LEWISVILLE CITY COUNCIL

REGULAR SESSION

SEPTEMBER 10, 2018

Present:

Rudy Durham, Mayor

Council Members:

TJ Gilmore
Bob Troyer
R Neil Ferguson
Brent Daniels, Mayor Pro Tem
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 – 6:30 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 6:30 p.m. on Monday, September 10, 2018, in the City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas. All City Department Heads were in attendance.

Discussion of Maintenance and Repair of City Owned Screening Walls (as requested by Councilman Ferguson) **(Agenda Item A)**

Deputy City Manager Eric Ferris, with the assistance of Public Works Manager Ron Carson, began the PowerPoint Presentation of Discussion of Maintenance and Repair of City Owned Screening Walls.

Due to time constraints, Mayor Durham moved on to Discussion of Regular Agenda Items and Consent Agenda Items as follows:

WORKSHOP SESSION – 6:30 P.M.

Discussion of Regular Agenda Items and Consent Agenda Items **(Agenda Item B)**

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-1, Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Single Family Residential District (R 7.5) to Old Town Mixed Use 2 District (OTMU2); on Approximately 0.614 Acres, Legally Described as All of Lots 5 & 6, and Part of Lots 11 & 12, Block 3, O.B. Dick Subdivision, Located at 421 South Cowan Street; as Requested by Paul Poteet, of Liberation Development Investments, on Behalf of Jerry D. Tiner, the Property Owner. (Case No. PZ 2018 08 07). There was no discussion on this item.

Mayor Durham reviewed Agenda Item C-2, Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From General Business District (GB) to Planned Development Estate Townhouse District (PD ETH) for a Proposed Residential Development Consisting of 32 Single Family Detached Units and Two Open Space Lots with Two Associated Variances Regarding Screening; on an Approximately 5.371 Acre Tract of Land Legally Described as Lot 1, Block A and Lots 2 & 3, Block B, Boyd Addition, Located on the North and South Sides of McCartt Drive, Approximately 250 Feet West of State Highway 121 Business; as Requested by Noah Flabiano, of Skorburg Company, on Behalf of Charis Partners, Ltd. the Property Owner. (Case No. PZ 2018 08 09). City Manager Barron indicated that the requestor had submitted a request to table this item to the next meeting. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item C-3, Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Light Industrial District (LI) to Old Town Mixed Use Two District (OTMU2); on Approximately 0.172 Acres, Legally Described as a Part of Block 7, Kealy Addition and Located at the Southwest Corner of East Walters Street and Harris Street; as Requested by Randi Rivera, G&A Consultants, LLC on behalf of Benny Jafari and Henry Rahmani, XMPK, LLC the Property Owner. (Case No. PZ 2018 06 05). There was no discussion on this item.

WORKSHOP SESSION – 6:30 P.M.

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

Mayor Durham reviewed Agenda Item C-4, Public Hearing: Consideration of an Ordinance Amending Chapter 17, Zoning, Section 17 3, Definitions and Additional Use Regulations, Section 17 22.8.1, Mixed Use Shopping Center (MU SC) District Regulations, Section 17 22.8.2, Mixed Use (MU) District Regulations, and Section 17 22.8.3, Mixed Use Ninety (MU 90) District Regulations, by Repealing and Replacing Them in Their Entirety; Altering Definitions; Adding and Deleting Uses and Related Regulations Within the Various Mixed Use Districts; and Amending the Concept Plan Adoption and Amendment Process within the Various Mixed Use Districts. There was no discussion on this item.

Mayor Durham reviewed Agenda Item C-5, Public Hearing: Consideration of the Adoption of an Ordinance of the Lewisville City Council, Amending Chapter 17, Zoning, of the Lewisville City Code by Deleting Section 17 36, Certificates of Occupancy, in its Entirety; Amending Chapter 4, Buildings and Building Regulations, by Adding a New Section, Section 4 36, Certificates of Occupancy; and Amending Chapter 2, Section 2 201, Fee Schedule, by Adding a Fee for Certificates of Occupancy; Providing a Repealer, Severability, Penalty and an Effective Date; and Declaring an Emergency. There was no discussion on this item.

Mayor Durham reviewed Agenda Item C-6, Public Hearing: Consideration of the Proposed FY 2018 2019 Budget, Property Tax Revenue Increase and Proposed Property Tax Rate. There was no discussion on this item.

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

Mayor Durham reviewed Agenda Item E-7, a) Approval of City Council Minutes of the June 27, 2018, Called Special Session; and b) Approval of City Council Minutes of the August 6, 2018, Workshop Session and Regular Session. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-8, Approval of a First Amendment to the Economic Development Agreement, Approved on May 21, 2018, Between the City of Lewisville and Innovative IDM, and Authorization for the City Manager to Execute the Agreement. Discussion was held regarding an email submitted by Jon Dahlvig who had requested that this item be pulled from Consent and tabled to the next meeting, as he was unable to attend tonight's meeting, and had concerns on this item that he would like addressed. The consensus of the City Council was not to pull this item from the Consent Agenda.

WORKSHOP SESSION – 6:30 P.M.

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

Mayor Durham reviewed Agenda Item E-9, Approval of the Capital Improvements Advisory Committee Semi Annual Report for the Periods of April 1, 2017 through September 30, 2017 and October 1, 2017 through March 31, 2018; and Receive Written Comments from the Capital Improvements Advisory Committee on Land Use Assumptions, Capital Improvements Plan, and Capital Recovery (Impact) Fees. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-10, Approval of a Professional Services Agreement with Huitt Zollars, Inc. in the Amount of $581,154 for Design and Construction Phase Services Relating to the Northwest Old Town Neighborhood Improvement Project Which Includes Contingencies; and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-11, Approval of Policy Statement 1.0 Section I City Council Travel and Business Expenses. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-12, Approval of the Finance Policy 3.0 VI, Investment Policy. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-13, Approval of a Professional Services Agreement with Engineering Associates, Alvord, Texas, for Professional Engineering Services Related to the Sports Lighting System at Lake Park in the Amount of $60,000; and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-14, Approval of a Professional Services Agreement with Peak Program Value, LLC, Boulder, Colorado, for Providing Project Control Services During the Construction of the Multigenerational Recreation Center, Thrive, in the Amount of $238,185; and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-15, Approval of a Professional Services Agreement with Ramel Company, LLC, Fort Worth, Texas, for Providing Construction Management Services for the Multigenerational Recreation Center, Thrive, in the Amount of $256,000; and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

WORKSHOP SESSION – 6:30 P.M.

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

Mayor Durham reviewed Agenda Item E-16, Approval of an Economic Development Agreement Between the City of Lewisville and DFW Lewisville Partners, GP and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-17, Approval of Lease Agreement Between Trett Enterprises, Inc. and Malibu MiMi's Shaved Ice. Councilman Gilmore questioned if this would extend beyond the 2025 lease agreement. City staff confirmed that was correct, it did not. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item F-18, Consideration of a Variance to the Lewisville City Code Section 6 103 (Access Management) Regarding Control of Access, Related to The Door Church Located at 2700 Denton Tap Road, as Requested by Andrew Oxley, OWT Architects, on Behalf of the Owner. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-19, Consideration of Two Variances to the Lewisville City Code Section 6 103 (Access Management) Regarding Driveway Requirements and Median Opening Spacing at the Proposed Majestic Airport Center, Building 7 Located at the Northeast Corner of Valley Parkway and Spinks Road, as Requested by Greg Gerbig, P.E., Pacheco Koch Consulting Engineers, Inc., on Behalf of the Owner. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-20, Consideration of the Rental of Lone Star Toyota of Lewisville Railroad Park by the Lewisville Citizens Police Academy Alumni Association for Fundraising Purposes; and Consideration of a Variance to the Lewisville City Code, Section 2 201, Fee Schedule, Regarding a Waiver of Athletic Field Rental Fees and Temporary Event Permit Fees Associated with the Battle of the Badge Benefit Softball Tournament. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-21, Consideration of an Ordinance of the City Council of the City of Lewisville, Texas, Authorizing the Issuance and Sale of City of Lewisville, Texas, General Obligation Refunding and Improvement Bonds, Series 2018; Levying a Tax in Payment Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement and a Deposit Agreement; Calling Certain Outstanding Bonds for Redemption; Approving the Official Statement; and Enacting Other Provisions Relating Thereto. City Manager Barron advised Jason Hughes, with Hilltop Securities, Inc., would be making a presentation to review this item and Agenda Item F-22. There was no further discussion on this item.

WORKSHOP SESSION – 6:30 P.M.

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

Mayor Durham reviewed Agenda Item F-22, Consideration of an Ordinance of the City Council of the City of Lewisville, Texas, Authorizing the Issuance and Sale of City of Lewisville, Texas, Waterworks and Sewer System Revenue Bonds, Series 2018; Providing for the Security for and Payment of Said Bonds; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; Approving the Official Statement; and Enacting Other Provisions Relating Thereto. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-23, Appointment of Two Members of the City Council and Two Members of the Lewisville 2025 Advisory Board to the Parks & Recreation Financial Management and Cost Recovery Model Sub Committee. Discussion was held that a number of the City Council Members had attended informational meetings in regard to this Advisory Board and were interested in serving on this Board. There was no further discussion on this item.

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

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

With no further discussion, the workshop session of the Lewisville City Council was adjourned at 6:57 p.m. on Monday, September 10, 2018.

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, September 10, 2018, 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 Daniels gave the invocation.

Pledge to the American and Texas Flags **(Agenda Item B)**

At the request of Mayor Durham, Councilman Gilmore gave the pledge to the American and Texas flags.

<u>Public Hearing</u>: Consideration of <u>Ordinance No. 0056-18-ZON</u> Granting a Zone Change Request From Single Family Residential District (R 7.5) to Old Town Mixed Use 2 District (OTMU2); on Approximately 0.614 Acres, Legally Described as All of Lots 5 & 6, and Part of Lots 11 & 12, Block 3, O.B. Dick Subdivision, Located at 421 South Cowan Street; as Requested by Paul Poteet, of Liberation Development Investments, on Behalf of Jerry D. Tiner, the Property Owner. (Case No. PZ 2018 08 07) **(Agenda Item C-1)**

The subject property is on the southwest corner of South Cowan Street and Hickory Street. The lot currently houses a radiator shop and is zoned residential (R-7.5). The applicant plans to build townhomes on the property, which are allowed in the Old Town Mixed Use 2 zoning district. The first step to develop the property is zoning it Old Town Mixed Use Two District (OTMU2) as indicated in the Old Town Master Plan adopted in 2003. The Planning and Zoning Commission recommended unanimous approval (7-0) of the zone change request at their meeting on August 7, 2018.

