

LEWISVILLE CITY COUNCIL

REGULAR SESSION

OCTOBER 15, 2018

Present:

Rudy Durham, Mayor

Council Members:

TJ Gilmore (arrived at 7:40 p.m.)
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, October 15, 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 Formation of 2020 Census
Complete Count Committee Jennifer Pope,
Partnership Specialist with Dallas Regional
Census Office**

(Agenda Item A)

At the request of City Manager Barron, Jennifer Pope, Partnership Specialist with Dallas Regional Office presented the attached PowerPoint Presentation regarding the Formation of 2020 Census Complete Count Committee.

At the request of City Manager Barron, Director of Communications and Tourism James Kunke reviewed the recommended makeup of the 2020 Census Complete County Committee. City Manager Barron advised that City staff was asking for permission to add committee members as needed. Mayor Pro Tem Jones requested that City staff let City Council know when a new member is added.

WORKSHOP SESSION – 6:30 P.M.

Due to time constraints, Mayor Durham moved on to Agenda Item C as follows:

**Discussion of Regular Agenda Items and
Consent Agenda Items**

(Agenda Item C)

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, Proclamation: Declaring the Week of October 1 - 8, 2018 as “Say No to Bullying Week”. There was no discussion on this item.

Mayor Durham reviewed Agenda Item D, Presentation: Presentation of Employment Outcome Award by Project Search for Their Second Year of Project SEARCH (2016 2017). There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-1, Public Hearing: Consideration of an Ordinance Granting a Zone Change From Light Industrial District (LI) to Mixed Use District (MU) With Three Associated Variances Regarding Drainage, Right Turn Lanes and Screening; on Approximately 3.695 Acres, Legally Described as Lot 1, Block C, Highpoint at Timber Creek Addition, Located on the Northwest Corner of Rockbrook Drive and Oak Bend Drive; as Requested by Jason Rose, JR Rose Architecture, on Behalf of the Koulogeorgiou Family Revocable Trust, the Property Owner. (Case No. PZ 2018 09 13). City Manager Barron advised that she has requested that Director of Planning and Zoning Richard Leudke conduct a short presentation regarding this item during Regular Session. There was no further discussion on this item.

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

Mayor Durham reviewed Agenda Item G-2, Approval of City Council Minutes of the October 1, 2018, Workshop Session and Regular Session. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-3, Approval of the Award of the Near Site Health and Wellness Clinic to Marathon Health for a Three Year Period with an Option to Renew for Two Additional One Year Periods in the amount of \$465,545 per year and Authorization for the City Manager to Execute All Necessary Documents. 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 C)

Mayor Durham reviewed Agenda Item G-4, Approval of a Fundraiser Event to be Held in Wayne Ferguson Plaza on November 3, 2018, as Requested by Journey to Dream. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-5, Approval of a Memorandum of Understanding/Interlocal Agreement (“MOU/ILA”) Among Participating Local Governments For Law Enforcement Data Sharing Via Dallas County Adult Information System. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-6, Approval of a Bid Award for an Annual Requirements Contract for Video Inspection of Storm Sewer Lines to Ace Pipe Cleaning Inc., Kansas City, Missouri, for an Estimated Amount of \$202,500; and Authorization for the City Manager to Execute the Contract. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-7, Approval of a Resolution Authorizing an Agreement Between the City of Lewisville and the City of Plano for Homebuyer Education Classes; and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-8, Approval of an Economic Development Agreement Between the City of Lewisville and RO Properties LTD and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-9, Approval of an Economic Development Agreement Between the City of Lewisville and Trinsic Acquisition Company LLC and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item H-10, Third and Final Reading: Conduct the Reading of an Ordinance Amending Chapter 2, Article VIII, Fees Section 2 201, Exhibit “A” and Chapter 16, Article IV, Water and Sewer Extensions, Section 16 207(c) of the Lewisville City Code by Amending the Schedule of Capital Recovery Fees and the Effective Date for Said Fees; and Providing a Repealer; Severability; and an Effective Date. There was no discussion on this item.

Mayor Durham reviewed Agenda Item H-11, Consideration of an Ordinance Updating the Assessment/Service Plan and Assessment Roll for Lewisville Castle Hills Public Improvement District No. 4 Project; Providing a Repealer; Providing for Severability; Providing an Effective Date; and Declaring an Emergency. There was no discussion regarding this item.

WORKSHOP SESSION – 6:30 P.M.

