on November 7, 2017:

City Secretary Julie Worster read the following results:

PROPOSITION

NO. A

For	1264	81%
Against	299	19%

PROPOSITION

NO. B

For	1221	78%
Against	341	22%

TOTAL Number of Voters: 1,579

Consideration of Items Relating to the November 7, 2017, City of Lewisville Charter Amendment Election: Consideration of Resolution No. 4437-11-2017 (R) Declaring the Results of the City of Lewisville Charter Amendment Election

(Agenda Item C-2)

MOTION: Upon a motion made by Councilman Ferguson and seconded by Councilman Gilmore the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt Resolution No. 4437-11-2017 (R). The motion carried.

Presentation: Certificate of Achievement for Planning Excellence

(Agenda Item D)

Mayor Pro Tem Daniels presented Certificate of Achievement for Planning Excellence to members of the City’s Planning Department.

Continued Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Light Industrial District (LI) to Warehouse District (WH), on Approximately 6.68 Acres Legally Described as Lots 11 & 12, Block A, ARTX Park Addition, Bounded by East Valley Ridge Boulevard on the Northeast Side and Mario Court on the West Side, and an Ordinance Granting a Special Use Permit and Four Associated Variances to Allow a Wholesale Establishment With Outside Storage on More Than 10% of the Platted Lot on the Above-Referenced Land, Both Requested by Richard DeOtte, DeOtte Inc., on Behalf of Jim Bedworth Jr., of REW Gray Properties, LLC, the Property Owner (Case No. PZ-2017-07-15 and Case No. SUP-2017-07-11)

(Agenda Item E-1)

The property owner, REW, is proposing to relocate from their current site on South Mill Street to the subject site in ARTX Park. The zone change is necessary to consider a Special Use Permit. The following four variances are requested: a) to allow a reduction in exterior material requirements from 80% brick veneer to 71% brick veneer on the west elevation of the main building and 100% stucco on the north, south and east elevations; b) to allow a reduction in exterior material requirements from 80% brick veneer to 0% brick veneer for the two three-sided storage sheds except for 100% stucco on the east elevation of the eastern storage building; c) to allow storage to exceed the height of the screening wall; and d) to allow precast panel screening

Continued Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Light Industrial District (LI) to Warehouse District (WH), on Approximately 6.68 Acres Legally Described as Lots 11 & 12, Block A, ARTX Park Addition, Bounded by East Valley Ridge Boulevard on the Northeast Side and Mario Court on the West Side, and an Ordinance Granting a Special Use Permit and Four Associated Variances to Allow a Wholesale Establishment With Outside Storage on More Than 10% of the Platted Lot on the Above-Referenced Land, Both Requested by Richard DeOtte, DeOtte Inc., on Behalf of Jim Bedworth Jr., of REW Gray Properties, LLC, the Property Owner (Case No. PZ-2017-07-15 and Case No. SUP-2017-07-11) (cont'd)

(Agenda Item E-1)

wall within 25 feet of the street right-of-way in lieu of the required brick or stone screening wall. The Planning and Zoning Commission recommended unanimous approval (6-0) of the zone change request and the SUP request at their meeting on July 18, 2017.

The City staff's recommendation was that the City Council continue the public hearing to the December 18, 2017 City Council meeting.

Richard E. Luedke, Planning Director, was present to respond to any questions posed by City Council.

MOTION: Upon a motion made by Councilman Troyer and seconded by Deputy Mayor Pro Tem Jones, the Council voted five (5) "ayes" and no (0) "nays" to continue the public hearing to the December 18, 2017 City Council meeting. The motion carried.

Councilman Gilmore advised that he would be abstaining from discussion and consideration of the following item as he is employed by Texas Waste Management. The appropriate Conflict of Interest Affidavit had been filled out and filed with the City Secretary. Councilman Gilmore stepped away from the dais.

Continued Public Hearing: Consideration of Ordinance No. 4438-11-2017 (Z) Granting a Zone Change From Heavy Industrial District (HI) to Specific Use – Landfill Accessory Uses District (SU – Landfill Accessory Uses) and one Associated Variance; on a 15.0 Acre lot Legally Described as Lot 1, Block A, D/FW Recycling & Disposal Facility Addition, Located at 1600 South Railroad Street; as Requested by Richard A. Dormier, Freeman-Millican, Inc. on Behalf of Guy R. Campbell, Waste Management of Texas, Inc., the Property Owner (Case No. PZ-2017-10-18)

(Agenda Item E-2)

The 15.0-acre lot consists of supplementary structures for the adjacent landfill, including an office building, service shop, truck wash, gas plant, storage building, paint shop and maintenance building. The zone change is necessary to accommodate the construction of a new break room and an expansion of the truck wash and service shop. The variance is requested to allow a dead-end water line to exceed 600 feet. On October 3, 2017, the Planning and Zoning Commission recommended unanimous approval (6-0) of the zone change request.

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

Richard E. Luedke, Planning Director and Richard Dormier, Freeman-Millican, Inc., were both available to address any questions posed by the City Council.

Mayor Durham opened the public hearing.

