

A G E N D A

**LEWISVILLE CITY COUNCIL MEETING
JULY 2, 2018**

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

WORKSHOP SESSION - 6:30 P.M.

REGULAR SESSION – 7:00 P.M.

Call to Order and Announce a Quorum is Present.

WORKSHOP SESSION - 6:30 P.M.

****Items discussed during Workshop Session may be continued during the Regular Session after Reports if time does not permit holding or completing discussion of the item during Workshop Session.**

- A. Discussion of Multi-Generational Recreation Center Committee Name Recommendation, Construction, and Logistical Consideration Regarding Existing Activities
- B. Discussion of Rodeo Arena
- C. Discussion of Regular Agenda Items and Consent Agenda Items

REGULAR SESSION – 7:00 P.M.

- A. **INVOCATION**: Mayor Pro Tem Daniels
- B. **PLEDGE TO THE AMERICAN AND TEXAS FLAGS**: Councilman Troyer
- C. **PROCLAMATION**: Declaring the Month of July as “Park and Recreation Month”

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D. PUBLIC HEARINGS:

- 1. Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Local Commercial District (LC) to Multi-Family One District (MF-1); on Approximately 1.13 Acres, Being Lot 2R-B, Block C, Country Ridge Addition, Located on the North Side of Southwest Parkway, Approximately 840 Feet West of South State Highway 121 Business; as Requested by Steven Homeyer, of Homeyer Engineering, Inc., on Behalf of John Gillespie, of WAK/285SWP, LLC, the Property Owner (Case No. PZ-2018-06-04).**

ADMINISTRATIVE COMMENTS:

The subject property is currently undeveloped. The applicant desires to expand Autumn Breeze, the apartment complex adjacent to the north, onto this property by adding a three-story building with 18 dwelling units. This rezoning is not consistent with Big Move #5 of Lewisville's 2025 plan which identifies appropriate locations and types of multi-family housing. The Planning and Zoning Commission recommended unanimous denial (6-0) of the zone change request at their meeting on June 5, 2018. A supermajority (4 of 5) vote by City Council is required to approve this Ordinance.

RECOMMENDATION:

That the City Council deny the zone change request.

PRESENTATION: John Gillespie, the Property Owner

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

- 2. Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for a Communication Tower; on Approximately 24.619 Acres, Legally Described as Lot 16, Block A, Fairway Business Park Addition, Located off at the Northern Terminus of Fairway Drive, Approximately 390 Feet North of East Jones Street, and West of North Mill Street; as Requested by Shawn Rockenbaugh of Teague, Nall & Perkins, Inc., on Behalf of Brazos Electric Power Cooperative, the Property Owner. (Case No. SUP-2018-06-10)**

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ADMINISTRATIVE COMMENTS:

The proposed 112-foot communication tower will be located on the north side of an existing electrical substation. The new tower will help facilitate monitoring and communication to this site. Safety concerns and regulations prevented the collocation on existing towers. The Planning and Zoning Commission recommended unanimous approval (6-0) of the zone change request at their meeting on June 5, 2018.

RECOMMENDATION:

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

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

3. **Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for an Auto Display and Sales Facility and Five Associated Variances; on an Approximately 0.883-Acre Tract of Land, out of the E. Pickett Survey Abstract No. 1014; Located at the Southwest Corner of South Mill Street and Harvard Avenue, at 901 and 903 South Mill Street, Zoned General Business District (GB); as Requested by Darrell Moseley of Bruce Properties, LLC., the Property Owner (Case No. SUP-2018-06-09).**

ADMINISTRATIVE COMMENTS:

The request is for the expansion of the existing Moseley Auto dealership located on the southwest corner of South Mill Street and Harvard Avenue. The applicant plans to upgrade the building currently occupied by a tire shop by enclosing two overhead doors facing Mill Street and installing new glazing windows. The applicant plans to make other improvements to the site including landscaping enhancement and closing of driveways facing Mill Street. The following five variances are being requested with this development that will be considered by City Council in conjunction with the SUP: (a) to reduce the control of access of 75-feet along South Mill Street, (b) to allow a variable width landscape buffer, (c) to allow ornamental trees in the required landscape buffer, (d) to reduce the required stacking depth of 40 feet to 24.3 feet, and (e) to allow a six-foot board on board wood fence in lieu of required six-foot masonry screening. The Planning and Zoning Commission recommended unanimous approval (6-0) of the zone change request at their meeting on June 5, 2018.