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

(Agenda Item C)

Mayor Durham reviewed Agenda Item H-12, Consideration of an Ordinance Updating the Assessment/Service Plan and Assessment Roll for Lewisville Castle Hills Public Improvement District No. 7 Project; Providing a Repealer; Providing for Severability; Providing an Effective Date; and Declaring an Emergency. There was no discussion on this item.

Mayor Durham reviewed Agenda Item H-13, Consideration of a Resolution Supporting the U.S. Census Bureau 2020, and Appointment of Members to the Lewisville Complete Count Committee. There was no discussion on this item.

Mayor Durham reviewed Agenda Item H-14, Consideration of the Dates and Locations for the 2019 City Council Retreat. City Manager Barron recommended that the Retreat be held in Lewisville at the Hilton Garden Inn. City Manager Barron reviewed the different events that were anticipated to be conducted during the retreat and advised that the first day would be held in Castle Hills to allow a tour of this area for the City Council. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item H-15, Consideration of a Request for an Assignment and Assumption of Contract Related to the City's Current Contract and Exclusive Franchise for Collection of Residential Garbage, Refuse, Yard Waste, Bulky Waste, Recyclables, Containerized Waste and Multifamily Recycling with Waste Management of Texas, Inc. to Allied Waste Systems, Inc. Mayor Pro Tem Jones requested that City staff give a brief overview of what is happening during regular session to address residents' concerns about how this may affect their service. City Manager Barron advised that could definitely be done and advised that in general they should not see any changes, this should be invisible to the public. There was no additional discussion on this item.

Mayor Durham reviewed Agenda Item H-16, Consideration and Acceptance of an Approximately 14.7601 Acre Tract of Land Adjacent to I 35E, North of Hebron Parkway and South of Lakeway Drive, Being Conveyed to the City of Lewisville by HC LHF I Wilmer, LC; and Authorizing the City Manager, or Her Designee, to Sign Related License and Maintenance Agreements. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item H-17, Consideration of a Variance to the Lewisville City Code Section 2 201, Fee Schedule, Regarding Waiving Fees Associated with Best Little Brewfest in Texas on October 20, 2018, and Authorizing a Fundraiser Event on City Property, as Requested by Cloud9 Charities. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item I, Reports. 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 C)

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

Mayor Durham moved on to the discussion of Agenda Item B as follows:

Old Town Mixed Use 1 Zoning Update

(Agenda Item B)

At the request of City Manager Barron, Director of Planning and Zoning Richard Leudke conducted the attached PowerPoint Presentation.

Due to time constraints, Mayor Durham advised that this item would be continued following Regular Session.

With no further discussion, the workshop session of the Lewisville City Council was adjourned at 6:57 p.m. on Monday, October 15, 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, October 15, 2018, in the Council Chambers of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Invocation

(Agenda Item A)

Mayor Durham gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

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

**Proclamation: Declaring the Week of
October 1 - 8, 2018 as “Say No to Bullying
Week”**

(Agenda Item C)

Councilman Ferguson read and presented a proclamation declaring the week of October 1 – 8, 2018 as “Say No to Bullying Week” to Ronn Hicks.

Presentation: Presentation of Employment Outcome Award by Project Search for Their Second Year of Project SEARCH (2016-2017)

(Agenda Item D)

Project Search Instructor Dale DeLaughter and participant of Project Search Tom Ward presented the Employment Outcome Award by Project Search for their second year of Project SEARCH (2016-2017) to City of Lewisville Human Resources Manager Charla Reeves.

Public Hearing: Consideration of Ordinance No. 0073-18-ZON Granting a Zone Change From Light Industrial District (LI) to Mixed Use District (MU) With Three Associated Variances Regarding Drainage, Right Turn Lanes and Screening; on Approximately 3.695 Acres, Legally Described as Lot 1, Block C, Highpoint at Timber Creek Addition, Located on the Northwest Corner of Rockbrook Drive and Oak Bend Drive; as Requested by Jason Rose, JR Rose Architecture, on Behalf of the Koulogeorgiou Family Revocable Trust, the Property Owner (Case No. PZ 2018 09 13)

(Agenda Item E-1)

The proposed residential development consists of 27 condominium units on one lot as illustrated on the attached concept plan. This type of development is similar to other nearby developments, including Victoria Heights and Villas on Rockbrook, in that the detached units appear as single family detached homes. This allows for individual ownership or renting of a detached unit. Three variances are requested: a) to waive the requirement to convey existing drainage with less than 200 cfs. in a closed system; b) to waive the requirement to construct a right turn lane at the intersection of Rockbrook and Oak Bend; and c) to waive the requirement for screening walls. The development supports Big Move Number 5: New Neighborhood Choices from the Lewisville 2025 Plan. The Planning and Zoning Commission recommended unanimous approval (6 0) of the zone change on September 18, 2018.

