

A G E N D A

**LEWISVILLE CITY COUNCIL MEETING
FEBRUARY 19, 2018**

**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 Park Master Plan
- B. Discussion of Regular Agenda Items and Consent Agenda Items

REGULAR SESSION – 7:00 P.M.

- A. **INVOCATION:** Councilman Gilmore
- B. **PLEDGE TO THE AMERICAN AND TEXAS FLAGS:** Councilman Ferguson
- C. **PUBLIC HEARINGS:**
 - 1. **Public Hearing:** Consideration of an Ordinance Granting a Zone Change from Agriculture Open Space District (AO) to Light Industrial District (LI) on an Approximately 17.130-Acre Tract of Land out of the Peter Harmonson Survey, Abstract No. 530; Located on the Northeast Corner of South Valley Parkway and Spinks Road; as Requested by DFW Lewisville Partners GP, the Property Owner (Case No. PZ-2018-02-01).

**AGENDA
LEWISVILLE CITY COUNCIL
FEBRUARY 19, 2018**

ADMINISTRATIVE COMMENTS:

The applicant plans to construct a warehouse distribution facility on the subject property, located at the northeast corner of South Valley Parkway and Spinks Road. It is a part of the Majestic Airport Center DFW Business Park consisting of six warehouse distribution facilities. The Planning and Zoning Commission recommended unanimous approval (7-0) of the zone change request at their meeting on February 6, 2018.

RECOMMENDATION:

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

AVAILABLE FOR - Richard E. Luedke, Planning Director
QUESTIONS: - Al Sorrels, Lewisville Partners GP

2. **Public Hearing: Consideration of an Ordinance Granting a Zone Change From Old Town Mixed Use 2 District (OTMU2) to Medical District (MD); on Approximately 0.448 Acres, Being Lot 1, Block A, Cowan Sleep Center Located at 477 W. Main Street; as Requested by William C. Tabor on Behalf of Lewisville Sleep LP, the Property Owner (Case No. PZ-2018-02-02).**

ADMINISTRATIVE COMMENTS:

The subject property was developed as a sleep center in 2007. Approximately three years ago, the facility was converted to an age-restricted boarding house with third-party vendors providing services to the senior residents. The applicant proposes to upgrade the facility to a Type-B State Licensed Assisted Living/Memory Care facility. The zone change from OTMU2 to MD is necessary to facilitate the proposed facility upgrade. The Planning and Zoning Commission recommended unanimous approval (7-0) of the zone change request at their meeting on February 6, 2018.

RECOMMENDATION:

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

AVAILABLE FOR - Richard E. Luedke, Planning Director
QUESTIONS: - William C. Tabor, Applicant

**AGENDA
LEWISVILLE CITY COUNCIL
FEBRUARY 19, 2018**

- D. **VISITORS/CITIZENS FORUM:** At this time, any person with business before the Council not scheduled on the agenda may speak to the Council. No formal action can be taken on these items at this meeting.
- E. **CONSENT AGENDA:** All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member or citizen so request. For a citizen to request removal of an item, a speaker card must be filled out and submitted to the City Secretary.
3. **APPROVAL OF MINUTES:** City Council Minutes of the February 5, 2018, Workshop Session and Regular Session.
4. **Approval of an Amendment to an Existing Professional Services Agreement Between the City of Lewisville and Strategic Community Solutions, LLC Regarding Implementation of the Lewisville 2025 Plan and City Council Retreat Facilitation and Authorization for the City Manager or Her Designee to Execute the Agreement and to Renew Such Agreement Annually Throughout Implementation of Lewisville 2025, as Funding Allows.**

ADMINISTRATIVE COMMENTS:

Karen Walz, with Strategic Community Solutions, LLC has assisted the City with implementation of the Lewisville 2025 Plan, primarily in the Green Centerpiece and Sustainability areas, and has assisted with facilitation of the annual City Council Retreat. The current agreement for these services in the amount of \$35,600 is now complete and an amendment is being requested to continue implementation assistance related to the Lewisville 2025 Plan and City Council Retreat facilitation. The amendment to the agreement amounts to \$30,000. It is anticipated that SCS, Inc. will be utilized throughout the implementation of Lewisville 2025, as long as funding is available and a need exists. Therefore, it is also requested that City Council authorize the City Manager or her designee to renew such agreement annually for these services.

