

A G E N D A

**LEWISVILLE CITY COUNCIL MEETING
NOVEMBER 21, 2016**

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

**WORKSHOP SESSION - 6:00 P.M.
REGULAR SESSION - 7:00 P.M.**

Call to Order and Announce a Quorum is Present.

WORKSHOP SESSION - 6:00 P.M.

- A. Presentation of Planned Changes to Arts Support Grant Requirements
- B. Presentation of Results From the 2016 Resident Satisfaction Survey
- C. Discussion of Regular Agenda Items and Consent Agenda Items

REGULAR SESSION - 7:00 P.M.

- A. **INVOCATION:** Deputy Mayor Pro Tem Vaughn
- B. **PLEDGE TO THE AMERICAN AND TEXAS FLAGS:** Councilman Jones
- C. **PUBLIC HEARING:** Consideration of an Ordinance Granting a Zone Change Request From Single Family Residential District (R-7.5) to Old Town Mixed Use One District (OTMU1), on Approximately 0.206 Acres Legally Described as Lot 11, Block B, Degan Addition; Located on the West Side of Milton Street Approximately 90 Feet South of Edwards Street, at 503 and 505 Milton Street; as Request by Gabriella Martinez, Roberto Martinez and Lidia Martinez, the Property Owners (Case No. PZ-2016-11-30).

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ADMINISTRATIVE COMMENTS:

The property is currently occupied by a duplex on a single lot. Denton Central Appraisal District (DCAD) records indicate the dwelling unit was originally constructed in 1954. The applicant would like to add onto the existing house. The proposed Old Town Mixed Use One (OTMU1) zoning is consistent with the zoning recommended by the Old Town Master Plan and allows a duplex. The Planning and Zoning Commission recommended unanimous approval (7-0) of the zone change request at their meeting on November 1, 2016.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS: - Richard Luedke, Planning Manager

- 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 November 7, 2016, Workshop Session and Regular Session.
 2. **Approval of an Interlocal Cooperation Agreement for Library Services With Denton County; Designation of the Library Services Director as the Official Liaison for the City of Lewisville; and Authorization for the City Manager to Execute the Agreement.**

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ADMINISTRATIVE COMMENTS:

Denton County has requested that the Lewisville Public Library provide library services to all residents of Denton County. In exchange for such services October 1, 2016 – September 30, 2017, Denton County will pay the City of Lewisville \$73,300 based upon Lewisville’s population per North Central Texas Council of Governments figures and a proportionate share of unserved Denton County residents.

RECOMMENDATION:

That the City Council approve the agreement for Library Services with Denton County; designate the Director of Library Services as the official liaison for the City of Lewisville; and authorize the City Manager to execute the contract.

- 3. Approval of a Resolution Authorizing Agreements Between the City of Lewisville and Homeless Services Grant Recipients; and Authorization for the City Manager to Execute the Agreements.**

ADMINISTRATIVE COMMENTS:

The City of Lewisville has budgeted \$164,500 for social service agencies carrying out activities to provide services for the prevention of homelessness and services to homeless Lewisville residents. The funds are provided to continue essential human services following a loss of funding from the Emergency Solutions Grant Program to a coalition of Denton County agencies. Agreements have been prepared for execution in accordance with direction from the City Council at its budget workshop for FY 2016-2017.

RECOMMENDATION:

That the City Council approve the resolution and authorize the City Manager to execute the agreements.

- 4. Acceptance of Property Located on a Portion of 867 Harbor Drive; Further Identified as a Portion of Lot 12, Block E, Lakeland Terrace Addition, Being Conveyed to the City of Lewisville, Texas by Donation Deed From Gregg Douglas Parsons and Sharon Elaine Parsons.**

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ADMINISTRATIVE COMMENTS:

TxDOT schematics have identified certain properties that lie within the proposed future I-35E expansion area and have begun right-of-way acquisitions. The portion acquired by TxDOT bisected the existing house, which has since been demolished. The remaining portion of the General Business (GB) lot has also been left unbuildable. The property being donated is the remainder of the lot that fronts onto Harbor Drive.