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

Richard E. Luedke, Planning Director was available to address any questions posed by the City Council.

Mayor Durham opened the public hearing.

Paul Poteet, Liberation Development Investments, spoke before the City Council in support of this item.

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

<u>Public Hearing</u>: Consideration of <u>Ordinance No. 0056-18-ZON</u> Granting a Zone Change Request From Single Family Residential District (R 7.5) to Old Town Mixed Use 2 District (OTMU2); on Approximately 0.614 Acres, Legally Described as All of Lots 5 & 6, and Part of Lots 11 & 12, Block 3, O.B. Dick Subdivision, Located at 421 South Cowan Street; as Requested by Paul Poteet, of Liberation Development Investments, on Behalf of Jerry D. Tiner, the Property Owner. (Case No. PZ 2018 08 07) (cont'd) **(Agenda Item C-1)**

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 Approximately 0.614-Acres Legally Described as Lots 5 and 6, and Part of Lots 11 and 12, Block 3 of the O.B. Dick Subdivision, Located at 421 South Cowan Avenue, From Single Family Residential District (R-7.5) Zoning to Old Town Mixed-Use 2 District (OTMU2) 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, a Penalty, and an Effective Date; and Declaring an Emergency."

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 **<u>Ordinance No. 0056-18-ZON</u>**, as previously captioned. The motion carried.

<u>Public Hearing</u>: Consideration of an Ordinance Granting a Zone Change Request From General Buisness District (GB) to Planned Development Estate Townhouse District (PD ETH) for a Proposed Residential Development Consisting of 32 Single Family Detached Units and Two Open Space Lots with Two Associated Variances Regarding Screening; on an Approximately 5.371 Acre Tract of Land Legally Described as Lot 1, Block A and Lots 2 & 3, Block B, Boyd Addition, Located on the North and South Sides of McCartt Drive, Approximately 250 Feet West of State Highway 121 Business; as Requested by Noah Flabiano, of Skorburg Company, on Behalf of Charis Partners, Ltd. the Property Owner. (Case No. PZ-2018-08-09) **(Agenda Item C-2)**

The purpose of the Planned Development District is to accommodate innovative design concepts and provide flexibility in order to achieve a more desirable development. The proposed development features a rear entry product with enhanced building materials and landscaped open spaces on a property surrounded by a variety of land uses. The planned development is in accordance with Big Move #5, "New Housing Choices" of the Lewisville 2025 Vision Plan. The applicant is requesting two variances alongside the Planned Development: a) to maintain the existing wood fence and vegetation in lieu of the required screening wall on the southern boundary of the development adjacent to the multifamily zoned property and b) to allow a tubular steel fence with masonry columns in lieu of the required screening wall along the western boundary of the development adjacent to the multifamily zoned property. The Planning and Zoning Commission recommended unanimous approval (7-0) of the zone change request at their meeting on August 7, 2018.

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

Adam Buczek, Skorburg Company, 8214 Westchester Drive, Ste 710, Dallas, Texas, spoke before the City Council advising that they were respectfully requesting that this item be continued to the next meeting in order to allow some matters to be resolved with the land owner.

MOTION: Upon a motion made by Councilman Ferguson and seconded by Mayor Pro Tem Jones, the Council voted five (5) "ayes" and no (0) "nays" to continue this public hearing to the September 17, 2018, City Council meeting. The motion carried.

Public Hearing: Consideration of Ordinance No. 0057-18-ZON Granting a Zone Change Request From Light Industrial District (LI) to Old Town Mixed Use Two District (OTMU2); on Approximately 0.172 Acres, Legally Described as a Part of Block 7, Kealy Addition and Located at the Southwest Corner of East Walters Street and Harris Street; as Requested by Randi Rivera, G&A Consultants, LLC on behalf of Benny Jafari and Henry Rahmani, XMPK, LLC the Property Owner. (Case No. PZ 2018 06 05) **(Agenda Item C-3)**

The property is located at the southwest corner of E Walters Street and Harris Street. This vacant lot is currently zoned Light Industrial (LI). The applicant plans to build four townhomes on the property. The first step to develop the property is zoning it Old Town Mixed Use Two District (OTMU2) as indicated in the Old Town Master Plan adopted in 2003. The Planning and Zoning Commission recommended unanimous approval (7-0) of the zone change request at their meeting on August 7, 2018.

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

Richard E. Luedke, Planning Director, was available to address any questions posed by the City Council.

Mayor Durham opened the public hearing.

Randi Rivera, G&A McAdams, 111 Hillside Drive, Lewisville, Texas, was available to address any questions posed by the City Council.

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

<u>Public Hearing</u>: Consideration of <u>Ordinance No. 0057-18-ZON</u> Granting a Zone Change Request From Light Industrial District (LI) to Old Town Mixed Use Two District (OTMU2); on Approximately 0.172 Acres, Legally Described as a Part of Block 7, Kealy Addition and Located at the Southwest Corner of East Walters Street and Harris Street; as Requested by Randi Rivera, G&A Consultants, LLC on behalf of Benny Jafari and Henry Rahmani, XMPK, LLC the Property Owner. (Case No. PZ 2018 06 05) (cont'd) **(Agenda Item C-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 Approximately 0.172 Acres Legally Described as Part of Block 7, Kealy Addition and Located at the Southwest Corner of East Walters Street and Harris Street, From Light Industrial District (LI) Zoning to Old Town Mixed-Use 2 District (OTMU2) 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, a Penalty, and an Effective Date; and Declaring an Emergency."

MOTION: Upon a motion made by Councilman Ferguson and seconded by Mayor Pro Tem Jones, the Council voted five (5) "ayes" and no (0) "nays" to approve and adopt **<u>Ordinance No. 0057-18-ZON</u>**, as previously captioned. The motion carried.

<u>Public Hearing</u>: Consideration of <u>Ordinance No. 0058-18-ORD</u> Amending Chapter 17, Zoning, Section 17-3, Definitions and Additional Use Regulations, Section 17-22.8.1, Mixed Use Shopping Center (MU-SC) District Regulations, Section 17-22.8.2, Mixed Use (MU) District Regulations, and Section 17-22.8.3, Mixed Use Ninety (MU 90) District Regulations, by Repealing and Replacing Them in Their Entirety; Altering Definitions; Adding and Deleting Uses and Related Regulations Within the Various Mixed Use Districts; and Amending the Concept Plan Adoption and Amendment Process Within the Various Mixed Use Districts **(Agenda Item C-4)**

Several changes are proposed to the Mixed Use Zoning Districts. It was initially identified that the twenty foot front setbacks and fifteen foot side setbacks required in the Mixed Use (MU) Zoning District do not allow for the urban style development desired. Pending development projects need this code amendment to move forward. During review of the MU Zoning District for setback changes additional amendments including removing some permitted uses and clarifying the process for rezoning to a Mixed Use District were identified for the MU Zoning District, the Mixed Use Shopping Center (MU-SC) Zoning District, the Mixed Use Ninety (MU-90) Zoning District, and the Definitions.

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

Richard E. Luedke, Planning Director, was available to address any questions posed by the City Council.

Mayor Durham opened the public hearing.

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

<u>Public Hearing</u>: Consideration of <u>Ordinance No. 0058-18-ORD</u> Amending Chapter 17, Zoning, Section 17-3, Definitions and Additional Use Regulations, Section 17-22.8.1, Mixed Use Shopping Center (MU-SC) District Regulations, Section 17-22.8.2, Mixed Use (MU) District Regulations, and Section 17-22.8.3, Mixed Use Ninety (MU 90) District Regulations, by Repealing and Replacing Them in Their Entirety; Altering Definitions; Adding and Deleting Uses and Related Regulations Within the Various Mixed Use Districts; and Amending the Concept Plan Adoption and Amendment Process Within the Various Mixed Use Districts (cont'd) **(Agenda Item C-4)**

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

"An Ordinance of the Lewisville City Council, Amending Chapter 17, Zoning, Section 17-3, Definitions and Additional Use Regulations, Section 17-22.8.1, Mixed-Use–Shopping Center (MU-SC) District Regulations, Section 17-22.8.2, Mixed-Use (MU) District Regulations, and Section 17-22.8.3, Mixed-Use Ninety (MU-90) District Regulations, by Repealing and Replacing Them in Their Entirety; Altering Definitions; Adding and Deleting Uses and Related Regulations Within the Various Mixed Use Districts; and Amending the Concept Plan Adoption and Amendment Process Within the Various Mixed Use Districts; Providing for a Repealer, Severability, and a Penalty; Providing an Effective Date; and Declaring an Emergency."

MOTION: Upon a motion made by Councilman Gilmore and seconded by Councilman Daniels, the Council voted five (4) "ayes" and no (0) "nays" to approve and adopt **<u>Ordinance No. 0058-18-ORD</u>**, as previously captioned. The motion carried.

Public Hearing: Consideration of the Adoption of Ordinance No. 0059-18-ORD of the Lewisville City Council, Amending Chapter 17, Zoning, of the Lewisville City Code by Deleting Section 17-36, Certificates of Occupancy, in its Entirety; Amending Chapter 4, Buildings and Building Regulations, by Adding a New Section, Section 4-36, Certificates of Occupancy; and Amending Chapter 2, Section 2-201, Fee Schedule, by Adding a Fee for Certificates of Occupancy; Providing a Repealer, Severability, Penalty and an Effective Date; and Declaring an Emergency **(Agenda Item C-5)**

The City of Lewisville has a Certificate of Occupancy (CO) ordinance; however, it is regulated within two areas of Code, the Zoning Ordinance and Building Code, which leads to confusion and discrepancies. At the June 18th Council meeting workshop session, staff conducted a PowerPoint Presentation regarding CO requirements and processes. The presentation included requirements to obtain a CO, best practices, how our current ordinance exists, challenges with our current ordinance, and recommendations for changes. The power point is included in the packet for reference. With a clear and consistent CO process, staff can capture information currently missing and reach ideal outcomes. The proposed ordinance reflects the direction given by City Council. The Planning and Zoning Commission recommended unanimous approval (5-0) of the requested ordinance adoption on August 21, 2018.