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

Mayor Durham opened the public hearing.

Richard E. Luedke, Planning Director reviewed this item utilizing the attached slides for City Council consideration.

Public Hearing: Consideration of Ordinance No. 0073-18-ZON Granting a Zone Change From Light Industrial District (LI) to Mixed Use District (MU) With Three Associated Variances Regarding Drainage, Right Turn Lanes and Screening; on Approximately 3.695 Acres, Legally Described as Lot 1, Block C, Highpoint at Timber Creek Addition, Located on the Northwest Corner of Rockbrook Drive and Oak Bend Drive; as Requested by Jason Rose, JR Rose Architecture, on Behalf of the Koulogeorgiou Family Revocable Trust, the Property Owner (Case No. PZ 2018 09 13) (cont'd)

(Agenda Item E-1)

Jason Rose, JR Rose Architecture, 2120 Cosmos Way, Argyle Texas, spoke before the City Council in support of this item.

MOTION: Upon a motion made by Councilman Daniels and seconded by Deputy Mayor Pro Tem Troyer, the Council voted four (4) “ayes” and no (0) “nays” to close the public hearing. The motion carried.

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 3.695-Acres, Legally Described as Lot 1, Block C, Highpoint at Timber Creek Addition, Located on the Northwest Corner of Rockbrook Drive and Oak Bend Drive, From Light Industrial District (LI) Zoning to Mixed-Use District (MU) 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.”

Public Hearing: Consideration of Ordinance No. 0073-18-ZON Granting a Zone Change From Light Industrial District (LI) to Mixed Use District (MU) With Three Associated Variances Regarding Drainage, Right Turn Lanes and Screening; on Approximately 3.695 Acres, Legally Described as Lot 1, Block C, Highpoint at Timber Creek Addition, Located on the Northwest Corner of Rockbrook Drive and Oak Bend Drive; as Requested by Jason Rose, JR Rose Architecture, on Behalf of the Koulogeorgiou Family Revocable Trust, the Property Owner (Case No. PZ 2018 09 13) (cont'd)

(Agenda Item E-1)

MOTION: Upon a motion made by Councilman Ferguson and seconded by Councilman Daniels, the Council voted four (4) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 0073-18-ZON**, as previously captioned; and approval of the following three associated variances regarding drainage, right turn lanes and screening; on approximately 3.695 acres, legally described as Lot 1, Block C, Highpoint at Timber Creek Addition, located on the northwest corner of Rockbrook Drive and Oak Bend Drive: a) to waive the requirement to convey existing drainage with less than 200 cfs. in a closed system; b) to waive the requirement to construct a right turn lane at the intersection of Rockbrook and Oak Bend; and c) to waive the requirement for screening walls; as requested by Jason Rose, JR Rose Architecture, on behalf of the Koulogeorgiou Family Revocable Trust, the property owner. (Case No. PZ 2018 09 13). The motion carried.

Visitors/Citizens Forum

(Agenda Item F)

No one appeared to speak at this time.

CONSENT AGENDA

(Agenda Item G)

MOTION: Upon a motion made by Deputy Mayor Pro Tem Troyer and seconded by Mayor Pro Tem Jones, the Council voted four (4) “ayes” and no (0) “nays” to approve and adopt all items on the Consent Agenda, as recommended and as follows:

2. **APPROVAL OF MINUTES:** City Council Minutes of the October 1, 2018, Workshop Session and Regular Session.

CONSENT AGENDA (cont'd)

(Agenda Item G)

3. Approval of the Award of the Near Site Health and Wellness Clinic to Marathon Health for a Three Year Period with an Option to Renew for Two Additional One Year Periods in the amount of \$465,545 per year and Authorization for the City Manager to Execute All Necessary Documents.
4. Approval of a Fundraiser Event to be Held in Wayne Ferguson Plaza on November 3, 2018, as Requested by Journey to Dream.
5. Approval of a Memorandum of Understanding/Interlocal Agreement (“MOU/ILA”) Among Participating Local Governments For Law Enforcement Data Sharing Via Dallas County Adult Information System.
6. Approval of a Bid Award for an Annual Requirements Contract for Video Inspection of Storm Sewer Lines to Ace Pipe Cleaning Inc., Kansas City, Missouri, for an Estimated Amount of \$202,500; and Authorization for the City Manager to Execute the Contract.
7. Approval of **Resolution No. 0074-18-RES** Authorizing an Agreement Between the City of Lewisville and the City of Plano for Homebuyer Education Classes; and Authorization for the City Manager to Execute the Agreement.
8. Approval of an Economic Development Agreement Between the City of Lewisville and RO Properties LTD and Authorization for the City Manager to Execute the Agreement.
9. Approval of an Economic Development Agreement Between the City of Lewisville and Trinsic Acquisition Company LLC and Authorization for the City Manager to Execute the Agreement.