MOTION: Upon a motion made by Mayor Pro Tem Daniels and seconded by Deputy Mayor Pro Tem Jones, the Council voted four (4) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

Continued Public Hearing: Consideration of Ordinance No. 4438-11-2017 (Z) Granting a Zone Change From Heavy Industrial District (HI) to Specific Use – Landfill Accessory Uses District (SU – Landfill Accessory Uses) and one Associated Variance; on a 15.0 Acre lot Legally Described as Lot 1, Block A, D/FW Recycling & Disposal Facility Addition, Located at 1600 South Railroad Street; as Requested by Richard A. Dormier, Freeman-Millican, Inc. on Behalf of Guy R. Campbell, Waste Management of Texas, Inc., the Property Owner (Case No. PZ-2017-10-18) (cont'd)

(Agenda Item E-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 Rezoning 15.0 Acres, Legally Described as Lot 1, Block A, D/FW Recycling & Disposal Facility Addition, Located on the East Side of Railroad Street Approximately 2,500 Feet North of Hebron Parkway, at 1600 Railroad Street, From Heavy Industrial District (HI) Zoning to Specific Use – Landfill Accessory Uses District (SU – Landfill Accessory Uses) 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 Mayor Pro Tem Daniels and seconded by Deputy Mayor Pro Tem Jones, the Council voted four (4) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4438-10-2017 (Z)**, as previously captioned; and to allow a dead-end water line to exceed 600 feet. The motion carried.

(Councilman Gilmore returned to the dais.)

Public Hearing: Consideration of Ordinance No. 4439-11-2017 (Z) Granting Zone Change Request From Light Industrial District (LI) to Planned Development – Estate Townhouse District (PD-ETH) and Three Associated Variances for a Proposed Residential Development Consisting of 38 Single-Family Detached Units and Two Open Space Lots; on an Approximately 6.762-Acre Tract of Land out of the Frances Pearce Survey, Abstract No. 1016, Located on the East Side of Archer Way, Approximately 430 Feet North of Justin Road (FM 407); as Requested by Dale Ridinger, of Ridinger Associates, Inc., on Behalf of Uniela of America, Inc. the Property Owner (Case No. PZ-2017-10-20)

(Agenda Item E-3)

The proposed Planned Development will have a base zoning of Estate Townhouse and consists of 38 single-family detached lots with a front entry product. The following variances are requested: a) to allow front entry driveways, b) to allow non-radial lot lines along curved streets, and c) to allow a reduced lot width and reduced control of access for a single-family lot. The Planning and Zoning Commission recommended unanimous approval (7-0) of the zone change request at their meeting of October 17, 2017.

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

Richard E. Luedke, Planning Director and Dale Ridinger, Ridinger and Associates, Inc., were both available to address any questions posed by the City Council.

Mayor Durham opened the public hearing.

MOTION: Upon a motion made by Councilman Gilmore and seconded by Deputy Mayor Pro Tem Jones, the Council voted five (5) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

Public Hearing: Consideration of Ordinance No. 4439-11-2017 (Z) Granting Zone Change Request From Light Industrial District (LI) to Planned Development – Estate Townhouse District (PD-ETH) and Three Associated Variances for a Proposed Residential Development Consisting of 38 Single-Family Detached Units and Two Open Space Lots; on an Approximately 6.762-Acre Tract of Land out of the Frances Pearce Survey, Abstract No. 1016, Located on the East Side of Archer Way, Approximately 430 Feet North of Justin Road (FM 407); as Requested by Dale Ridinger, of Ridinger Associates, Inc., on Behalf of Uniela of America, Inc. the Property Owner (Case No. PZ-2017-10-20) (cont'd)

(Agenda Item E-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 Rezoning an Approximately 6.762-Acre Tract of Land Out of the Frances Pearce Survey, Abstract No. 1016, Located on the East Side of Archer Way, Approximately 430 Feet North of Justin Road (FM 407), From Light Industrial District (LI) Zoning to Planned Development-Estate Townhouse District (PD-ETH) 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 Deputy Mayor Pro Tem Jones and seconded by Councilman Troyer, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4439-11-2017 (Z)**, as previously captioned; and a) to allow front entry driveways, b) to allow non-radial lot lines along curved streets, and c) to allow a reduced lot width and reduced control of access for a single-family lot. The motion carried.

Public Hearing: Consideration of Ordinance No. 4440-11-2017 (Z) Granting a Zone Change From Light Industrial District (LI) to Planned Development – Single Family Residential District (PD - R-5) and Five Associated Variances for a Proposed Residential Development Consisting of 30 Single-Family Detached Units on an Approximately 6.60-Acre Tract of Land out of the Levi N. Sparks Survey, Abstract No. 1135, Located on the West Side of McGee Lane, Approximately 125 Feet South of Daffodil Lane, as Requested by John Bezner of Civil Point Engineering, Inc., on Behalf of RJS Marine Inc., the Property Owner (Case No. PZ-2017-10-21)

(Agenda Item E-4)

The proposed Planned Development will have a base zoning of R-5 and consists of 30 single-family detached lots with a front entry product. The following variances are requested: a) to allow a 62-foot lot width with a 40-foot control of access for Lot 2, in lieu of required 75-foot lot width with a 50-foot control of access, b) to allow a 737-foot long cul-de-sac in lieu of a 600-foot long cul-de-sac (measured from the center of McGee Lane to the center of the cul-de-sac), c) to allow front entry driveways, d) to allow non-radial lots in lieu of straight or radial lot lines and e) to allow a 50-foot right-of-way at the cul-de-sac with a 10-foot street, sidewalk, water and sanitary sewer easement, in lieu of the required 60-foot right-of-way. The Planning and Zoning Commission recommended unanimous approval (7-0) of the zone change request at their meeting of October 17, 2017.

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

Richard E. Luedke, Planning Director and Robert Suarez, RJS Marine, Inc., were both available to address any questions posed by the City Council.

Mayor Durham opened the public hearing.