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

Wayne K. Snell, Jr. Neighborhood & Inspection Services Director, was available to address any questions posed by the City Council.

Mayor Durham opened the public hearing.

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

Public Hearing: Consideration of the Adoption of Ordinance No. 0059-18-ORD of the Lewisville City Council, Amending Chapter 17, Zoning, of the Lewisville City Code by Deleting Section 17-36, Certificates of Occupancy, in its Entirety; Amending Chapter 4, Buildings and Building Regulations, by Adding a New Section, Section 4-36, Certificates of Occupancy; and Amending Chapter 2, Section 2-201, Fee Schedule, by Adding a Fee for Certificates of Occupancy; Providing a Repealer, Severability, Penalty and an Effective Date; and Declaring an Emergency (cont'd) **(Agenda Item C-5)**

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

"An Ordinance of the Lewisville City Council, Amending Chapter 17, Zoning, of the Lewisville City Code by Deleting Section 17-36, Certificates of Occupancy, in its Entirety; Amending Chapter 4, Buildings and Building Regulations, by Adding a new Section, Section 4-36, Certificates of Occupancy; and Amending Chapter 2, Section 2-201, Fee Schedule, by Adding a fee for Certificates of Occupancy; Providing a Repealer, Severability, Penalty and an Effective Date; and Declaring an Emergency."

MOTION: Upon a motion made by Councilman Ferguson and seconded by Mayor Pro Tem Jones, the Council voted five (4) "ayes" and no (0) "nays" to approve and adopt **Ordinance No. 0059-18-ORD**, as previously captioned. The motion carried.

Public Hearing: Consideration of the Proposed FY 2018 2019 Budget, Property Tax Revenue Increase and Proposed Property Tax Rate **(Agenda Item C-6)**

In accordance with the City Charter and state law, a public hearing is being held on the proposed FY 2018 19 budget, property tax revenue increase and proposed property tax rate to provide an opportunity for citizen comment. The proposed FY 2018-19 total property tax rate is .436086, equal to the total current .436086 tax rate. The O & M rate is being decreased to .313766 and the I & S rate is increasing to .122320. The proposed budget includes changes made by City Council at the budget workshop held on August 11th. The first public hearing was held on September 4th. The public hearing being held today will be the second and final public hearing. An agenda item to adopt the budget, property tax revenue increase, and property tax rate will be on the September 17, 2018 City Council meeting at 7:00 p.m. in the Council Chambers.

The City staff's recommendation was that the City Council conduct the Public Hearing.

Mayor Durham opened the public hearing.

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

Visitors/Citizens Forum **(Agenda Item D)**

No one appeared to speak at this time.

CONSENT AGENDA **(Agenda Item E)**

Councilman Gilmore advised that resident Jon Dahlvig had reached out to him, as well as submitted comments for the City Council, regarding Agenda Item E-8. He indicated that Mr. Dahlvig has expressed that he is not in favor of this item and had requested it be pulled from the Consent. Councilman Gilmore requested that Mr. Dahlvig's comments be included in the record. Mr. Dahlvig's comments are as follows:

> *I am sending this email and asking that it be entered into official records for public comment in regards to item #8 in the consent agenda. I am unable to attend tonight's, 9/10/18, city council meeting in person.*
>
> *I also request that the item be pulled from tonight's agenda and discussed by council at the next available city council meeting.*

CONSENT AGENDA (cont'd) **(Agenda Item E)**

I believe that to reimburse tree mitigation fees and accept a soft-trail walking surface in its place, will provide no long term benefit to our residents or city. The closest approximate 90 single family homes, would still have to cross E. Vista Ridge Mall Dr. just to access the walkway, only just to circle a building on their walk. It's also only promised to be accessible for 10 years.

I also believe and feel that the money from the fees could in turn be used to help provide an adequate public park or area of recreation and exercise for the nearest residential community. Which should help with our cities goal of a 10-minute walk to a park.

I understand in the long run, having the land developed would generate more revenue than some one time fees. I also know that the fees are a concern for the developer. With that said, I also would ask council, what is the point of having ordinances with fees, if when a developer comes in with a proposal, we drop the fees and grant an amendment? The fees have already been reduced once in this case. We as a city need to either stick to and follow our ordinances or eliminate them so there are no hurdles that developers have to jump through.

Councilman Gilmore, nor any other City Council Member indicated their interested in pulling this item from the Consent.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Troyer and seconded by Councilman Ferguson, 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:

7. APPROVAL OF MINUTES: a) City Council Minutes of the June 27, 2018, Called Special Session; and b) City Council Minutes of the August 6, 2018, Workshop Session and Regular Session.

8. Approval of a First Amendment to the Economic Development Agreement, Approved on May 21, 2018, Between the City of Lewisville and Innovative IDM, and Authorization for the City Manager to Execute the Agreement.

9. Approval of the Capital Improvements Advisory Committee Semi Annual Report for the Periods of April 1, 2017 through September 30, 2017 and October 1, 2017 through March 31, 2018; and Receive Written Comments from the Capital Improvements Advisory Committee on Land Use Assumptions, Capital Improvements Plan, and Capital Recovery (Impact) Fees.

CONSENT AGENDA (cont'd) **(Agenda Item E)**

10. Approval of a Professional Services Agreement with Huitt Zollars, Inc. in the Amount of $581,154 for Design and Construction Phase Services Relating to the Northwest Old Town Neighborhood Improvement Project Which Includes Contingencies; and Authorization for the City Manager to Execute the Agreement.

11. Approval of Policy Statement 1.0 Section I City Council Travel and Business Expenses.

12. Approval of the Finance Policy 3.0 VI, Investment Policy.

13. Approval of a Professional Services Agreement with Engineering Associates, Alvord, Texas, for Professional Engineering Services Related to the Sports Lighting System at Lake Park in the Amount of $60,000; and Authorization for the City Manager to Execute the Agreement.

14. Approval of a Professional Services Agreement with Peak Program Value, LLC, Boulder, Colorado, for Providing Project Control Services During the Construction of the Multigenerational Recreation Center, Thrive, in the Amount of $238,185; and Authorization for the City Manager to Execute the Agreement.

15. Approval of a Professional Services Agreement with Ramel Company, LLC, Fort Worth, Texas, for Providing Construction Management Services for the Multigenerational Recreation Center, Thrive, in the Amount of $256,000; and Authorization for the City Manager to Execute the Agreement.

16. Approval of an Economic Development Agreement Between the City of Lewisville and DFW Lewisville Partners, GP and Authorization for the City Manager to Execute the Agreement.

17. Approval of Lease Agreement Between Trett Enterprises, Inc. and Malibu MiMi's Shaved Ice.

The motion carried.

END OF CONSENT AGENDA

Consideration of a Variance to the Lewisville City Code Section 6-103 (Access Management) Regarding Control of Access, Related to The Door Church Located at 2700 Denton Tap Road, as Requested by Andrew Oxley, OWT Architects, on Behalf of the Owner **(Agenda Item F-18)**

The subject site is a 4.302 acre lot zoned Local Commercial (LC) within the Highpoint Oaks Addition. The original engineering site plan was approved in 2016 and the church was completed in 2017. The original engineering site plan included a variance to reduce the minimum control of access which was approved by City Council on March 3, 2016. The church wants to expand the existing parking lot which triggers a new engineering site plan. Staff recommends approving the same variance approved with the original site plan to reduce the minimum control of access for an existing driveway on Vista Ridge Mall Drive.

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

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 a variance to the Lewisville City Code Section 6-103 (Access Management) Regarding Control of Access, related to The Door Church located at 2700 Denton Tap Road, to reduce the minimum control of access, as requested by Andrew Oxley, OWT Architects, on behalf of the owner. The motion carried.

Consideration of Two Variances to the Lewisville City Code Section 6 103 (Access Management) Regarding Driveway Requirements and Median Opening Spacing at the Proposed Majestic Airport Center, Building 7 Located at the Northeast Corner of Valley Parkway and Spinks Road, as Requested by Greg Gerbig, P.E., Pacheco Koch Consulting Engineers, Inc., on Behalf of the Owner **(Agenda Item F-19)**

The subject site is a 16.950 acre lot with a proposed 306,280 square foot office/warehouse building (Building 7), zoned Light Industrial (LI) within the Majestic Addition. Majestic Realty is requesting two variances. Variance A is to allow reduced spacing for median openings. Variance B is to allow four driveways to exceed the maximum width and maximum radii allowed by code. Staff is in support of both variances.

Consideration of Two Variances to the Lewisville City Code Section 6 103 (Access Management) Regarding Driveway Requirements and Median Opening Spacing at the Proposed Majestic Airport Center, Building 7 Located at the Northeast Corner of Valley Parkway and Spinks Road, as Requested by Greg Gerbig, P.E., Pacheco Koch Consulting Engineers, Inc., on Behalf of the Owner (cont'd) **(Agenda Item F-19)**

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

MOTION: Upon a motion made by Councilman Daniels and seconded by Mayor Pro Tem Jones, the Council voted five (5) "ayes" and no (0) "nays" to approve the following two variances to the Lewisville City Code Section 6-103 (Access Management) Regarding Driveway Requirements and Median Opening Spacing at the proposed Majestic Airport Center, Building 7 located at the northeast corner of Valley Parkway and Spinks Road: a) to allow reduced spacing for median openings; b) to allow four driveways to exceed the maximum width and maximum radii allowed by code, as requested by Greg Gerbig, P.E., Pacheco Koch Consulting Engineers, Inc., on behalf of the owner. The motion carried.