The motion carried.

END OF CONSENT AGENDA

Third and Final Reading: Conduct the Reading of Ordinance No. 0075-18-ORD Amending Chapter 2, Article VIII, Fees Section 2-201, Exhibit “A” and Chapter 16, Article IV, Water and Sewer Extensions, Section 16-207(c) of the Lewisville City Code by Amending the Schedule of Capital Recovery Fees and the Effective Date for Said Fees; and Providing a Repealer; Severability; and an Effective Date

(Agenda Item H-10)

Texas Local Government Code Chapter 395 requires a political subdivision imposing an impact fee to review and evaluate the Capital Improvements Plan every five years. A public hearing and the first of three readings of this ordinance took place at the September 17, 2018 City Council meeting. The second reading took place at the October 1, 2018 City Council meeting. The proposed ordinance sets Capital Recovery (Impact) fees of \$2,614.00 per living unit equivalency for water, and \$2,724.00 per living unit equivalency for wastewater.

The City staff’s recommendation was that the City Council conduct the third and final reading of the ordinance as set forth in the caption above.

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

“An Ordinance of the Lewisville City Council Amending Chapter 2, Article VIII, Fees, Section 2-201, Exhibit "A" and Chapter 16, Article IV, Water And Sewer Extensions, Section 16-207(c) of the Lewisville City Code by Amending the Schedule of Capital Recovery Fees and the Effective Date for Said Fees; Providing a Repealer; Severability; and an Effective Date.”

Consideration of Ordinance No. 0076-18-ORD Updating the Assessment/Service Plan and Assessment Roll for Lewisville Castle Hills Public Improvement District No. 4 Project; Providing a Repealer; Providing for Severability; Providing an Effective Date; and Declaring an Emergency

(Agenda Item H-11)

City Council approved a resolution on April 2, 2007 authorizing the creation of Lewisville Castle Hills Public Improvement District (PID) No. 4. On May 21, 2007, a Service and Assessment Plan and Assessment Roll was adopted. On May 19, 2014 a public hearing was held and an amended and supplemental plan was adopted for development changes due to lots being subdivided into different sizes that had not originally been anticipated in the original Service and Assessment Plan. This item is an update and identifies final public improvement costs provided by the PID and reflects all assessments and annual installments as now being paid in as well as reporting related information. PID No. 4 encompasses the same area as Denton County Fresh Water Supply District (DCFWS) 1 F.

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

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, Updating The Assessment/Service Plan and Assessment Roll for Lewisville Castle Hills Public Improvement District No. 4 Project; Providing a Repealer; Providing for Severability; Providing an Effective Date; and Declaring an Emergency”

MOTION: Upon a motion made by Deputy Mayor Pro Tem Troyer and seconded by Councilman Daniels, the Council voted four (4) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 0076-18-ORD**, as captioned previously. The motion carried.

Consideration of Ordinance No. 0077-18-ORD Updating the Assessment/Service Plan and Assessment Roll for Lewisville Castle Hills Public Improvement District No. 7 Project; Providing a Repealer; Providing for Severability; Providing an Effective Date; and Declaring an Emergency

(Agenda Item H-12)

City Council approved a resolution on May 6, 2013 authorizing the creation of Lewisville Castle Hills Public Improvement District (PID) No. 7. On May 19, 2014, a Service and Assessment Plan and Assessment Roll was adopted. On October 3, 2016 a public hearing was held and an amended and restated plan was adopted for development changes due to lots being added to the original district. This item is an update and identifies final public improvement costs provided by the PID and reflects all assessments and annual installments as now being paid in as well as reporting related information. PID No. 7 encompasses the same area as Denton County Fresh Water Supply District (DCFWSO) 1 C.

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

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, Updating The Assessment/Service Plan and Assessment Roll for Lewisville Castle Hills Public Improvement District No. 7 Project; Providing a Repealer; Providing for Severability; Providing an Effective Date; and Declaring an Emergency”

MOTION: Upon a motion made by Mayor Pro Tem Jones and seconded by Councilman Ferguson, the Council voted four (4) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 0077-18-ORD**, as captioned previously. The motion carried.