MOTION: Upon a motion made by Councilman Troyer and seconded by Councilman Ferguson, the Council voted five (5) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

Public Hearing: Consideration of Ordinance No. 4440-11-2017 (Z) Granting a Zone Change From Light Industrial District (LI) to Planned Development – Single Family Residential District (PD - R-5) and Five Associated Variances for a Proposed Residential Development Consisting of 30 Single-Family Detached Units on an Approximately 6.60-Acre Tract of Land out of the Levi N. Sparks Survey, Abstract No. 1135, Located on the West Side of McGee Lane, Approximately 125 Feet South of Daffodil Lane, as Requested by John Bezner of Civil Point Engineering, Inc., on Behalf of RJS Marine Inc., the Property Owner (Case No. PZ-2017-10-21) (cont'd)

(Agenda Item E-4)

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 6.60-Acre Tract of Land Out of the Levi N. Sparks Survey, Abstract No. 1135, Located on the West Side of McGee Lane, Approximately 125 Feet South of Daffodil Lane, From Light Industrial District (LI) Zoning to Planned Development - Single Family Residential District (PD-R-5) 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 Troyer and seconded by Councilman Ferguson, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4440-11-2017 (Z)**, as previously captioned; and a) to allow a 62-foot lot width with a 40-foot control of access for Lot 2, in lieu of required 75-foot lot width with a 50-foot control of access, b) to allow a 737-foot long cul-de-sac in lieu of a 600-foot long cul-de-sac (measured from the center of McGee Lane to the center of the cul-de-sec), c) to allow front entry driveways, d) to allow non-radial lots in lieu of straight or radial lot lines and e) to allow a 50-foot right-of-way at the cul-de-sac with a 10-foot street, sidewalk, water and sanitary sewer easement, in lieu of the required 60-foot right-of-way. The motion carried.

Visitors/Citizens Forum

(Agenda Item F)

No one appeared to speak at this time.

CONSENT AGENDA

(Agenda Item G)

MOTION: Upon a motion made by Deputy Mayor Pro Tem Jones and seconded by Councilman Gilmore, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt all items on the Consent Agenda, as recommended and as follows:

5. APPROVAL OF MINUTES: a) City Council Minutes of the October 2, 2017, Workshop Session and Regular Session; and b) City Council Minutes of the November 6, 2017, Workshop Session and Regular Session.
6. Approval of a Bid Award for the S.H. 121 Business 24-Inch Waterline From Valley Ridge Boulevard to Midway Road Pump Station Project to S & J Construction Company, Inc., Jacksonville, Arkansas, in the Amount of \$3,751,274.53; and Authorization for the City Manager to Execute the Agreement.
7. Approval of an Interlocal Cooperation Agreement for Library Services with Denton County; Designation of the Library Services Director as the Official Liaison for the City of Lewisville; and Authorization for the City Manager to Execute the Agreement.
8. Approval of the Fiscal Year 2017-2018 Ambulance Service Interlocal Cooperation Agreement Between Denton County and the City of Lewisville; and Authorization for the City Manager or Her Designee to Execute the Agreement.
9. Approval of the Fiscal Year 2017-2018 Fire Protection Services Interlocal Cooperation Agreement Between Denton County and the City of Lewisville; and Authorization for the City Manager or Her Designee to Execute the Agreement.
10. Approval of Resolution No. 4441-11-2017 (R) of the City Council of the City of Lewisville, Texas, Authorizing the City Manager to Sign an Agreement for the Furnishing and Installing of Traffic Signals by a Municipality.
11. Approval of Amendment No. 6 to a Letter Agreement With KCS Railroad in the Amount of \$13,195 for Additional Plan Review Services Associated With the Windhaven Parkway Railroad Underpass North of FM 544; and Providing Authorization for the City Manager or Her Designee to Execute the Amendment on Behalf of the City.

CONSENT AGENDA (cont'd)

(Agenda Item G)

12. Approval of an Interlocal Agreement with Denton County Setting Forth the Terms and Conditions Under Which the Denton County Tax Assessor-Collector Shall Refuse to Register or Re-register Motor Vehicles Pursuant to Section 702.003 of the Texas Transportation Code.
13. Approval of Revisions to Administrative Policy 2.0 Human Resources – Section X – Military Leave Pay.
14. Approval of Resolution No. 4442-11-2017 (R) for the Acceptance of the 2017 Homeland Security Grant Program's Urban Area Security Initiative (UASI) Grant Award in the Amount of \$130,000.

The motion carried.

END OF CONSENT AGENDA

**Consideration of Ordinance No. 4443-11-2017
of the City Council of the City of Lewisville,
Texas Amending the Lewisville Code of
Ordinances, Chapter 2, Section 2-201 Fee
Schedule By Repealing and Replacing
Municipal Court Credit Card Convenience
Fees**

(Agenda Item H-15)

The City recently changed service providers for credit card processing for the Municipal Court operations. This item will change the fee ordinance for the new credit card fee structure charged to customers under the new payment processing solution.

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

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

“An Ordinance of the City Council of the City of Lewisville, Texas Amending the Lewisville Code of Ordinances, Chapter 2, Section 2-201 Fee Schedule by Repealing and Replacing Municipal Court Credit Card Convenience Fees; Providing a Repealer; Providing for Severability; Providing an Effective Date; and Declaring an Emergency.”

**Consideration of Ordinance No. 4443-11-2017
of the City Council of the City of Lewisville,
Texas Amending the Lewisville Code of
Ordinances, Chapter 2, Section 2-201 Fee
Schedule By Repealing and Replacing
Municipal Court Credit Card Convenience
Fees (cont'd)**

(Agenda Item H-15)

MOTION: Upon a motion made by Mayor Pro Tem Daniels and seconded by Deputy Mayor Pro Tem Jones, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4443-11-2017**, as captioned previously. The motion carried.