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RECOMMENDATION:

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

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

4. **Public Hearing: Consider the Adoption of the Old Town North Small Area Plan and the Southwest Lewisville Small Area Plan.**

ADMINISTRATIVE COMMENTS:

In 2014, the City adopted the *Lewisville 2025 Plan*. One action recommendation in this plan was to use more detailed plans, focused on specific parts of the Lewisville community, to refine and detail the steps to achieve the vision of Lewisville 2025 in those areas. The Small Area Plans were developed through a process including analysis and evaluation of the areas by City staff and a consultant team. Residents, property owners and other interested stakeholders participated in the development of these plans through community open house and workshop sessions and by providing online input. Council reviewed the policy direction at their retreat in February 2018. The plans have been refined based on stakeholder feedback. The Planning and Zoning Commission recommended unanimous approval (6-0) at their meeting on June 19, 2018.

RECOMMENDATION:

That the City Council adopt the plans as set forth in the caption above.

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

- E. **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.
- F. **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.

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5. **APPROVAL OF MINUTES: City Council Minutes of the June 18, 2018, Workshop Session and Regular Session.**
6. **Approval of a Professional Services Agreement with Kimley-Horn and Associates, Inc., Dallas, Texas, for Professional Engineering Services Related to Designing a Traffic Network Master Communication Plan in the Amount of \$223,186; and Authorization for the City Manager to Execute the Agreement.**

ADMINISTRATIVE COMMENTS:

A total of forty-seven (47) requests for qualifications were downloaded from Bidsync.com. Three (3) statements of qualifications were received and opened January 8, 2018. This contract provides for design services of a Traffic Communication Master Plan to address the replacement of a legacy network that fails to meet current and futures needs of the City. Qualification statements were evaluated with regards to qualifications and experience of the firm, performance on past representative projects, knowledge of critical design elements, and experience of designing multiple types of communication plans. Kimley-Horn and Associates, Inc. is being recommend for award based on receiving the highest evaluation score. Funding is available in the Traffic Signal Study Capital project.

RECOMMENDATION:

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

7. **Approval of the Following Amendments to a Construction Manager at Risk Contract for the Construction of the Multigenerational Recreation Center with Thos. S. Byrne, Fort Worth, Texas: General Conditions of \$1,393,032; Construction Management Services of \$975,781; Establishing a Guaranteed Maximum Price of \$37,215,781 (Which Includes a 7.2% Contingency for the City's use During Construction); Approval to Purchase Alternate Items That Have Been bid With Contingency Money as it Becomes Available for an Amount not to Exceed \$3,000,000; and Authorization for the City Manager to Execute the Amendments.**

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ADMINISTRATIVE COMMENTS:

A total of fifty-two (52) Request for Qualifications were downloaded from Bidsync.com. Five (5) firms submitted their qualifications for consideration. Three (3) firms were selected for interviews and were asked to provide pricing for pre-construction services, general conditions and construction management services. Byrne Construction received the overall highest evaluation score and was selected to provide pre-construction services for the project. The guaranteed maximum price for construction of this project is \$37,215,781 with an overall approved budget of \$46,100,000. Funding is available in the Multi-Generational Center Capital project.

RECOMMENDATION:

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

- 8. Approval of a Contract with Bolivar Bronze in the Amount of \$90,000 for Creation and Installation of a Bronze Sculpture in Wayne Ferguson Plaza; Acceptance and Appropriation of a \$50,000 Donation Toward the Project; and Authorization for the City Manager to Sign the Agreement.**

ADMINISTRATIVE COMMENTS:

In May, City Council approved creation and placement of a bronze sculpture in Wayne Ferguson Plaza, using a design from Denton County artist David Iles and 50 percent funded by private donors. A contract has been drafted and requires Council approval to proceed. The total project budget is \$100,000 to cover incidental sitework costs, such as lighting and signage. Council also needs to accept a \$50,000 donation coordinated by Alex Buck and appropriate it into the Public Art Project in the CIP, which is the source of the city's match.