Consideration of the Rental of Lone Star Toyota of Lewisville Railroad Park by the Lewisville Citizens Police Academy Alumni Association for Fundraising Purposes; and Consideration of a Variance to the Lewisville City Code, Section 2-201, Fee Schedule, Regarding a Waiver of Athletic Field Rental Fees and Temporary Event Permit Fees Associated with the Battle of the Badge Benefit Softball Tournament **(Agenda Item F-20)**

For the past 15 years, the Lewisville Citizens Police Academy Alumni Association has been conducting the Battle of the Badge Benefit Softball Tournament. Battle of the Badge will take place on October 20, 2018 at the Lone Star Toyota of Lewisville Railroad Park. Field rentals and the event permit for practices and the tournament total $540 in estimated fees.

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

Consideration of the Rental of Lone Star Toyota of Lewisville Railroad Park by the Lewisville Citizens Police Academy Alumni Association for Fundraising Purposes; and Consideration of a Variance to the Lewisville City Code, Section 2-201, Fee Schedule, Regarding a Waiver of Athletic Field Rental Fees and Temporary Event Permit Fees Associated with the Battle of the Badge Benefit Softball Tournament (cont'd) **(Agenda Item F-20)**

Stacie Anaya, Parks & Recreation Director, was available to address any questions posed by the City Council.

MOTION: Upon a motion made by Councilman Ferguson and seconded by Deputy Mayor Pro Tem Troyer, the Council voted five (5) "ayes" and no (0) "nays" to approve the rental of Lone Star Toyota of Lewisville Railroad Park by the Lewisville Citizens Police Academy Alumni Association for fundraising purposes; and approve a variance to the Lewisville City Code, Section 2-201, Fee Schedule, Regarding a Waiver of Athletic Field Rental Fees and Temporary Event Permit Fees Associated with the Battle of the Badge Benefit Softball Tournament. The motion carried.

Consideration of Ordinance No. 0060-18-ORD of the City Council of the City of Lewisville, Texas, Authorizing the Issuance and Sale of City of Lewisville, Texas, General Obligation Refunding and Improvement Bonds, Series 2018; Levying a Tax in Payment Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement and a Deposit Agreement; Calling Certain Outstanding Bonds for Redemption; Approving the Official Statement; and Enacting Other Provisions Relating Thereto **(Agenda Item F-21)**

The issuance of approximately $47,170,000 of City of Lewisville, Texas, General Obligation Refunding and Improvement Bonds, Series 2018 will provide funds for refunding of a portion of the City's Series 2007 General Obligation Refunding and Improvement Bonds and 2007A Combination Tax and Revenue Certificates of Obligation and will provide design and construction of improvements to the City's streets, sidewalks and related improvements, design and construction of improvements to the City's parks, trails, open space, indoor aquatic center, and related improvements, acquisition of land if needed for the above improvements, installing and acquiring public art associated with the foregoing improvements, and costs associated with the issuance of the bonds.

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

Jason Hughes, Hilltop Securities, Inc., 1201 Elm, Dallas, Texas, spoke before the City Council and reviewed this item and Agenda Item F-22.

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, Authorizing the Issuance and Sale of City of Lewisville, Texas, General Obligation Refunding and Improvement Bonds, Series 2018 in the Aggregate Principal Amount of $47,170,000; Levying a Tax in Payment Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement and a Deposit Agreement; Calling Certain Outstanding Bonds for Redemption; Approving the Official Statement; and Enacting Other Provisions Relating Thereto."

MOTION: Upon a motion made by Deputy Mayor Pro Tem Troyer and seconded by Councilman Ferguson, the Council voted five (5) "ayes" and no (0) "nays" to approve and adopt **Ordinance No. 0060-18-ORD**, as captioned previously. The motion carried.

Consideration of Ordinance No. 0061-18-ORD of the City Council of the City of Lewisville, Texas, Authorizing the Issuance and Sale of City of Lewisville, Texas, Waterworks and Sewer System Revenue Bonds, Series 2018; Providing for the Security for and Payment of Said Bonds; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; Approving the Official Statement; and Enacting Other Provisions Relating Thereto **(Agenda Item F-22)**

The issuance of approximately $7,270,000 of City of Lewisville, Texas, Waterworks and Sewer System Revenue Bonds, Series 2018 will provide funds for constructing, acquiring and installing improvements, additions, and extensions to the City's waterworks and sewer system and costs associated with the issuance of the bonds.

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

(Jason Hughes, Hilltop Securities, Inc., made a presentation regarding this item during the previous item.)

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, Authorizing the Issuance and Sale of City of Lewisville, Texas, Waterworks and Sewer System Revenue Bonds, Series 2018 in the Aggregate Principal Amount of $7,270,000; Providing for the Security for and Payment of Said Bonds; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement, Approving the Official Statement; and Enacting Other Provisions Relating Thereto."

MOTION: Upon a motion made by Councilman Gilmore and seconded by Councilman Daniels, the Council voted five (5) "ayes" and no (0) "nays" to approve and adopt **Ordinance No. 0061-18-ORD**, as captioned previously. The motion carried.

Appointment of Two Members of the City Council and Two Members of the Lewisville 2025 Advisory Board to the Parks & Recreation Financial Management and Cost Recovery Model Sub Committee **(Agenda Item F-23)**

In order to create a fiscal management philosophy and establish a cost recovery model for all parks and recreation programs and services, the City has retained 110% Inc. to lead discussions and analysis with staff, elected officials and stakeholders. The project team, consultant and a sub-committee of elected and appointed officials will draft a set of guiding principles for establishing fees and charges, development and acquisitions policies/procedures, asset prioritization and social equity policies to be presented to City Council for review and approval throughout the process. The sub-committee will consist of two City Council members, two Lewisville 2025 Advisory Board members and three Parks & Recreation Advisory Board members. The PARB will appoint their representatives to the sub-committee at its regular meeting on September 12.

The City staff's recommendation was that the City Council appoint two members of City Council and two members of Lewisville 2025 Advisory Board as set forth in the caption above.

Stacie Anaya, Parks & Recreation Director, was available to address any questions posed by the City Council.

MOTION: Upon a motion made by Councilman Gilmore and seconded by Councilman Daniels, the Council voted five (5) "ayes" and no (0) "nays" to appoint Brandon Jones and Bob Troyer as the City Council representatives and Karen Locke and Derik Hayenga as the 2025 Advisory Board representatives to the Parks & Recreation Financial Management and Cost Recovery Model Sub Committee. The motion carried.

Reports **(Agenda Item G)**

- Assistant City Manager Melinda Galler advised that the City of Lewisville Convention & Visitors Bureau, Parks & Recreation Department, and Lewisville Public Library have created a new program called the Lewisville Funstar. Ms. Galler explained that this family-friendly program encourages residents to attend as many of the fall special events around the city as possible. Fun cards could be obtained at the Lewisville Visitor Information Center, 247 W. Main Street, or Frederick P. Herring Recreation Center, 191 Civic Circle, and attend events listed on the back of the card to get a stamp. Six stamps earn a prize; 12 stamps earn entry for a grand prize drawing. Some of the events include attending a Rocktober concert, taking a hike at LLELA, attending Lewisville Western Days, visiting the Visitor Information Center, and attending the Library's 50th Anniversary celebration. Participants are encouraged to take pictures while at these events and post them to social media with #LewisvilleFun. Completed cards are due by Monday, December 31st, at the Account Services desk in the Lewisville Public Library, 1197 W. Main Street.
- Director of Public Services Keith Marvin gave an update on the status of the lake.
- Councilman Gilmore advised of the United Way Kickoff Breakfast being held on Friday, September 14th at 8 a.m. He stated that this would be their first kickoff breakfast south of the bridge and reviewed the importance of the United Way for the Lewisville Community.
- At the request of Mayor Durham, City Manager Barron gave a report regarding the rodeo. She advised that City staff had worked very hard to make sure the rodeo could go on; however, there was additional work that would be needed.
- Councilman Ferguson advised of upcoming events at the MCL Grand.
- Deputy Mayor Pro Tem Troyer commended the staff for the work that was put in to allow the rodeo to be held this year and stated he was looking forward to getting the work finished.
- Mayor Durham thanked the Police Officers present for their service to the community.

There were no additional reports at this time.

Mayor Durham advised that the City Council would be returning to the City Council Conference Room to continue the Workshop Session discussion of the Workshop Item A - Discussion of Maintenance and Repair of City Owned Screening Walls (as requested by Councilman Ferguson).

With the City Council all present in the City Council Conference Room, the continuation of the Workshop Session began.

Discussion of Maintenance and Repair of City Owned Screening Walls (as requested by Councilman Ferguson) (cont'd) **(Agenda Item A)**

Discussion was held that the City is currently keeping up with what is needed at this time and if more funding was given at this time it may be difficult to keep up with the additional projects. City Manager Barron advised that she would like to step back and do some investigation with staff to look at the process and work with the neighbors if the decision is to convert to a different product and not replace with what currently exists. She stated research could be done for best practices and look at what other cities are currently doing that may be a better option. City Manager Barron indicated that every neighborhood may be different. City Manager Barron stated that it would probably be after the first of the year before this had been reviewed to bring back to City Council.

Adjournment **(Agenda Item J)**

MOTION: Upon a motion made by Councilman Gilmore and seconded by Deputy Mayor Pro Tem Troyer, the Council voted five (5) "ayes" and no (0) "nays" to adjourn the Regular Session of the Lewisville City Council at 8:05 p.m. on Monday, September 10, 2018. The motion carried.

These minutes approved by the Lewisville City Council on the 1st day of October, 2018.