**Consideration of Resolution No. 0078-18-RES
Supporting the U.S. Census Bureau 2020, and
Appointment of Members to the Lewisville
Complete Count Committee**

(Agenda Item H-13)

The U.S. Constitution requires a Census be conducted every 10 years. The next national Census will be conducted in 2020. The U.S. Census Bureau is asking cities to help ensure an accurate Census by forming a Complete Count Committee. The attached resolution declares Lewisville's support for the U.S. Census. Staff has prepared a list of candidates for a local Complete Count Committee to serve through the 2020 enumeration. Staff also is seeking authority to add committee members later if needed.

The City staff's recommendation was that the City Council approve the resolution, appoint members to the committee, and authorize staff to add committee members if needed as set forth in the caption above.

James Kunke, Community Relations Director, was present to address any questions posed by the City Council.

MOTION: Upon a motion made by Mayor Pro Tem Jones and seconded by Councilman Daniels, the Council voted four (4) "ayes" and no (0) "nays" to approve **Resolution No. 0078-18-RES** supporting the U.S. Census Bureau 2020, and appointing the following members to the Lewisville Complete Count Committee: Alvin Turner (Community Leader), Audra Smolinski (Realtor/Social Media Influencer); Becky Nelson (Chin Community Ministry); Dawn Shapley (Valley Creek Church); Jessica Deroche (North Central Texas College); Lisa Vanatta (Lewisville Area Chamber of Commerce); Randy Canivel (Midwestern State University); Salai Lian (Chin pastor); Steven Hood (Christian Community Action); Rosetta Swan (Westside Baptist Church); Steve Thomas (Salvation Army); Tanya Nguyen (Medical City Lewisville); Pricilla Vasquez (Communities in Schools of North Texas); April Cunningham (Lewisville ISD); and authorize staff to add committee members if needed. The motion carried.

**Consideration of the Dates and Locations for
the 2019 City Council Retreat**

(Agenda Item H-14)

City Council retreats have historically been held annually in February or March. This year staff is recommending a three day retreat to be held February 14 - 16, 2019. The first day is recommended to be held in Castle Hills and will be focused on various topics related to Castle Hills, including a tour. The remainder of the retreat is recommended to be held at the Hilton Garden Inn in Lewisville beginning at 8:30 a.m. on Friday February 15th. A meeting space has been reserved for all day on the 15th and all day on the 16th.

**Consideration of the Dates and Locations for
the 2019 City Council Retreat (cont'd)**

(Agenda Item H-14)

The City staff's recommendation was that the City Council finalize the dates and locations for the 2019 City Council Retreat.

MOTION: Upon a motion made by Mayor Pro Tem Jones and seconded by Councilman Daniels, the Council voted four (4) "ayes" and no (0) "nays" to set the dates for the City Council Retreat for February 14 - 16, 2019; the first day to be held in Castle Hill; the remainder of the retreat to be held at the Hilton Garden Inn in Lewisville beginning at 8:30 a.m. on Friday February 15th. The motion carried.

**Consideration of a Request for an Assignment
and Assumption of Contract Related to the
City's Current Contract and Exclusive
Franchise for Collection of Residential
Garbage, Refuse, Yard Waste, Bulky Waste,
Recyclables, Containerized Waste and
Multifamily Recycling with Waste
Management of Texas, Inc. to Allied Waste
Systems, Inc.**

(Agenda Item H-15)

On September 24, 2018 staff received a letter outlining a future potential sale and assignment of the current City of Lewisville contract and exclusive franchise for collection of residential garbage, refuse, yard waste, bulky waste, recyclables, containerized waste and multifamily recycling with Waste Management of Texas, Inc. to Allied Waste Systems, Inc. (Republic). Republic will assume all terms and conditions of the existing contract with the City. It is anticipated that this transaction will take place on or around October 31, 2018.

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

City Manager Barron addressed the City Council regarding this item. She acknowledged the quality service that Waste Management has provided over the years.

At the request of City Manager Barron, Eric Ferris, Deputy City Manager, reviewed information contained in the City staff memo for City Council regarding this item. He assured the City Council that there should not be any changes to residents' current service.