**Consideration of Ordinance No. 4444-11-
2017 Updating the Service/Assessment Plan
and Assessment Roll for Lewisville Castle
Hills Public Improvement District No. 5
Project; Providing a Repealer; Providing For
Severability; Providing an Effective Date;
and Declaring an Emergency**

(Agenda Item H-16)

City Council approved a resolution on May 6, 2013 authorizing the creation of Lewisville Castle Hills Public Improvement District (PID) No. 5. In conjunction with bonds being considered for approval, an update to the Service Plan and Assessment Roll must also be considered and approved by City Council. This plan identifies public improvement costs to be provided by the PID along with related information concerning the indebtedness to be incurred and the current outstanding assessments and indebtedness. PID5 occupies the same area as Denton County Fresh Water Supply District 1-G.

The City staff’s recommendation was that the City Council consider approval of the ordinance as stated in the caption above.

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

“An Ordinance of the City Council of the City of Lewisville, Texas, Updating the Assessment/Service Plan and Assessment Roll for Lewisville Castle Hills Public Improvement District No. 5 Project; Providing a Repealer; Providing for Severability; Providing an Effective Date; and Declaring an Emergency.”

MOTION: Upon a motion made by Councilman Troyer and seconded by Councilman Ferguson, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4444-11-2017**, as captioned previously. The motion carried.

Consideration of Ordinance No. 4445-11-2017 Authorizing the Issuance of \$11,395,000 City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Utility System Bonds, Series 2017 (Lewisville Castle Hills Public Improvement District No. 5 Project) (the “Series 2017 Utility Bonds”) in Accordance With the Terms of That Certain Master Trust Agreement and Third Supplemental Trust Agreement; Approving and Authorizing the Execution of the Third Supplemental Trust Agreement; Authorizing a Final Limited Offering Memorandum Pertaining to the Issuance of the Series 2017 Utility Bonds; Approving a Bond Placement Agreement; Providing a Repealer, Severability, and an Effective Date; and Containing Other Matters Related to the Series 2017 Utility Bonds

(Agenda Item H-17)

Denton County Fresh Water Supply District No 1-G has requested the City to authorize and approve the issuance of up to \$11,395,000 of said bonds above for the purpose of acquiring certain water, sewer, and drainage facilities and to pay certain costs incurred in connection with the issuance of the bonds.

The City staff’s recommendation was that the City Council consider approval of the ordinance as set forth in the caption above.

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

“An Ordinance Authorizing the Issuance of \$11,395,000 City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Utility System Bonds, Series 2017 (Lewisville Castle Hills Public Improvement District No. 5 Project) (The “Series 2017 Utility Bonds”) In Accordance With the Terms of That Certain Master Trust Agreement and Third Supplemental Trust Agreement; Approving and Authorizing the Execution of the Third Supplemental Trust Agreement; Authorizing a Final Limited Offering Memorandum Pertaining to the Issuance of the Series 2017 Utility Bonds; Approving a Bond Placement Agreement; Providing a Repealer, Severability, and an Effective Date; and Containing Other Matters Related to The Series 2017 Utility Bonds.”

Consideration of Ordinance No. 4445-11-2017 Authorizing the Issuance of \$11,395,000 City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Utility System Bonds, Series 2017 (Lewisville Castle Hills Public Improvement District No. 5 Project) (the “Series 2017 Utility Bonds”) in Accordance With the Terms of That Certain Master Trust Agreement and Third Supplemental Trust Agreement; Approving and Authorizing the Execution of the Third Supplemental Trust Agreement; Authorizing a Final Limited Offering Memorandum Pertaining to the Issuance of the Series 2017 Utility Bonds; Approving a Bond Placement Agreement; Providing a Repealer, Severability, and an Effective Date; and Containing Other Matters Related to the Series 2017 Utility Bonds (cont’d)

(Agenda Item H-17)

MOTION: Upon a motion made by Deputy Mayor Pro Tem Jones and seconded by Councilman Troyer, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt Ordinance No. 4445-11-2017, as captioned previously. The motion carried.

Consideration of Ordinance No. 4446-11-2017 Authorizing the Issuance of \$5,905,000 City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Road System Bonds, Series 2017 (Lewisville Castle Hills Public Improvement District No. 5 Project) (the “Series 2017 Road Bonds”) in Accordance With the Terms of That Certain Master Trust Agreement and Second Supplemental Trust Agreement; Approving and Authorizing the Execution of the Second Supplemental Trust Agreement; Authorizing a Final Limited Offering Memorandum Pertaining to the Issuance of the Series 2017 Road Bonds; Approving a Bond Placement Agreement; Providing a Repealer, Severability, and an Effective Date; and Containing Other Matters Related to the Series 2017 Road Bonds

(Agenda Item H-18)

Denton County Fresh Water Supply District No 1-G has requested the City to authorize and approve the issuance of up to \$5,905,000 of said bonds above for the purpose of acquiring and constructing certain streets and roads and to pay certain costs incurred in connection with the issuance of the bonds.

The City staff’s recommendation was that the City Council consider approval of the ordinance as set forth in the caption above.

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

“An Ordinance Authorizing the Issuance of \$5,905,000 City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Road System Bonds, Series 2017 (Lewisville Castle Hills Public Improvement District No. 5 Project) (The “Series 2017 Road Bonds”) In Accordance With the Terms of That Certain Master Trust Agreement and Second Supplemental Trust Agreement; Approving and Authorizing the Execution of the Second Supplemental Trust Agreement; Authorizing a Final Limited Offering Memorandum Pertaining to the Issuance of The Series 2017 Road Bonds; Approving a Bond Placement Agreement; Providing a Repealer, Severability, and an Effective Date; and Containing Other Matters Related to The Series 2017 Road Bonds.”