RECOMMENDATION:

That Council approve the amendment as set forth in the caption above and authorize the City Manager or her designee to renew the agreement annually as needed, as long as funding is available.

**AGENDA
LEWISVILLE CITY COUNCIL
FEBRUARY 19, 2018**

- 5. Approval of a Public Road Crossing License Agreement with Denton County Transportation Authority for Future Grade Crossing and Signal Improvements at Mile Post 739.4 on the Railroad Right-of-Way Replacing and More Accurately Defining the Location of a Private Roadway Agreement Established in 1972 and Currently Assigned to Riverside DPH LP; and Authorization for the City Manager to Execute the Agreement.**

ADMINISTRATIVE COMMENTS:

This License Agreement allows the City to extend a public roadway over Dallas Area Rapid Transit right-of-way including the Denton County Transportation Authority's rail allowing for a future rail-crossing. The DCTA and Riverside DPH LP have requested the City of Lewisville to approve the proposed license agreement replacing the existing private license. There is no immediate cost associated with the license agreement as there is no immediate plan to construct the crossing.

RECOMMENDATION:

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

- 6. Approval of a Resolution Authorizing the City Manager or her Designee to Establish the Amount for Which a Firearm may be Purchased From the City Pursuant to Chapter 614, Subchapter D of the Texas Government Code.**

ADMINISTRATIVE COMMENTS:

In 2015 Texas Government Code chapter 614 was amended to allow municipalities to sell to honorably retired peace officers their previously issued service weapons or to sell the previously issued service weapon to the surviving spouse, child or parent of a deceased peace officer. The law requires the municipality to establish the amount, not to exceed fair market value, for which the firearm may be purchased. Prior to 2015, the law only applied to officers of a state agency.

RECOMMENDATION:

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

**AGENDA
LEWISVILLE CITY COUNCIL
FEBRUARY 19, 2018**

F. REGULAR HEARINGS:

- 7. Consideration of a Variance to the Lewisville City Code Section 2-201, Fee Schedule, Regarding Waiving Rental and Day-Pass Fees at Herring Recreation Center, as Requested by Chin Community Ministry.**

ADMINISTRATIVE COMMENTS:

Chin Community Ministry is requesting a waiver of room rental fees at Herring Recreation Center for a short-term youth workshop series called Chin Proud, aimed at diverting middle schoolers in the Chin community away from gangs, criminal activity, and truancy. The request also seeks free day passes to the rec center for program participants on specific days. The proposed program is consistent with objectives of the City's Community Inclusion Task Force.

RECOMMENDATION:

That City Council approve the requested waiver of rental and day-pass fees for Chin Proud, as described in the caption above.

AVAILABLE FOR QUESTIONS: - James Kunke, Community Relations & Tourism Director

- 8. Consideration of a Variance to the Lewisville City Code Section 9.5-98(e)(1)(b) Regarding Water Line Requirements for Fire Protection Related to Brownstones on West Walters, Phase II Located on the Northwest Corner of West Walters Street and Mill Street, as Requested by Josh Barton P.E. of G&A Consultants, Inc. Representing 125 S. Walters, LLC.**

ADMINISTRATIVE COMMENTS:

The site is a 0.459-acre lot zoned Old Town Mixed Use Two (OTMU2) within the Brownstones on West Walters Addition, Phase II. The Brownstones on West Walters is a single family attached, 3-story townhouse development with 19 lots. The applicant is asking for a variance to allow a public water line to be installed underneath pavement. Staff is reviewing the Old Town Development Plan for Phase 2.

RECOMMENDATION:

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

**AGENDA
LEWISVILLE CITY COUNCIL
FEBRUARY 19, 2018**

AVAILABLE FOR QUESTIONS: - David Salmon, P.E., City Engineer

- G. **REPORTS:** Reports about items of community interest regarding which no action will be taken.
- Quarterly Investment Report
- H. **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
- I. **RECONVENE** into Regular Session and Consider Action, if Any, on Items Discussed in Closed Session.
- J. **ADJOURNMENT**

<p>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 <u>Texas Government Code</u> 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).</p>
