

**A G E N D A**

**LEWISVILLE CITY COUNCIL MEETING  
MAY 21, 2018**

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

**WORKSHOP SESSION - 5:30 P.M.**

**REGULAR SESSION – 7:00 P.M.**

Call to Order and Announce a Quorum is Present.

**WORKSHOP SESSION - 5:30 P.M.**

- A. Discussion of Dangerous/Substandard Structures Ordinance
- B. Discussion of Old Town Zone Revisions
- C. Discussion of Regular Agenda Items and Consent Agenda Items

**REGULAR SESSION – 7:00 P.M.**

- A. **INVOCATION:** Mayor Durham
- B. **PLEDGE TO THE AMERICAN AND TEXAS FLAGS:** Mayor Pro Tem Daniels
- C. **PUBLIC HEARING:** Consideration of an Ordinance Granting a Special Use Permit for a Hotel with Rooms Containing a Cooktop or Oven and one Associated Variance Request; on Approximately 2.327 Acres, Legally Described as 5A-1, Block A of the Vista Ridge-35 Addition, Located at the Southeast Corner of Lake Vista Drive and East Vista Ridge Mall Drive and Zoned Light Industrial District (LI); as Requested by Jiger Patel, of Eighty-Two Development I GP LLC d/b/a Shreem Capital, on Behalf of Mercantile Lakepointe, LP, the Property Owner (Case No. SUP-2018-04-06).

**AGENDA  
LEWISVILLE CITY COUNCIL  
MAY 21, 2018**

**ADMINISTRATIVE COMMENTS:**

Element Hotel is requesting a special use permit (SUP) to allow a hotel with rooms containing a cooktop or oven. As a part of this request, the hotel is exceeding the requirements found in Lewisville's Hotel Ordinance by adding additional amenities and enhanced landscaping. One variance is requested as a part of this SUP: to allow a reduction of the minimum room size from 325 square feet to 288 square feet for six rooms. On April 17, 2018, the Planning and Zoning Commission recommended approval unanimously (7-0) of the requested SUP.

**RECOMMENDATION:**

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

**AVAILABLE FOR QUESTIONS:** - Richard E. Luedke, Planning Director

- 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.
1. **APPROVAL OF MINUTES:** City Council Minutes of the May 7, 2018, Workshop Session and Regular Session.
  2. **Approval of a Professional Services Agreement with Parkhill, Smith & Cooper, Inc. for Professional Architectural and Engineering Services for an Office Allocation and Land Utilization Study, in the Amount of \$76,930; and Authorize the City Manager to Execute the Agreement.**

**AGENDA  
LEWISVILLE CITY COUNCIL  
MAY 21, 2018**

**ADMINISTRATIVE COMMENTS:**

A total of thirty-eight (38) requests for qualifications were downloaded from Bidsync.com. Four (4) statements of qualifications were received and opened November 27, 2017. The scope of this project consists of hiring a consultant to take a look at the operations at the Civic Circle and Kealy Complexes. Pursuant to this agreement, a consultant will provide staff with projected growth estimates over the next 10 – 20 years, developing office space allocations based on these projections and a conceptual plan to indicate proposed changes to facilities.

**RECOMMENDATION:**

That the City Council approve and authorize the City Manager to execute the agreement as set forth in the caption above.

- 3. Approval of a Bid Award to Ferguson Waterworks, of Tyler Texas, for the Purchase of Replacement Valves for the Whippoorwill Lift Station in the Amount of \$71,270.45.**

**ADMINISTRATIVE COMMENTS:**

A total of eleven (11) bid invitations were downloaded from Bidsync.com. Three (3) bids were received and opened April 19, 2018. This purchase is for the replacement of ten (10) valves at the Whippoorwill Lift Station. The replacement of the valves is part of the Whippoorwill Lift Station rehabilitation project which includes replacement of motors, pumps and electrical components. Funding is available in the Whippoorwill Lift Station Capital Improvement Project.

**RECOMMENDATION:**

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

- 4. Approval of an Interlocal Agreement by and between the City of Lewisville and Lewisville Independent School District Relating to the Creation of an Entrepreneurial Curriculum at Lewisville High School; and Authorization for the City Manager to Execute the Agreement.**

**AGENDA  
LEWISVILLE CITY COUNCIL  
MAY 21, 2018**

**ADMINISTRATIVE COMMENTS:**

The proposed agreement provides that the city will use the cash donations it receives from the Hudson Foundation (\$17,500 one time) and Mary Kay Inc. (\$15,000 per year) to partner with LISD to establish a high school entrepreneur curriculum at Lewisville High School. It also provides the City with additional rights to distribute city marketing material to Lewisville High School feeder schools. The agreement is for five years with the option to renew for five additional one-year periods.