MOTION: Upon a motion made by Deputy Mayor Pro Tem Jones and seconded by Councilman Gilmore, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4446-11-2017**, as captioned previously. The motion carried.

Consideration of Ordinance No. 4447-11-2017 Amending the Lewisville City Code, Section 15-104, Truck Operation Restricted, on College Street Between Mill Street and Kealy Avenue Within the City of Lewisville; and Amending the Lewisville City Code, Section 15-126, Stopping, Standing or Parking Prohibited on Specific Streets, at the Cul-De-Sac on the South end of North Cowan Avenue Within the City of Lewisville

(Agenda Item H-19)

The opening of Valley Ridge Boulevard provides commercial trucks serving businesses on College Street access to Interstate Highway 35E and State Highway 121 Business. Thus, trucks from College Street no longer need to access Mill Street to get to I-35E. Staff is proposing to restrict trucks on College Street between Mill Street and Kealy Avenue. The Transportation Board considered this item at the October 17, 2017 meeting and voted unanimously (7) to (0) to recommend approval of the proposed ordinance. In addition to rerouting truck traffic, Valley Ridge construction also required closure of North Cowan Avenue from Mill Street and removal of a railroad crossing. A cul-de-sac is being constructed at the south end of N Cowan Ave just north of the DCTA railroad tracks. To allow large trucks serving businesses on N Cowan Ave and the school buses to freely turn around at the cul-de-sac, parking is to be prohibited at the cul-de-sac. The Transportation Board considered this item at the August 1, 2017 meeting and voted unanimously (7-0) to recommend approval of the proposed ordinance.

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

David Salmon, City Engineer, was present to address any questions posed by the City Council.

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

“An Ordinance of the Lewisville City Council Amending the Lewisville City Code Chapter 15, Section 15-104 by Prohibiting the Operation of Trucks on College Street Between Interstate Highway 35E and Kealy Ave; and Amending Section 15-126 by Prohibiting Parking on a Certain Segment of North Cowan Avenue South of Jones Street; Providing for a Repealer, Severability, and a Penalty; Providing an Effective Date; and Declaring an Emergency.”

MOTION: Upon a motion made by Councilman Ferguson and seconded by Councilman Troyer, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4447-11-2017**, as captioned previously. The motion carried.

Reports

(Agenda Item I)

- Fourth Quarter Investment Report From July 1, 2017 – September 30, 2017
- Police Chief William Kerbow reminded everyone of Lock, Take and Hide during the Holiday shopping season.
- Director of Public Services Keith Marvin advised of the status of the lake.
- Mayor Pro Tem Daniels acknowledged the hard work of City staff for the recently held successful, incredible, Holiday at the Hall event. Mayor Pro Tem Daniels also stated that while he had been wary of this date change, it turned out to be a great event and thanked the Councilmembers that had supported the change.
- Deputy Mayor Pro Tem Jones thanked Assistant City Manager Melinda Galler for her work with the Youth Action Council.
- Councilman Gilmore advised of the North Texas Holiday Grease Round Up and encouraged anyone interested to check out the information on the City's website. He advised of Santa touring the neighborhood soon and the ability to track Santa on the City's website.
- Councilman Ferguson gave an update on upcoming holiday events at the MCL Grand.
- Councilman Troyer applauded City staff for the excellent job that had been done on the Holiday at the Hall event.
- Mayor Durham thanked City Secretary Julie Worster for her work on the recently held election. He thanked the police officers present for their service to the community.

There were no additional reports at this time.

Mayor Durham adjourned the regular session of the Lewisville City Council into Closed Session at 7:28 p.m. Monday, November 20, 2017, in accordance with the requirements of the Open Meetings Law.

Closed Session

(Agenda Item J)

In accordance with Texas Government Code, Subchapter D, Section 551.072 (Real Estate), the Lewisville City Council convened into Closed Session at 7:28 p.m. on Monday, November 20, 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 7:49 p.m. on Monday, November 20, 2017.

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

(Agenda Item K)

Mayor Durham reconvened the Regular Session of the Lewisville City Council at 7:49 p.m. on Monday, November 20, 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.

MOTION: Upon a motion made by Councilman Ferguson and seconded by Councilman Gilmore, the Council voted four (4) “ayes” and one (1) “nays,” with Deputy Mayor Pro Tem Jones casting the negative vote, to authorize the City Manager or her designee to sign all documents necessary to purchase the approximately 0.76 acres located at 912 Timber Creek, Lewisville, Texas, known as Timbercreek Acres, Block B, Lot 12-A, in Lewisville, Denton County, Texas for \$27,500 and to purchase the approximately 0.46 acres located at 914 Timber Creek, Lewisville, Texas, known as Timbercreek Acres, Block B, Lot 11, in Lewisville, Denton County, Texas for \$22,000. The motion carried.

There was no additional action taken on the items discussed during the Closed Session.

Adjournment

(Agenda Item L)

MOTION: Upon a motion made by Councilman Ferguson and seconded by Councilman Troyer, the Council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Session of the Lewisville City Council at 7:50 p.m. on Monday, November 20, 2017. The motion carried.

These minutes approved by the Lewisville City Council on the 18th day of December, 2017.