RECOMMENDATION:

That the City Council approve the contract as set forth in the caption above; and accept and appropriate a \$50,000 donation toward the project.

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G. REGULAR HEARINGS:

- 9. Tabled Item: Consideration of a Variance to the Lewisville, City Code, Section 6-103 (E), Access Management, Auxiliary Lanes for First Baptist Church Lewisville, a 19.9-Acre Parcel Zoned Single-Family Residential (R-6), Located at the North West corner of Valley Ridge Boulevard and McGee Lane Requested by Jerry Fang, RLG Consulting Engineers, Inc., on Behalf of the Owner.**

ADMINISTRATIVE COMMENTS:

The First Baptist Church recently removed 4 portable buildings and is planning to replace them with a new permanent building expanding the total square footage on the site by 14,500 square feet. The proposed building will include classrooms and offices. The First Baptist Church has seven driveways along the frontage of McGee Lane and Valley Ridge Boulevard. None of the existing driveways have deceleration lanes which would be required under the General Development Ordinance Section 6-103 Access Management Policy based on the size lot. The Church hired a consultant to provide a Traffic Impact Analysis (TIA) for City Staff to review. The TIA showed during peak traffic times the church does not have a negative impact on the abutting roadways regarding traffic congestion.

RECOMMENDATION:

That the City Council approve the variance as set forth in the caption above with a condition that should the church expand to any K-12 curriculum or other academic school, the site traffic circulation and driveways will be re-evaluated and if required by the City, additional on-site and/or off-site improvements sufficient to mitigate negative traffic impacts will be constructed.

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

- 10. Tabled Item: Considering an Ordinance of the Lewisville City Council Amending Chapter 6, Article II, Division I of the Lewisville City Code by Making Provisions for a Park Fee Consisting of a Parkland Dedication Requirement and Park Development Fee on Residential Development and Other Related Requirements; Amending Chapter 2, Article VIII, Section 2-201 by Amending the Park Development Fee Rate.**

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ADMINISTRATIVE COMMENTS:

The 2018 update to the Parks, Recreation and Open Space Master Plan calls for a periodic review and update of the Parkland Dedication Ordinance to provide a realistic mechanism for acquiring and developing parkland to meet the recreation needs of the community. Based on an evaluation of current level of service and the estimated population growth, staff recommends amending the ordinance to include a parkland dedication requirement, a cash-in-lieu of land option and increasing the park development fee to reflect the cost of improving the park system to accommodate the recreation needs of the community.

RECOMMENDATION:

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

11. Consideration of Appointment to the Lewisville High School INCubator Board of Directors

ADMINISTRATIVE COMMENTS:

Lewisville Independent School District has requested that the City of Lewisville appoint one council member to the Lewisville High School INCubator Board of Directors and one other council member as an alternate member.

RECOMMENDATION:

That the City Council consider appointment of one council member to the Lewisville High School INCubator Board of Directors and one other council member as an alternate member.

12. Consideration of Establishing the Name of the Multi-Generational Recreation Center.

ADMINISTRATIVE COMMENTS:

On April 2, 2018 City Council was presented with a potential name for the new Multi-Generational Recreation Center (MGC). City Council requested staff bring back a selection of names for consideration. A naming committee was appointed by City Council on May 21, 2018. The committee members worked with Brandera to narrow down name options, along with logos and taglines to present to City Council.

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RECOMMENDATION:

That the City Council select the name for the multi-generational recreation center.

- H. **REPORTS:** Reports about items of community interest regarding which no action will be taken.
- I. **CLOSED SESSION:** In Accordance with Texas Government Code, Subchapter D,
1. Section 551.074 (Personnel): Discussion of Election of Mayor Pro Tem and Deputy Mayor Pro Tem
 2. Section 551.072 (Real Estate): Property Acquisition
 3. 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**

<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>