APPROVED

_____
Rudy Durham
MAYOR

ATTEST:

_____
Julie Worster
CITY SECRETARY

LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

SCREENING WALL UPDATE

CITY COUNCIL WORKSHOP – SEPTEMBER 10, 2018

HISTORY OF PUBLIC SCREENING WALLS

- Design and requirements have varied throughout the years
  - 1970's – 1980's – less sustainable and less expensive designs were used by developers
    - Were not required
    - Were inconsistent as to whether public or privately maintained
    - Construction materials used varied
    - No maintenance fees required
  - December 15, 1989 - General Development Ordinance Adopted – only addressed screening walls between zoning uses

HISTORY OF PUBLIC SCREENING WALLS

- January 22, 1994 – Public masonry screening walls required for residential subdivisions on thoroughfares
  - Masonry also required for outside storage
  - Developer pays a 15% maintenance fee (15% of total cost of wall construction)
- July 1996 – Added live screening between commercial uses and public parks (maintained by private property owner)
- June 4, 2003 – Increased maintenance fee to 20%

HISTORY OF PUBLIC SCREENING WALLS

- 2004 – 2010 – City implemented Corridor Beautification on certain thoroughfares
  - City installed living screens along Bellaire Boulevard, Valley Parkway and Garden Ridge
  - Screening wall maintenance repair fees paid by developers began to decline due to residential build-out
- 2010 Council Retreat – considered using wood versus masonry on FM 407, Orchard Valley Estates and Hebron Parkway (Council elected to utilize masonry with the exception of Hebron Parkway – wall was removed at this location)
  - FM 407 – Cedar board on board fencing $68,544 vs matching brick $281,000
  - Orchard Valley Estates - Cedar board on board fencing $68,460 vs matching brick $286,000

HISTORY OF PUBLIC SCREENING WALLS

- January 3, 2011 – Neighborhood Preservation Committee recommended the use of masonry for replacement of screening walls with the exception of industrial and commercial areas where wood could be utilized (Council elected to not utilize wood)
- 2011 – Present
  - Funding was allocated annually for screening wall maintenance and repair (approximately $300,000 per year)

PUBLIC SCREENING WALLS CURRENT REQUIREMENTS

- Single Family Developments
  - Screened where adjacent to thoroughfares
  - Masonry wall constructed of brick, stone, decorative block not less than 6 feet in height
  - Where siding on a thoroughfare, combination of masonry and wrought iron design may be constructed (only 40% can be non-masonry)
  - 4-foot screening wall easements provided where located outside of the right-of-way
  - Designed by professional engineer in compliance with current standard details of the City
  - 20% maintenance fee is required

GENERAL DEVELOPMENT MAINTENANCE REQUIREMENTS

- Required screening walls for multi-family, commercial, and industrial uses shall be maintained in good condition by the property owner.

- Required screening walls for single family residential subdivisions shall be maintained by the City when within the right-of-way or a wall maintenance easement. At the time of initial development, the developer shall pay twenty (20) percent of the total cost of initial construction, to be placed in the City's screening wall maintenance account for future repair and upkeep of the screening walls within the City.

- The current estimate to build standard thin masonry walls is $140 per linear foot, to include design, but not removal.

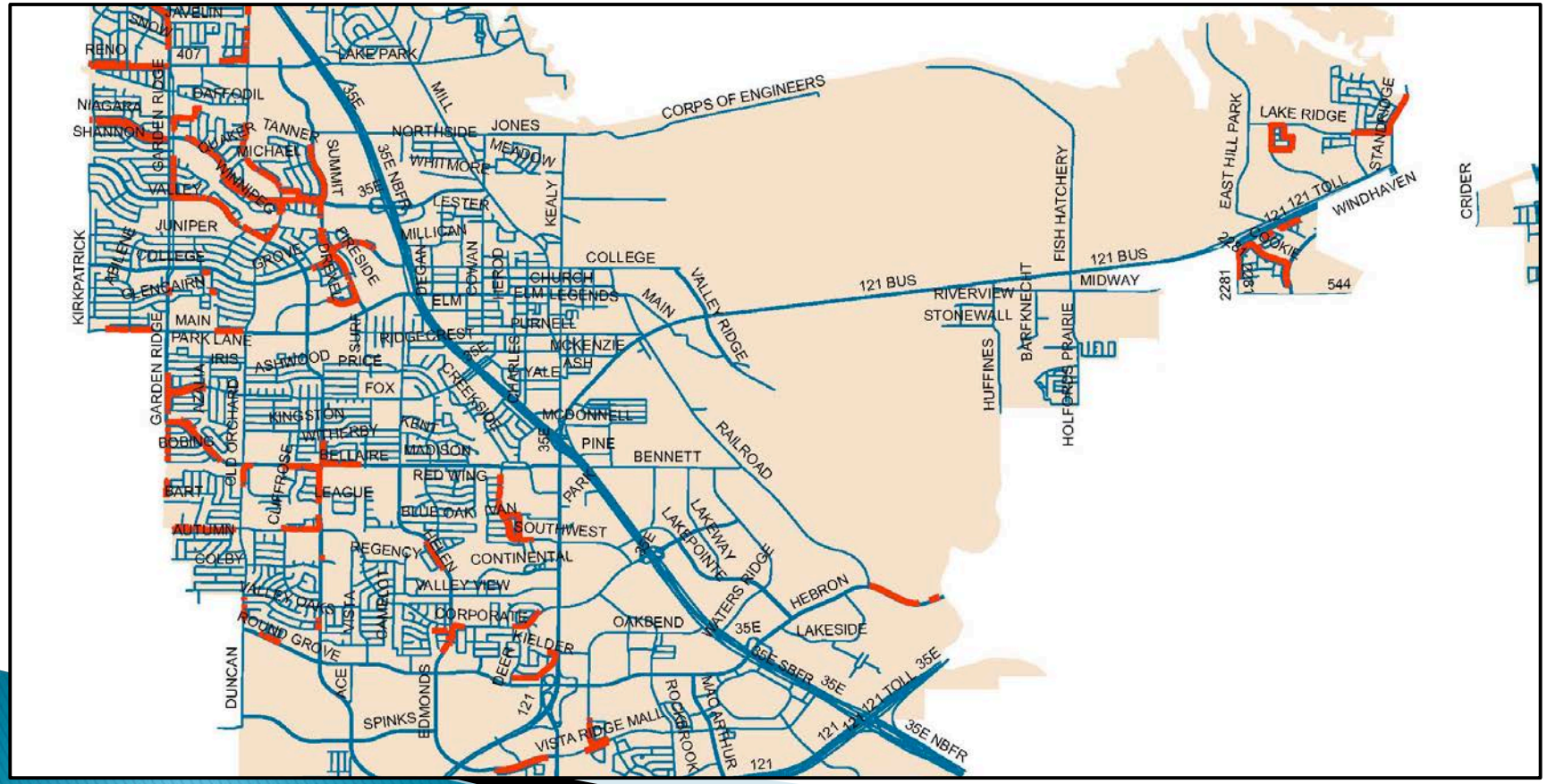
SCREENING WALL SURVEY

- A screening wall survey was conducted of fifteen (15) surrounding cities. Questions included:
  1) Does your city/town maintain subdivision screening walls along right-of-ways?
     - We received ten (10) responses.
     - Carrollton, Garland, Richardson, and Plano responded "yes."
     - Allen, Coppell, Irving, Flower Mound, Grand Prairie, and McKinney all responded "no."

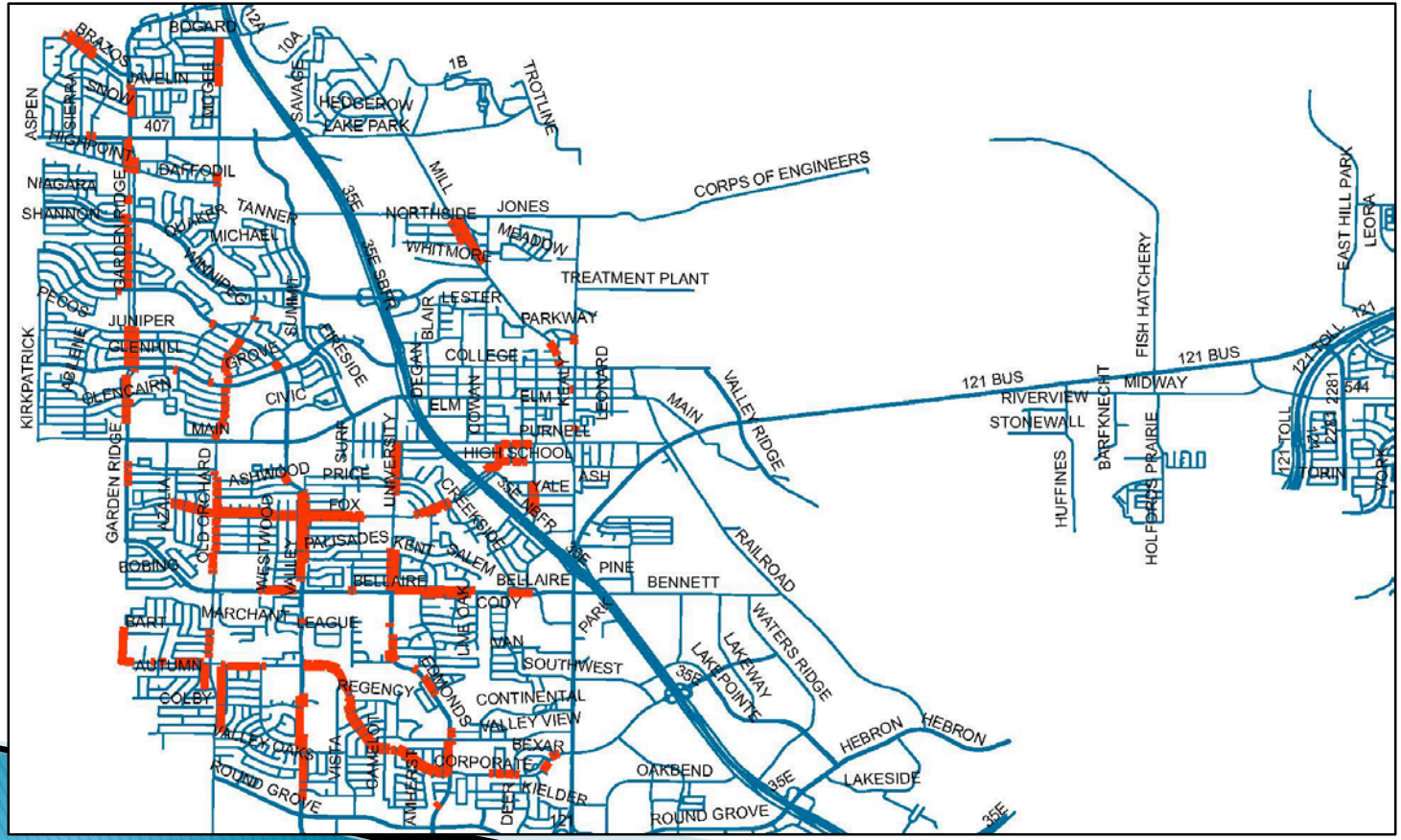
  2) If so, is developer contribution required? (Please include the percentage or dollar amount.)
     - Only Plano requires a developer contribution of $10.00 per LF.