**RECOMMENDATION:**

That the City Council approve and authorize the City Manager to execute the agreement as set forth in the caption above.

- 5. Approval of an Economic Development Agreement By and Between the City of Lewisville and Innovative IDM; and Authorization for the City Manager to Execute the Agreement.**

**ADMINISTRATIVE COMMENTS:**

Innovative IDM (an industrial process control and innovations company) is moving its headquarters from Carrollton to Lewisville. The project will be the construction of a new 100,000 square foot building for the company's offices, manufacturing and warehousing operations. They will employ 60 people at this facility. This agreement provides a 50% grant equal to the real and business personal property taxes paid to the City of Lewisville for 10 years.

**RECOMMENDATION:**

That the City Council approve the agreement and authorize the City Manager to execute the agreement as set forth in the caption above.

- 6. Approval of a Bronze Sculpture in Wayne Ferguson Plaza, as Recommended by the Arts Advisory Board.**

**ADMINISTRATIVE COMMENTS:**

Staff has received a proposal from the Ferguson family and local developer Alex Buck to place a bronze sculpture of Wayne Ferguson in Wayne Ferguson Plaza. Buck has raised \$50,000 toward the project and is asking City Council to match up to that amount (through already appropriated funding available in the Public Arts Capital Project) to cover the total project cost.

**AGENDA  
LEWISVILLE CITY COUNCIL  
MAY 21, 2018**

**RECOMMENDATION:**

That the City Council approve the sculpture as described in the caption above.

**F. REGULAR HEARINGS:**

- 7. Consideration of Acceptance of Resignation of Debbie Fu From Place No. 7 on the Community Development Block Grant Advisory Committee (CDBG); Declare Vacancy Exists on the CDBG; and Consideration of an Appointment to Place No. 7 on the CDBG.**

**ADMINISTRATIVE COMMENTS:**

Due to her recent move out of the City of Lewisville, Debbie Fu has advised City staff of her resignation from Place No. 7 on the Community Development Block Grant Advisory Committee. The City Council will need to declare a vacancy and consider a new appointment to fill this vacancy. Data sheets of applicants interested in serving on this Committee have been included for City Council review.

**RECOMMENDATION:**

That the City Council accept the resignation, declare a vacancy, and consider an appointment as set forth in the caption above.

- 8. Consideration of Acceptance of Resignation of Craig Roberts From Place No. 1 on the Arts Advisory Board; Declare a Vacancy Exists on the Arts Advisory Board; and Consideration of an Appointment to Place No. 1 on the Arts Advisory Board.**

**ADMINISTRATIVE COMMENTS:**

Craig Roberts recently notified the City that he is no longer employed by Medical City Lewisville. As Place No.1 on the Arts Advisory Board is specifically for someone employed by Medical City Lewisville, Mr. Roberts has submitted his resignation. The City Council will need to declare a vacancy and consider a new appointment to fill this vacancy.

**RECOMMENDATION:**

That the City Council accept the resignation, declare a vacancy, and consider an appointment as set forth in the caption above.

**AGENDA  
LEWISVILLE CITY COUNCIL  
MAY 21, 2018**

**9. Appointment of Members to the MGC Naming Committee.**

**ADMINISTRATIVE COMMENTS:**

On April 2, 2018 City Council was presented with a potential name for the new multigenerational recreation center (MGC). City Council requested staff bring back a selection of names for consideration. Staff is requesting City Council appoint members to a committee that will assist with the development and selection of potential names. The committee will consist of two City Council members, two Park Board members, one 2025 Board member, and one Youth Action Council member. Name options will be presented during the City Council work session on July 2, 2018.

**RECOMMENDATION:**

That the City Council appoint two City Council members, two Park Board members, one 2025 Board member and one Youth Action Council member to serve on the MGC Naming Committee.

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

- Quarterly Investment Report From January 1, 2018 – March 31, 2018

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
3. Section 551.071 (Consultation with Attorney): Legal issues regarding the payment of cable services franchise fees by Charter Communications VI, LLC, d/b/a Spectrum Cable.

I. **RECONVENE** into Regular Session and Consider Action, if Any, on Items Discussed in Closed Session.

J. **ADJOURNMENT**

**AGENDA  
LEWISVILLE CITY COUNCIL  
MAY 21, 2018**

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).