RECOMMENDATION:

That the City Council accept that Portion of Lot 12, Block E, Lakeland Terrace Addition being conveyed to the City of Lewisville, Texas by the Gregg Douglas Parsons and Sharon Elaine Parsons Donation Deed.

F. **REGULAR HEARINGS:**

5. **Third and Final Reading: Consideration of an Ordinance Granting a Zone Change Request From Agricultural Open-Space District (AO), Light Industrial District (LI) and Specific Use – Landfill Operations District (SU – Landfill Operations) to Specific Use – Landfill Operations and Accessory Uses District (SU – Landfill Operations and Accessory Uses); With Seven Associated Variances, on Approximately 470 Acres Situated in the P.O. Leary Survey, Abstract No. 974; A.J. Chowning Survey, Abstract No. 1638; P. Higgins Survey, Abstract No. 525; H. Harper Survey, Abstract No. 605; and the S. M. Hayden Survey, Abstract No. 537; Generally Located at the Southern Terminus of Huffines Boulevard and South of the Future Extension of East Corporate Drive, at 580 Huffines Boulevard; as Requested by Jason Edwards of Weaver Consultants Group, LLC on Behalf of the City of Farmers Branch and Camelot Landfill TC, LP, the Property Owners (Case No. PZ-2016-09-27).**

ADMINISTRATIVE COMMENTS:

At the October 17, 2016, City Council meeting, the Council approved the subject ordinance. However, due to the lack of a 4/5's vote by the Council to adopt the ordinance on an emergency basis, the ordinance has to be read on three separate days to meet the City Charter requirements. This will be the third and final reading.

RECOMMENDATION:

That the City Attorney provide the third and final reading of the ordinance.

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- 6. Consideration of a Variance to the Lewisville City Code Section 6-54 (When an Engineering Site Plan is Required) Regarding a Waiver of Engineering Site Plan Requirements Relative to the Addition of a New Sanitary Sewer Service and a Variance to the Lewisville City Code, Section 2-201 (Fees) Regarding a Waiver of Variance Fees Related to the Sunbelt Rental Facility Located at 1750 Business 121 East, as Requested by Mark Ball, Director of Real Estate & Construction, Sunbelt Rentals, on Behalf of the Owner.**

ADMINISTRATIVE COMMENTS:

The subject site is a 4.725-acre lot zoned Light Industrial (LI) platted as Lot 1, Block A Nations Rent Addition. The business owner leasing the property, Sunbelt Rentals is proposing to connect to the City sanitary sewer and abandon the on-site septic system. Staff has reviewed the proposal and recommends to the City Council approval of the two variances: a) to waive the engineering site plan requirement relative to the utility change and b) to waive the \$350 variance fee. The Lessor, Sunbelt Rentals proposes to pay for all construction relative to the connection to City sanitary sewer and abandonment of the septic system including associated City tap fees and the Capital Recovery fee.

RECOMMENDATION:

That the City Council approve the variances as set forth in the caption above with the following two conditions: 1) connection to the sanitary sewer must be permitted and completed before a construction contract for Midway Road is approved; and, 2) missing hedge segments adjacent to Business 121 must be replanted before a permit is issued to connect to the City sanitary sewer.

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

- G. **REPORTS:** Reports about items of community interest regarding which no action will be taken.
- ◆ Third Quarter 2016 Boards/Commissions/Committees Attendance Reports
 - ◆ Quarterly Investment Report From July 1, 2016 – September 30, 2016

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- H. **CLOSED SESSION:** In Accordance with Texas Government Code, Subchapter D,
1. Section 551.071 (Consultation with Attorney): Legal issues related to special use permits
 2. Section 551.072 (Real Estate): Property Acquisition
 3. Section 551.087 (Economic Development): Deliberation Regarding Economic Development Negotiations
- I. **RECONVENE** into Regular Session and Consider Action, if Any, on Items Discussed in Closed Session.
- J. **ADJOURNMENT**

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).