SCREENING WALL LOCATIONS

The City of Lewisville currently maintains 58 screening walls throughout the city.



ADDITIONAL SCREENING WALL LOCATIONS
(PER CURRENT ORDINANCES)



CONDITION RATING FOR SCREENING WALLS

- In FY 11-12, a formula was developed to rate screening walls based on actual conditions. Each wall segment starts with 100 points, then points are deducted for each damaged panel and/or column, pier issues, and/or wire corrosion.

- Screening walls are surveyed annually in early spring to determine the condition rating. City staff are trained in the skills needed to conduct these condition surveys. Staff walk each wall from the beginning to end collecting the needed information which is recorded on a spread sheet formulated to determine the current condition rating. Subdivisions with multiple wall segments are combined for an overall average condition rating.

- Ratings may vary year to year due to weather conditions and continued deterioration.

SCREENING WALL MAINTENANCE

- $300,000 is allocated annually to fund screening wall repairs.
- The affected portion of the screening wall, such as the skirt, column, cap, panel, beam, or pier is removed and replaced using annual maintenance contracts.
- If an entire subdivision requires repair or replacement, an action step may be requested the next fiscal year for funds specifically for that repair.

TYPICAL MAINTENANCE/REPAIR ISSUES

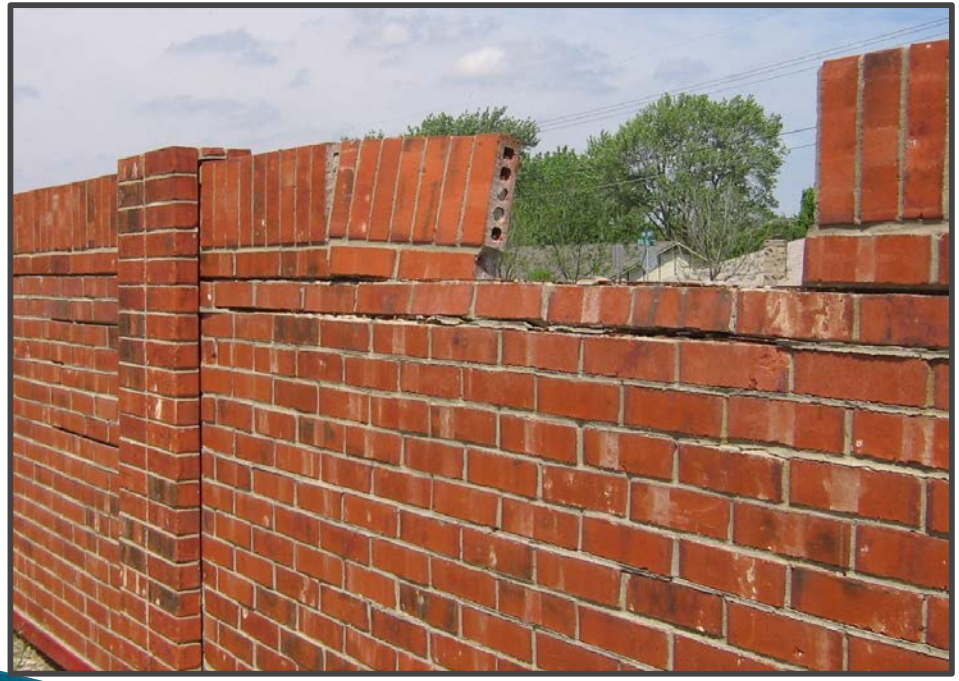
Cracked columns and panel misalignment due to ground movement can threaten the structural integrity of the wall. These would result in a standard point deduction in their condition rating.

Orchard Valley Estates on McGee Ln.

DFW Screening Wall on Hebron Pkwy.

TYPICAL MAINTENANCE/REPAIR ISSUES

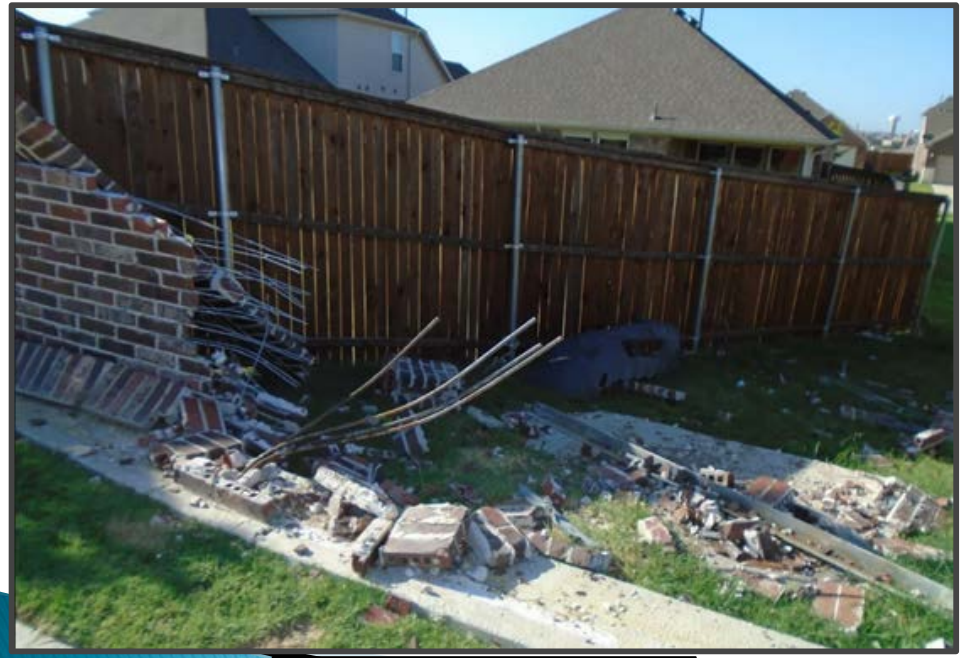
Missing bricks receive a standard point deduction in condition rating.



Highpoint on FM 407

TYPICAL MAINTENANCE/REPAIR ISSUES

Vehicle accidents are also responsible for the destruction of screening walls, and receive a standard point deduction in their condition rating. Repairs costs are recovered by the Risk Manager with assistance from the Police Department and transferred into the screening wall fund.



Kings Grant on Lake Ridge

Lewisville Valley 1 on FM 1171 west of Old Orchard

TYPICAL MAINTENANCE/REPAIR ISSUES

Corrosion of the reinforcing wire can lead to mortar joint issues, and also receive multiple point deductions in condition rating.

DFW Screening Wall on Hebron Pkwy

Valley Oaks on Valley Pkwy

TYPICAL MAINTENANCE/REPAIR ISSUES

Another maintenance issue is matching existing brick colors.
(Due to discontinued brick color, different pit, or another location in the pit.)

Autumn Breeze and Garden Ridge

Linlee and Bellaire

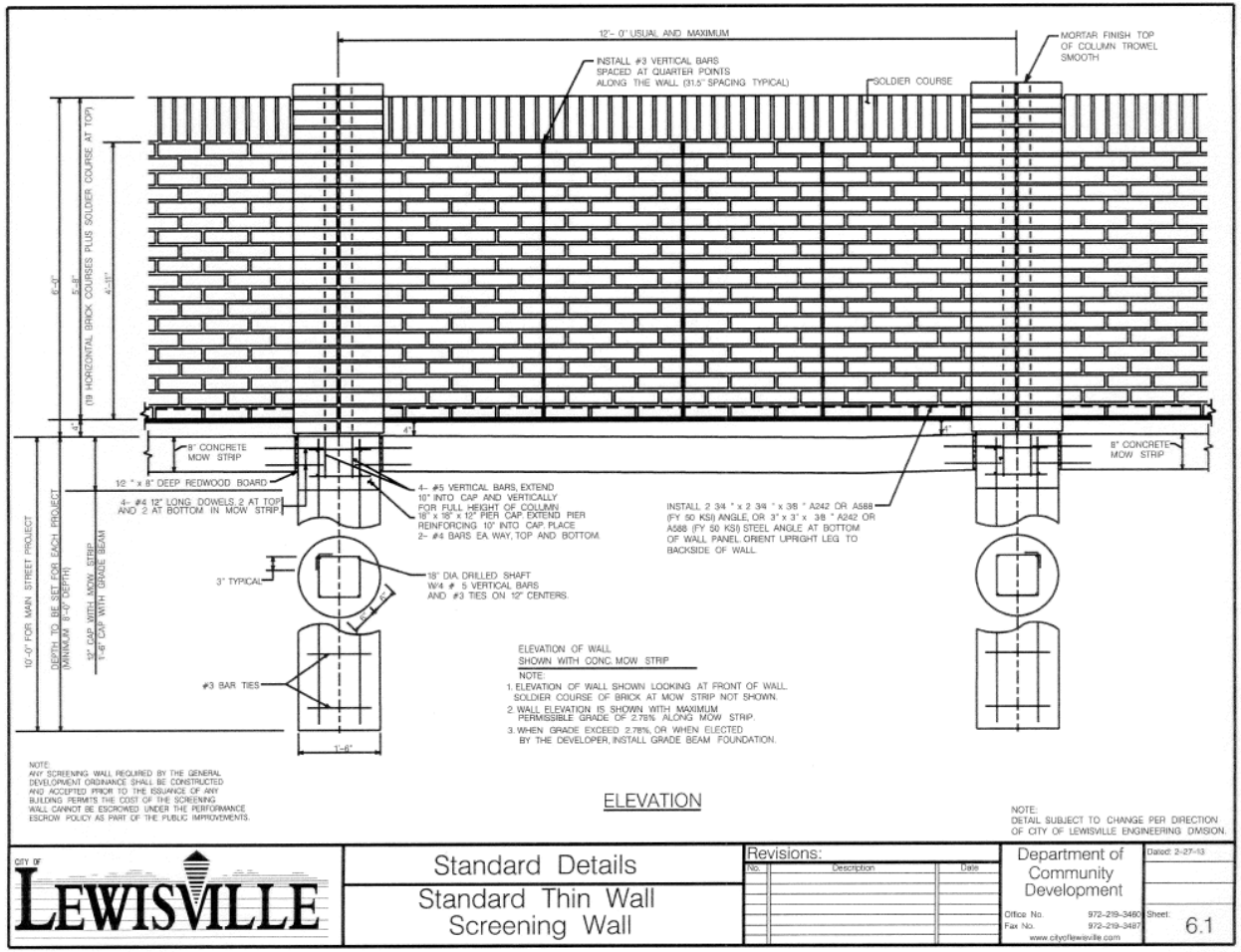
TYPICAL MAINTENANCE/REPAIR ISSUES

Working with contractors, we determined there were certain brick colors that would be around for a long period of time. Care was taken to incorporate these colors within existing walls.