APPROVED

Rudy Durham
MAYOR

ATTEST:

Julie Worster
CITY SECRETARY

CITY OF LEWISVILLE, TEXAS
IH-35E Corridor Overlay District
Administrative Modifications and Alternative Standards table

Overlay District Section and Standard	Standard (Core Sub-District)	Administrative Modification	Alternative Standards (Overlay District Board)	Alternative Standards (City Council)
<i>Building and Envelope Regulations</i>				
(1) Building Placement <ul style="list-style-type: none"> • Setbacks & Build-to zones Primary Pedestrian Street: IH-35E Frontage Road: Arterial Roadway: Collector or Local Street: • Frontage build out 	0 feet – 10 feet 10 feet 10 feet 10 feet 80% along Primary Ped. Streets	10% = 11 feet 10% = 11 feet 10% = 11 feet 10% = 11 feet 10% = 72 %	Between 11% - 60% = 11 feet – 16 feet Between 11% - 60% (71%-32%)	Over 60% = over 16 feet Over 60% (31% and below)
Specific Standard for Administrative Modification:		For properties fronting the IH-35E Frontage Road and Arterial Roadways, an Administrative Modification may be requested to allow an 80' maximum Build-to Zone to allow for a single drive aisle with parking between Street and Principal Building as long as the building placement meets the standard in Subsection (iv.) above.		
(2) Building Orientation (placement of parking between the building and street)		Allowed along IH-35E or Arterial Roadways	NA	NA
(3) Blocks and Lots <ul style="list-style-type: none"> • Block perimeter (Specific Administrative Modification) • Block face length 	1,600 feet max. 600 feet max.	20% over the max. = 1,920 feet 10% over the max = 660 feet	Between 21% and 60% (1,921 feet to 2,560 feet) Between 11% and 60% (661 feet- 960 feet)	Over 60% (2,561 and above) Over 60% (961 feet and above)

Overlay District Section and Standard	Standard (Core Sub-District)	Administrative Modification	Alternative Standards (Overlay District Board)	Alternative Standards (City Council)
(4) Building height <ul style="list-style-type: none"> Min. building height Min. interior ground floor height 	20 feet min. 12 feet min. clear	10% under the min = 18 feet 10% under the min = 10.8 feet	Between 11% and 60% (18'-12') Between 11% and 60% (10.7'-4.8')	Over 60% (12' and below) Over 60% (4.7' & below)
(5) Driveways <ul style="list-style-type: none"> Widths & radius Spacing 	24 feet max; 20' radius max. 300 feet min.	10% over the max = 26.4 feet 10% under the min = 270 feet	Between 11% and 60% (26.5'-38.4") Between 11% and 60% (271'-120')	Over 60% (38.5' & above) Over 60% (119' and below)
(6) On site pedestrian circulation <ul style="list-style-type: none"> Internal walkway dimensions 	6 feet min.	10% under the min = 5.4 feet	Between 11% and 60% (5.3'-2.28')	Over 60% (2.27' & below)
(7) Off-street parking <ul style="list-style-type: none"> Non-residential parking ratio Residential parking ratio 	1 space per 300 sf min. 1.5 spaces per unit	1 space per 330 sf 1.35 spaces per unit	Between 330 and 480 Between 1.35 and 0.6/unit	Ratio over 480 sf Ratio under 0.6/unit
Specific Standard for Administrative Modification:		To allow credit for available public parking or shared Off-street Parking on another lot within 1,000 feet of the subject property to apply towards on-site parking requirements.	Over 1,000 feet	Over 1,000 feet
Architectural Regulations				
(1) Building Articulation and Facades <ul style="list-style-type: none"> Façade rhythm 	Between 20' and 30'	Between 22' and 33' feet	Between 23' and 48'	49' and above
<ul style="list-style-type: none"> Balconies required upper floor units along streets and open space 	Required on a min. of 25% of units	Requirement reduced to 22.5% of the units	Between 22.5% and 10%	Below 10% of the units with balconies

Overlay District Section and Standard	Standard (Core Sub-District)	Administrative Modification	Alternative Standards (Overlay District Board)	Alternative Standards (City Council)
<ul style="list-style-type: none"> Ground Floor Windows Upper Floor Windows 	<p>40% min. 60% - 80% for retail or restaurant use on ground floor</p> <p>25% - 60% along Primary Ped. Streets</p>	<p>36% min. Between 54% and 88%</p> <p>Between 22.5% and 66%</p>	<p>Between 36% and 16% Min. between 54% and 24%; Max. over 88%</p> <p>Min. between 22.5% and 10%; max. between 66% and 96%</p>	<p>Below 16% Min. under 24%</p> <p>Min. under 10% and max. Over 96%</p>
<p>(2) Building Entrances</p> <ul style="list-style-type: none"> Spacing 	Entrance req'd every 60' along primary pedestrian streets	Min. spacing raised to 66'	Spacing raised to 96'	Spacing over 96'
<p>(3) Building materials</p> <ul style="list-style-type: none"> Exterior wall façade composition Exterior colors 	<p>Min. 80% masonry (brick or stone)</p> <p>Min. 80% shall utilize earth tones</p>	<p>Min. reduced to 72%</p> <p>Min. reduced to 72%</p>	<p>Min. between 72% and 32%</p> <p>Min. between 72% and 32%</p>	<p>Less than 32% masonry</p> <p>Less than 32% earth tones</p>
<p>(4) Awnings and Canopies</p> <ul style="list-style-type: none"> Req'd along primary ped. Streets 	Min. 75% of the sidewalk shall have a canopy	Min. reduced to 67.5%	Min. between 67.5% and 30%	Min. less than 30%
<p>(5) Windows (transparency)</p>	Min. required transparency of 60%	Min. may be reduced if required to meet energy efficiency standards.		
<p>(6) Parking structures (articulation requirement)</p>	Articulation req'd every 40'	Articulation may be expanded to every 44'	Articulation between 44' and 64'	Articulation over 64'
Landscape Regulations				
<p>(1) Trees and Plant Materials</p> <ul style="list-style-type: none"> Primary Ped. Street tree spacing 	Req'd at 30' on center (avg.)	Avg. spacing at 33' with max. spacing not to exceed 44' feet between any two trees	Avg. spacing between 33' and 48'	Avg. spacing over 48'