Consideration of a Request for an Assignment and Assumption of Contract Related to the City's Current Contract and Exclusive Franchise for Collection of Residential Garbage, Refuse, Yard Waste, Bulky Waste, Recyclables, Containerized Waste and Multifamily Recycling with Waste Management of Texas, Inc. to Allied Waste Systems, Inc. (cont'd)

(Agenda Item H-15)

At the request of Deputy City Manager Ferris, Steve Keller with Waste Management spoke before the City Council regarding this change. He acknowledged City staff for the outstanding service and continuity and years of knowledge they have provided. He assured the citizen's that it should pretty much be the same people providing service after the change, that have provided service during Waste Management's tenure. He further explained that this was merely a business decision, nothing more.

Brady Lesh from Republic spoke before the City Council regarding this change and expressed their excitement to provide service to the City of Lewisville. He stated that they do not anticipate any changes to service and they expect to hire as many of the Waste Management employees that they are able. Information material from Republic was submitted to the City Council from a representative of Republic.

MOTION: Upon a motion made by Councilman Ferguson and seconded by Councilman Daniels, the Council voted four (4) "ayes" and no (0) "nays" to approve a Request for an Assignment and Assumption of Contract Related to the City's Current Contract and Exclusive Franchise for Collection of Residential Garbage, Refuse, Yard Waste, Bulky Waste, Recyclables, Containerized Waste and Multifamily Recycling with Waste Management of Texas, Inc. to Allied Waste Systems, Inc. The motion carried.

(Councilman Gilmore arrived at the meeting following this item.)

Consideration and Acceptance of an Approximately 14.7601 Acre Tract of Land Adjacent to I 35E, North of Hebron Parkway and South of Lakeway Drive, Being Conveyed to the City of Lewisville by HC LHFI Wilmer, LC; and Authorizing the City Manager, or Her Designee, to Sign Related License and Maintenance Agreements

(Agenda Item H-16)

HC LHFI WILMER, LC, desires to donate four tracts of land to the City (the “Property”). The Property is adjacent to I 35E, north of Hebron Parkway and south of Lakeway Drive. It includes approximately 14.7601 acres of land, and Timber Creek runs through the Property. The owners of the Target Center have agreed to improve and maintain the portion of the Property adjacent to the Target Center. Staff is also currently working on obtaining a license and maintenance agreement with AutoNation to ensure its continued maintenance of the portion of the Property adjacent to its business. Staff needs City Council authorization to sign the license and maintenance agreements and accept the donation of the Property.

The City staff’s recommendation was that the City Council authorize the City Manager, or her designee, to accept donation of the above referenced four tracts of land conditioned on the following for each tract: (1) clean title being provided; and (2) a license and maintenance agreement being signed prior to its acceptance by the City.

Claire Swann, Assistant City Manager, was available to address any questions posed by the City Council.

MOTION: Upon a motion made by Mayor Pro Tem Jones and seconded by Councilman Ferguson, the Council voted five (5) “ayes” and no (0) “nays” to authorize the City Manager, or her designee to accept donation of an approximately 14.7601 acre tract of land adjacent to I35E, north of Hebron Parkway and south of Lakeway Drive, being conveyed to the City of Lewisville by HC LHFI Wilmer, LC; conditioned on the following for each tract: (1) clean title being provided; and (2) a license and maintenance agreement being signed prior to its acceptance by the City; and authorized the City Manager, or her designee, to sign related License and Maintenance Agreements. The motion carried.

Consideration of a Variance to the Lewisville City Code Section 2 201, Fee Schedule, Regarding Waiving Fees Associated with Best Little Brewfest in Texas on October 20, 2018, and Authorizing a Fundraiser Event on City Property, as Requested by Cloud9 Charities

(Agenda Item H-17)

Cloud9 Charities held its first craft beer event, Best Little Brewfest in Texas, in June 2013 as a charity fundraiser. The group moved the event to Old Town Lewisville in 2014. This year's event will be held October 20, 2018, in Old Town Lewisville. Cloud9 Charities is requesting a waiver of special event fees. Similar requests have been approved each year since 2014. Also, per council policy, City Council approval is required for a fundraiser event at a city facility.

The City staff's recommendation was that the City Council approve the fee waiver requested by Cloud9 Charities, and approve the Best Little Brewfest in Texas fundraiser event in Old Town Lewisville on Saturday, Oct. 20.

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 approve a variance to the Lewisville City Code Section 2-201, Fee Schedule, Regarding Waiving Fees associated with Best Little Brewfest in Texas on October 20, 2018; and authorizing a fundraiser event on City property, as requested by Cloud9 Charities. The motion carried.