Garden Ridge south of Bellaire, brick color: Colonial Frost/Essix

Old Orchard south of Bellaire, brick color: Magnum Light Flashed Heritage Tumbled

WIRE CORROSION



The City's Standard Details were re-evaluated in 2013 due to the widespread problem of wire corrosion.

Once affected with this issue, the entire panel may deteriorate quickly.

Additional points are taken from the wall's condition rating specifically for wire corrosion.

CONDITION RATINGS BY SUBDIVISION

SUBDIVISION	MATERIAL	LINEAR FT	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18
Bellaire Addition	Masonry	530	D	N/A	B	A	A	C	F
Brittain Estates Addition	Masonry	396	A	A	A	A	A	A	B
Brookside Addition	Masonry	352	N/A	N/A	N/A	N/A	N/A	A	A
Carrington Village Addition	Masonry	2,386	B	A	N/A	A	A	B	B
Chase Oaks	Masonry	2,489	A	N/A	N/A	A	A	A	B
Creek Haven Addition	Wood/Masonry	1,983	B	A	N/A	A	A	A	A
Creekview Village	Masonry	585	A	A	N/A	A	A	A	A
Crescent Estates	Masonry		N/A	N/A	N/A	N/A	N/A	N/A	A
Diamond Hill Estates	Masonry	1,943	D	F	A	A	A	A	A
Fox Creek Estates	Masonry/Metal	2,562	B	N/A	A	A	A	D	D
Garden Oak Estates	Masonry	2,577	B	N/A	B	A	B	D	F
Glenwood Addition	Masonry/Metal	890	B	N/A	B	A	A	A	D
Hedrick Estates	Masonry	1,130	D	N/A	B	A	A	A	A
Hidden Cove Estates	Masonry	2,342	A	N/A	N/A	A	A	A	A
Highland Lakes	Masonry	1,664	A	N/A	N/A	A	A	A	B
The Highlands - FM407	Masonry	1,147	B	N/A	C	A	A	A	A
The Highlands - Garden Ridge	Masonry	2,632	A	N/A	N/A	A	A	B	C
Highpoint	Masonry	2,450	C	N/A	B	A	A	A	F
Highpoint Oaks	Masonry		N/A	N/A	N/A	N/A	N/A	N/A	A
Hills of Vista Ridge North	Masonry		N/A	N/A	N/A	N/A	N/A	N/A	A
Hills of Vista Ridge S	Masonry		N/A	N/A	N/A	N/A	N/A	N/A	A
Holly Lane Addition	Wood	232	N/A	N/A	D	B	A	D	D
King's Grant	Masonry	1,715	N/A	N/A	N/A	N/A	A	A	A
Lakeridge Townhomes	Masonry	3,467	A	N/A	N/A	A	A	A	C
Lewisville Valley 1	Masonry	966	C	N/A	D	A	A	A	A
Lewisville Valley 4	Stamped Concrete	1,549	B	N/A	N/A	A	A	A	B
Lewisville Valley 6	Masonry	2,444	A	N/A	N/A	A	A	A	A
Massey Addition	Masonry	3,310	B	A	A	A	A	A	A
Meadow Lake	Wood	1,239	B	N/A	N/A	A	A	A	A
Meridian Addition	Masonry	107	A	N/A	N/A	A	A	A	A
Orchard Valley Estates	Masonry	5,850	C	N/A	N/A	C	D	F	C
Park Ridge Estates	Masonry	5,850	B	N/A	A	A	A	A	D
Park Valley Addition	Masonry	2,154	A	N/A	N/A	A	A	A	D
Pasquinellis Heritage Hills	Masonry	1,194	A	A	N/A	A	A	A	A
Pebble Ridge Estates	Masonry	1,955	B	N/A	N/A	C	C	D	F
The Reserve at Timbercreek	Masonry	4,368	B	N/A	B	A	A	A	C
Ridgeview Estates	Masonry	952	B	B	N/A	B	B	B	D
Samuel Place	Masonry	279	A	A	N/A	A	A	A	C
Southridge Addition	Masonry	2,292	C	N/A	B	B	C	D	D
The Summit	Masonry	600	C	N/A	D	D	D	D	F
Summit Ridge	Masonry/Metal	2,411	B	N/A	D	D	C	B	F
Timber Creek Park Estates	Masonry	1,243	B	N/A	D	A	A	A	A
University Park	Masonry	1,814	B	N/A	B	B	B	C	D
Valley Oaks Addition	Masonry	563	A	N/A	N/A	A	A	B	F
Valley Ridge Estates	Masonry	2,472	B	A	A	A	A	A	D
Verona	Masonry		N/A	N/A	N/A	N/A	N/A	N/A	A
Vista Oaks	Masonry	2,273	B	N/A	N/A	B	A	B	F
Water Oak Estates Ph 3	Masonry	1,794	C	N/A	D	B	C	D	F
Wentworth Villas Addition	Masonry	1,398	A	A	A	A	A	A	B
Whispering Oaks Estates	Masonry	3,722	B	N/A	B	A	B	B	D
Windhaven Crossing Phase A-1	Masonry		N/A	N/A	N/A	N/A	N/A	N/A	A
Windhaven Crossing Phase B-1	Masonry		N/A	N/A	N/A	N/A	N/A	N/A	A
Wyndale Meadows	Masonry		N/A	N/A	N/A	N/A	N/A	N/A	A

SUBDIVISION	MATERIAL	LINEAR FT	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18
Highpoint	Masonry	2,450	C	N/A	B	A	A	A	F
Vista Oaks	Masonry	2,273	B	N/A	N/A	B	A	B	F

- "N/A" ratings indicate the wall either did not exist at the time of inspection or it was not inspected that year.
- The Highpoint and Vista Oaks subdivisions are good examples of how drastically a condition rating can change when a screening wall is affected by extensive wire corrosion.
- Other variations in scores are related to a combination of maintenance related repairs including accelerated wire corrosion issues.

FIVE YEAR PLAN FOR REPAIR

- A five year plan is developed during the budget process each year based on the $300,000 funded for repairs.

- This plan is based on location, condition, customer requests, and estimated cost for repair.

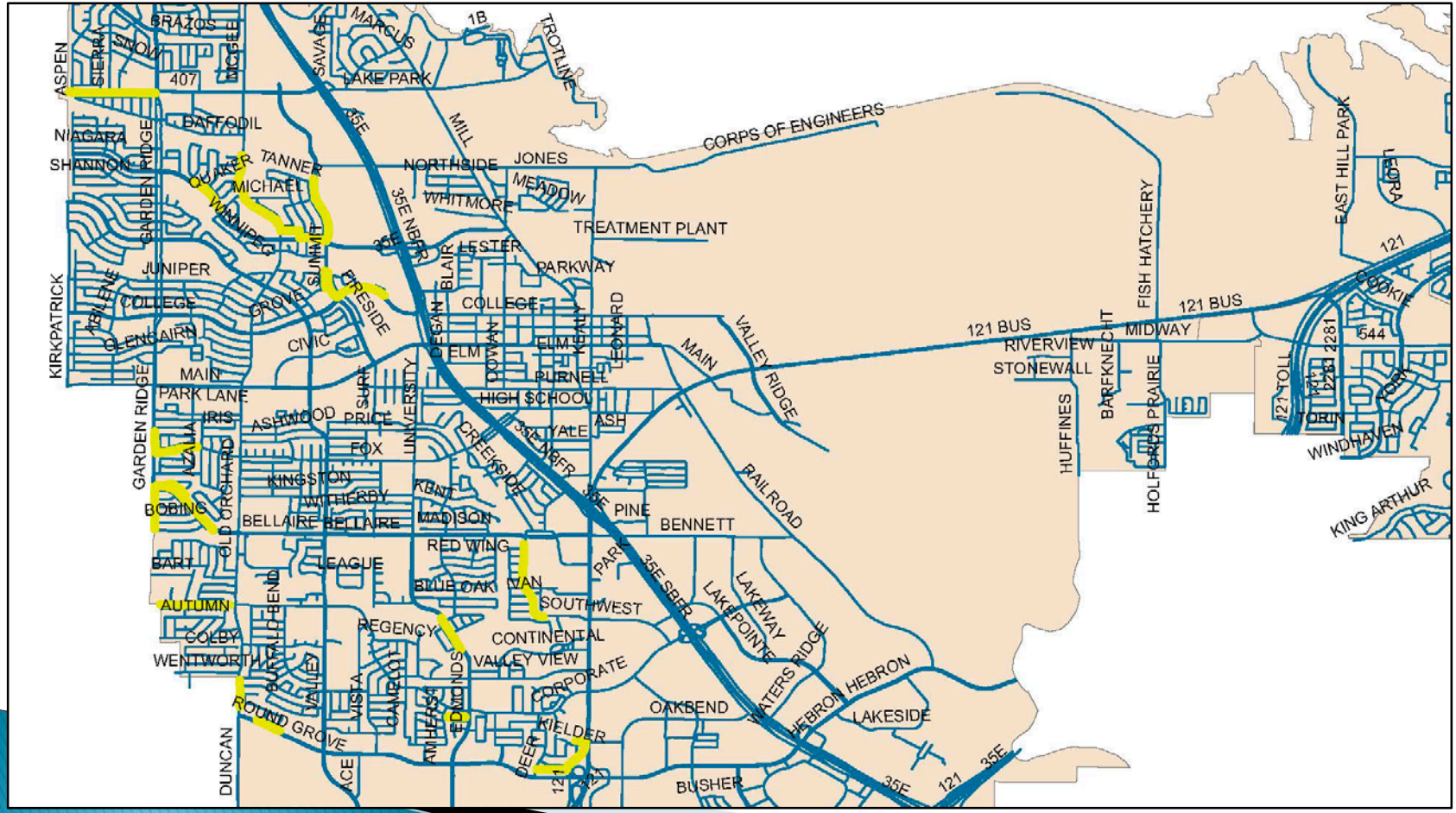
- Screening walls listed for repair in the current fiscal year are placed on a repair schedule. As they are completed, the actual cost and completion date are recorded.