Overlay District Section and Standard	Standard (Core Sub-District)	Administrative Modification	Alternative Standards (Overlay District Board)	Alternative Standards (City Council)
<ul style="list-style-type: none"> All other streets tree spacing 	Req'd at 40' on center along all other streets	Avg. spacing not to exceed 44'	Avg. spacing between 44' and 64'	Avg. spacing over 64'
<ul style="list-style-type: none"> Min. caliper size and height at the time of planting 	Min. 3" caliper and 10' height	Min. 2.7" caliper and 9' height	Caliper between 2.7" and 1.2" caliper Height between 9' and 4'	Under 1.2" caliper Height under 4'
<ul style="list-style-type: none"> Parking lot screening along IH-35E 	Min. 10' wide landscape area with 24" high shrubs	Allow 9' min. wide landscape area. Allow for a masonry wall, berm or combination (min 36" height)	Allow between 9' and 4' wide landscape area	Allow less than 4' wide landscape area
<p>Specific Standard for Administrative Modification:</p> <ul style="list-style-type: none"> Parking lot screening along other streets 	Min. 5' wide landscape area with 24" high shrubs or masonry wall	Allow 4.5' wide landscape area	Allow less than 4.5' wide landscape area	
<ul style="list-style-type: none"> Parking lot landscape islands 	Min. 10' wide island with 50% plant cover for every 8 spaces	9' wide landscape island or 45% plant cover for every 9 spaces	Allow landscape islands between 4' and 9' and plant cover less than 45% with a different ratio	No landscaping islands
<ul style="list-style-type: none"> Parking lot trees 	1 tree per eight spaces	1 tree per 9 spaces	1 tree per 9 - 13 spaces	1 tree per more than 13 spaces
(2) Open Space				
<ul style="list-style-type: none"> Min. private open space 	Min. 15% of the development	Min. reduced to 13.5% of the development	Min. between 13.5% and 6%	Less than 6%
<ul style="list-style-type: none"> Min. publicly accessible open space 	Min. 8% of the development	Min. reduced to 7.2%	Min. between 7.2% and 3.2%	Less than 3.2%
<ul style="list-style-type: none"> Street frontage min. req'd for publicly accessible open space 	25% min.	Min. reduced to 22.5%	Min. between 22.5% and 10%	Less than 10%

Overlay District Section and Standard	Standard (Core Sub-District)	Administrative Modification	Alternative Standards (Overlay District Board)	Alternative Standards (City Council)
<ul style="list-style-type: none"> Enclosed open space width ratio 	2:1 (height to width)	Width may be 55% of the height	Width may be between 55% and 80% of the height	Width over 80% of the height
<ul style="list-style-type: none"> Non-enclosed open space 	3:1 (height to width)	Width may be 36% of the height	Width between 36% and 52% of the height	Width over 52% of the height
Specific Standard for Administrative Modification (non-numerical):		In addition to the Approved Planting List (Appendix G), other species that are drought tolerant and adaptive may be used for planting within the Corridor District with approval of an Administrative Modification.		
Street and Streetscape Regulations				
(1) Street cross sections	Appendix F	Cross sections may be adjusted to fit utility locations, existing landscaping and development or the International Fire Code as adopted by the City.		
(2) Sidewalks				
<ul style="list-style-type: none"> Streetscape zone along primary ped. streets 	Min. 12' clear	Min. reduced to 10.8'	10.7'-4.56'	Below 4.56'
<ul style="list-style-type: none"> Streetscape zone along all other streets 	Min. 8' clear	Min. reduced to 7.2'	7.1'- 3.2'	Below 3.2'
(3) Street and Pedestrian Lighting Specific Standard for Administrative Modification (non-numerical):		Up-lighting of building walls may only be approved with an Administrative Modification.		
<ul style="list-style-type: none"> Pedestrian scaled Street lighting max light pole height 	15 feet 40 feet o.c.	10% = 16.5 feet 10% = 44 feet o.c.	11%-60% (16.6'-24')	Over 60% (Over 24 feet)

Overlay District Section and Standard	Standard (Core Sub-District)	Administrative Modification	Alternative Standards (Overlay District Board)	Alternative Standards (City Council)
<ul style="list-style-type: none"> Street lights shall be placed at 40' on center <p>(4) Exterior Building Lighting Specific Standard for Administrative Modification (non-numerical):</p> <p>(5) Pedestrian Amenities Specific Standard for Administrative Modification (non-numerical):</p>	<p>Trash receptacles, bike racks, planters, benches, bollards and tree grates</p>	<p>Neon lighting may be permitted subject to approval of an Administrative Modification.</p> <p>Other optional Street Furnishing elements such as Public Art, water features, water fountains, newspaper racks, etc., may be proposed and approved through Administrative Modifications.</p>	<p>11%-60% (45'-64' o.c.)</p>	<p>Over 60% (over 64' o.c.)</p>
Screening of Service Areas and Utilities				
(1) Loading area screening height	Min. 8' height	Min. height reduced to 7.2'	Less than 7.2' min. height	
(2) Screening walls for outdoor storage	Min. 6' height	Min. height reduced to 5.4'	Less than 5.4' min. height	
(3) Ground Mounted Utility Equipment Specific Standard for Alternative Standard (non-numerical):	Shall be located behind the rear line of the building or along alleys without frontage along any Streets.		If an Alternative Standard is approved allowing placement along a Street frontage, the screening shall be as tall as the equipment being screened. The screening may be evergreen shrubbery, or Masonry walls matching the Primary Building material and color (s) of the site.	