Reports

(Agenda Item I)

- Third Quarter 2018 Boards/Commissions/Committees Attendance Reports.
- Director of Parks and Recreation Stacie Anaya reminded the City Council that on October 27th Spooktacular would be held at Lonestar Toyota of Lewisville Railroad Park.
- Director of Public Services Keith Marvin gave an update on the status of the lake.
- Assistant City Manager Swann gave an update on the upcoming Community Expo.
- Councilman Daniels advised of the upcoming Trinity Trash Event.
- Councilman Gilmore advised of the upcoming Fall Fashion Fest being held in the Old Town Area on November 17th.
- James Kunke advised of the Route 66 Event that had been held on October 14th.
- Councilman Ferguson gave an update on upcoming events at the MCL Grand.
- Mayor Durham thanked the Police Officer's 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 B – Old Town Mixed Use 1 Zoning Update.

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

Old Town Mixed Use 1 Zoning Update

(Agenda Item B)

Director of Planning and Zoning Richard Leudke continued his PowerPoint Presentation as attached.

The consensus of the City Council was to move forward as presented.

Mayor Durham adjourned the regular session of the Lewisville City Council into Closed Session at 8:28 p.m. Monday, October 15, 2018, in accordance with the requirements of the Open Meetings Law.

Closed Session

(Agenda Item J)

In accordance with Texas Government Code, Subchapter D, Section 551.072 (Real Estate), the Lewisville City Council convened into Closed Session at 8:28 p.m. on Monday, October 15, 2018, City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas, in order to discuss matters pertaining to the following:

1. Property Acquisition

Section 551.087 (Economic Development):

2. Deliberation Regarding Economic Development Negotiations.

Section 551.074 (Personnel Matters):

3. Alternate Municipal Judge Appointment

The Closed Session was adjourned at 8:30 p.m. on Monday, October 15, 2018.

**Reconvene into Regular Session and
Consider Action, if any, on Items Discussed
in Closed Session**

(Agenda Item K)

Mayor Durham reconvened the Regular Session of the Lewisville City Council at 8:30 p.m. on Monday, October 15, 2018, in the Council Chambers of the Lewisville City Hall.

Mayor Durham opened the floor for action to be taken on the items discussed in the Closed Session. There was no action taken on the items discussed during the Closed Session.

Adjournment

(Agenda Item L)

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 adjourn the Regular Session of the Lewisville City Council at 8:31 p.m. on Monday, October 15, 2018. The motion carried.

These minutes approved by the Lewisville City Council on the 19th day of November, 2018.

APPROVED

Rudy Durham
MAYOR

ATTEST:

Julie Worster
CITY SECRETARY



2020 Census: What's at Stake for Lewisville

City of Lewisville, City Council Presentation

151 W. Church Street, Lewisville, TX 75057

Presenter: Jennifer Pope, Partnership Specialist

U.S. Census Bureau-Denver Region

Agenda

- Greetings
- Census Overview
- Timeline of Activities
- Complete Count Committee Basics
- Determining Local Resource Needs
- Critical Next Steps and Q&A

Census Overview

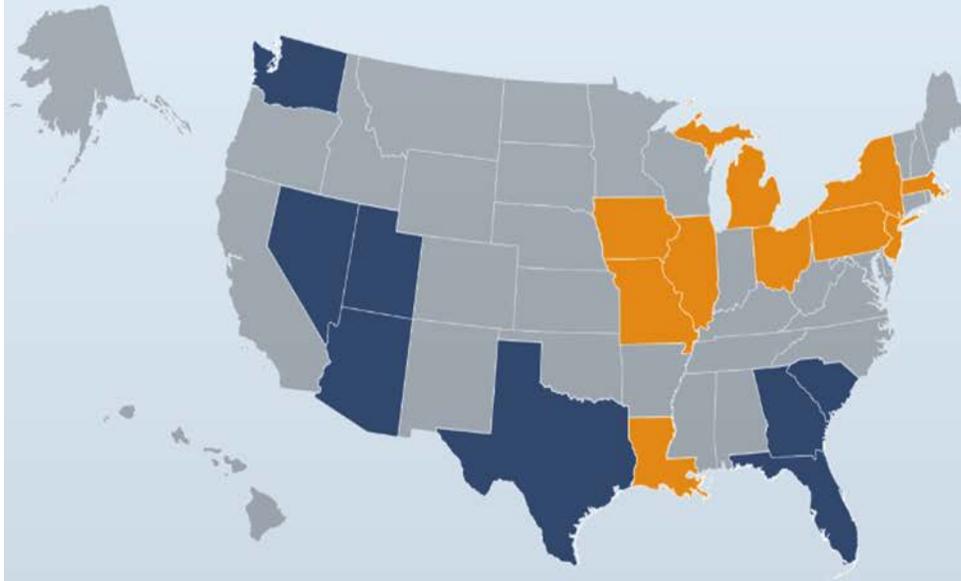
Why we do a census:

Article 1, Section 2 of the US Constitution

The actual Enumeration shall be made within three Years after the first Meeting of the Congress of the United States, and within every subsequent Term of ten Years, in such Manner as they shall by Law direct.