- Residents are notified in advance of scheduled repairs. If a screening wall serves as their fence, a temporary fence is installed during non-working hours until repairs are completed.

REPAIR SCHEDULE

SUBDIVISION	STATUS	PROPOSED DATE	PROPOSED AMOUNT	ACTUAL DATE	INVOICED AMOUNT
Waters Oaks Estates	Completed	10/11/2017	$4,960.00	12/14/2017	$4,960.00
Bellaire Addition	Completed	10/11/2017	$857.00	11/20/2017	$857.00
Creekhaven Addition	Completed	10/11/2017	$684.00	11/20/2017	$684.00
Timber Creek Park Estates	Completed	12/1/2017	$450.00	12/26/2017	$450.00
Fox Creek Estates	Completed	12/1/2017	$8,650.00	12/21/2017	$8,650.00
Bellaire Addition	Completed	12/1/2017	$2,360.00	12/21/2017	$2,360.00
Highpoint	Completed	12/1/2017	$855.00	1/22/2018	$855.00
Pebble Ridge Estates	Completed	12/5/2017	$725.00	2/28/2018	$725.00
Vista Oaks Ph 1	Completed	12/5/2017	$2,000.00	2/28/2018	$2,000.00
Orchard Valley Ph 2	Completed	12/19/2017	$184,000.00	2/28/2018	$184,000.00
Orchard Valley Ph 2	Completed	2/21/2018	$5,600.00	2/28/2018	$5,600.00
Carrington Village Addition Ph 1	Completed	3/1/2018	$940.50	3/15/2018	$940.50
Summit Ridge Estates	Completed	3/8/2018	$4,271.00	3/26/2018	$4,271.00
The Summit Ph3	Completed	3/19/2018	$70,275.00	4/17/2018	$70,275.00
Whispering Oaks Estates	Completed	5/16/2018	$2,700.00	6/13/2018	$2,700.00
Grand Theatre Pavers	Completed	6/20/2018	$700.00	6/29/2018	$700.00
Summit Ridge Estates Ph 2	Completed	7/26/2018	$2,200.00	8/2/2018	$2,200.00
Southridge Ph 1	In Progress	08/19/2018	$1,100.00		

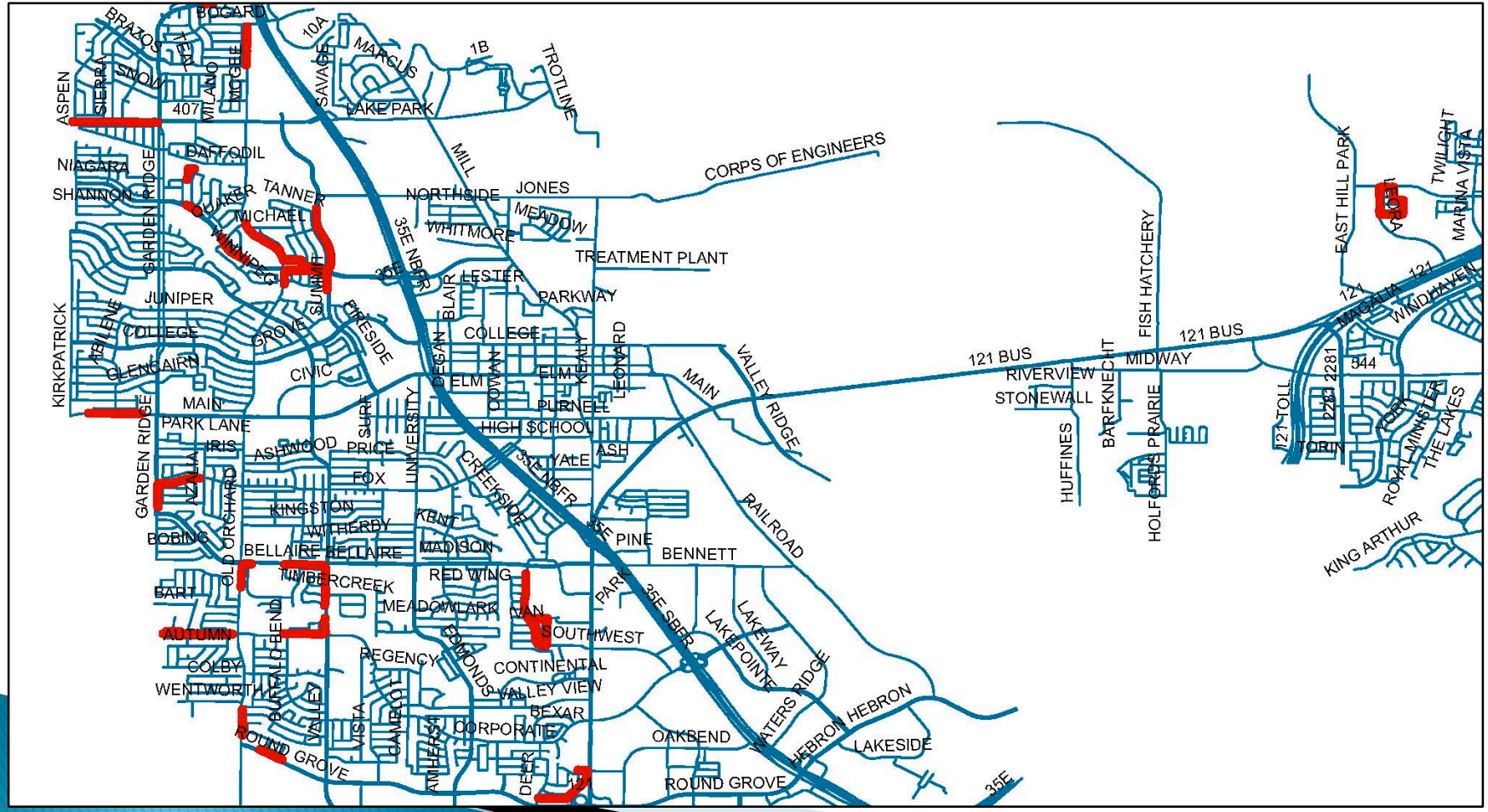
REPAIRS COMPLETED IN FY 17-18



FIVE YEAR PLAN

SUBDIVISION	MATERIAL	TOTAL EST. REPAIR	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	LINEAR FT	% REPAIRED
Bellaire Addition	Masonry	$95,000.00				$50,000.00	$45,000.00	530	100%
Brittain Estates Addition	Masonry	$400.00	$400.00					396	0.5%
Carrington Village Addition	Masonry	$1,710.00	$1,710.00					2,386	0.4%
Creek Haven Addition	Wood/Masonry	$8,250.00	$8,250.00					1,983	11%
Diamond Hill Estates	Masonry	$600.00	$600.00					1,943	0.2%
Fox Creek Estates	Masonry/Metal	$7,290.00	$7,290.00					2,562	1.5%
Garden Oak Estates	Masonry	$80,000.00		$50,000.00	$30,000.00			2,577	17%
Glenwood Addition	Masonry/Metal	$35,350.00	$350.00			$25,000.00	$15,000.00	890	21%
Hedrick Estates	Masonry	$400.00	$400.00					1,130	0.2%
Highland Lakes	Masonry	$6,775.00	$6,775.00					1,664	2%
Highpoint	Masonry	$5,200.00	$5,200.00					2,450	1%
Holly Lane Addition	Wood	$7,000.00		$7,000.00				232	100%
Lakeridge Townhomes	Masonry	$4,000.00	$4,000.00					3,467	1%
Massey Addition	Masonry	$3,400.00	$3,400.00					3,310	1%
Meadow Lake	Wood	$10,500.00	$10,500.00					1,239	22%
Orchard Valley Estates	Masonry	$125,000.00	$125,000.00					5,850	12%
Park Valley Addition	Masonry	$1,990.00	$1,990.00					2,154	0.5%
Pebble Ridge Estates	Masonry	$371,000.00		$92,000.00	$174,000.00	$105,000.00		1,955	100%
The Reserve at Timbercreek	Masonry	$22,000.00	$15,000.00	$7,000.00				4,368	3%
Ridgeview Estates	Masonry	$117,000.00	$12,000.00				$115,000.00	952	66%
Southridge Addition	Masonry	$220,000.00				$100,000.00	$120,000.00	2,292	52%
Summit Ridge	Masonry/Metal	$35,000.00		$25,000.00	$10,000.00			2,411	8%
University Park	Masonry	$35,000.00		$35,000.00				1,814	10%
Valley Oaks Addition	Masonry	$15,000.00				$10,000.00	$5,000.00	563	14%
Valley Ridge Estates	Masonry	$10,000.00				$10,000.00		2,472	2%
Water Oak Estates Ph 3	Masonry	$230,000.00	$95,000.00	$70,000.00	$65,000.00			1,794	69%
Wentworth Villas Addition	Masonry	$5,000.00		$4,000.00	$1,000.00			1,398	2%
Whispering Oaks Estates	Masonry	$30,000.00		$8,000.00	$22,000.00			3,722	4%
	TOTAL	**$1,489,865.00**	**$297,865.00**	**$298,000.00**	**$302,000.00**	**$300,000.00**	**$300,000.00**	**58,504**	

SCHEDULED REPAIRS FOR FY 18-19



SCREENING WALL UPDATE

- Questions?