Note: Staff continues to consider minor changes to this ordinance and, thus variations to this chart may occur with the final draft.

Animal Services Volunteer Program



Council Workshop 11.20.17



Volunteer Program History

- 2012 Planning a volunteer program
- 2013 Volunteer program started
- 2014 Jog-a-dog
- 2015 Off-site adoptions
- 2016 Volgistics software to assist with volunteer management

Volunteer Program Current

- 164 active volunteers
- 4,000 hours worked by volunteers
- 25% hours completed by volunteer staff assist with shelter attendant duties
 - 1,000 * \$12 = \$12,000
 - Quality of life
 - Increased adoptions
 - Increase public exposure
- Approximately 15 consistent volunteers

VOLUNTEER PROGRAM REDESIGN

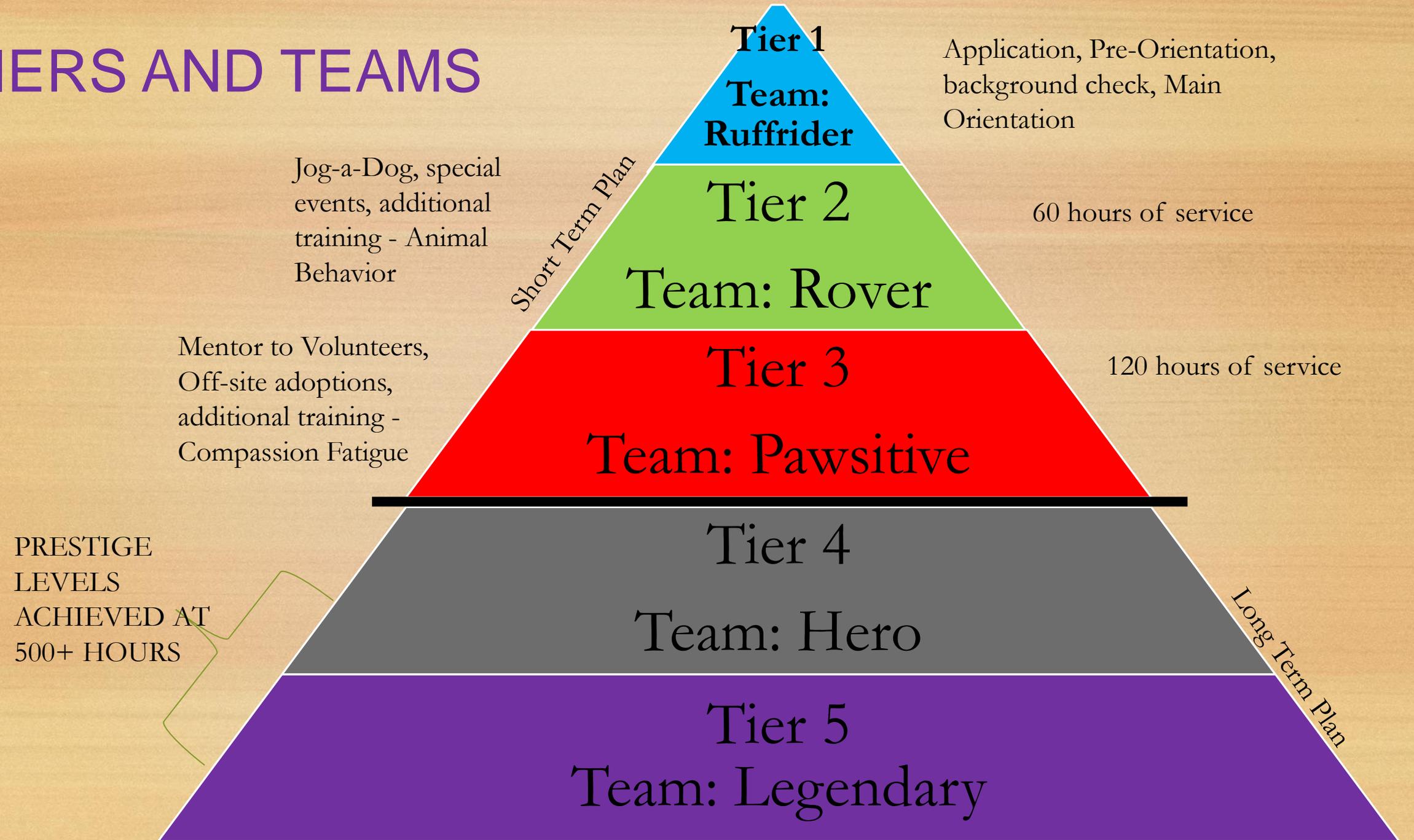
GOAL FOR REDESIGN:

- Increase staff efficiency
- Return on investment
- Increase overall training for volunteers
- A reward based structure to encourage and invest in volunteers who remain involved

PROPOSED STRUCTURE:

- Implemented tiers with reward for involvement
- Online application, pre-orientation video, and background check
- In house Main Orientation
- Training over time
- Creating an equal, transparent, and tangible structure for all volunteers to attain

TIERS AND TEAMS



SHORT TERM TIMELINE

- December – Pre-Orientation Video created, website restructured to include application, background check, and Pre-Orientations all offered online
- January – Go live with Online Volunteer Interest/Sign-up
- February – First set of Main Orientations

LONG TERM TIMELINE

- Add on additional programs for volunteers
 - dog/volunteer off-site field trips, off-site adoptions, youth volunteers
- Additional training beyond the initial videos.
- Line item for volunteer related costs