APPORTIONMENT

2010
OFFICIAL RESULTS



GAINED	LOST
Arizona +1	Illinois -1
Florida +2	Iowa -1
Georgia +1	Louisiana -1
Nevada +1	Massachusetts -1
South Carolina +1	Michigan -1
Texas +4	Missouri -1
Utah +1	New Jersey -1
Washington +1	New York -2
	Ohio -2
	Pennsylvania -1

Counting For Dollars

Texas receives over \$43 billion dollars per year based on Decennial Census data.

The per capita allocation is \$1,578.

Counting for Dollars link:

<https://gwipp.gwu.edu/counting-dollars-role-decennial-census-geographic-distribution-federal-funds>



U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
[census.gov](https://www.census.gov)

THE GEORGE WASHINGTON INSTITUTE OF PUBLIC POLICY

THE GEORGE WASHINGTON UNIVERSITY

WASHINGTON, DC

Counting for Dollars 2020
16 Large Federal Assistance Programs that Distribute Funds on Basis of Decennial Census-derived Statistics (Fiscal Year 2015)

Texas

Total Program Obligations: \$43,334,650,874
Per Capita: \$1,578 (see note on proper use)

CFDA #	Program Name	Dept.	Type	Recipients	Obligations
93.778	Medical Assistance Program (Medicaid)	HHS	Grants	States	\$21,731,712,107
10.551	Supplemental Nutrition Assistance Program (SNAP)	USDA	Direct Pay	Households	\$5,265,414,124
93.774	Medicare Part B (Supplemental Medical Insurance) – Physicians Fee Schedule Services	HHS	Direct Pay	Providers	\$4,548,698,536
20.205	Highway Planning and Construction	DOT	Grants	States	\$3,633,437,152
10.555	National School Lunch Program	USDA	Grants	States	\$1,394,918,358
84.010	Title I Grants to Local Education Agencies	ED	Grants	LEAs	\$1,321,089,793
93.767	State Children's Health Insurance Program (S-CHIP)	HHS	Grants	States	\$1,068,727,000
14.871	Section 8 Housing Choice Vouchers	HUD	Direct Pay	Owners	\$1,045,825,000
84.027	Special Education Grants (IDEA)	ED	Grants	States	\$984,945,560
93.600	Head Start/Early Head Start	HHS	Grants	Providers	\$678,806,882
10.557	Supplemental Nutrition Program for Women, Infants, and Children (WIC)	USDA	Grants	States	\$534,860,939
14.195	Section 8 Housing Assistance Payments Program (Project-based)	HUD	Direct Pay	Owners	\$330,585,412
93.527/ 93.224	Health Center Programs (Community, Migrant, Homeless, Public Housing)	HHS	Grants	Providers	\$245,890,848
93.596	Child Care and Development Fund-Entitlement	HHS	Grants	States	\$221,754,000
93.658	Foster Care (Title IV-E)	HHS	Grants	States	\$210,415,000
93.568	Low Income Home Energy Assistance (LIHEAP)	HHS	Grants	States	\$117,570,163

Key Data Collection Dates

- Nov – 2019
- April 2018
- January-Feb 2019
- Aug – Oct 2019
- Jan-Aug-2019
- Early 2020
- March 23, 2020
- April 1, 2020
- May 2020
- August 2020
- December 31, 2020
- In-Office Address Canvass
- Regional Census Center Opens
- Early Area Census Offices Open
- Address Canvassing – select areas
- Area Census Offices Open
- Group Quarters Start
- Self Response Starts
- **CENSUS DAY**
- Non-Response Follow-Up Starts
- Data Collection Complete
- Counts Delivered to President

What is a Complete Count Committee

WHO?

Tribal, state, and local governments work together with partners to form CCCs to promote and encourage response to the 2020 Census in their communities. Community-based organizations also establish CCCs that reach out to their constituents.

WHAT?

A CCC is comprised of a broad spectrum of government and community leaders from education, business, healthcare, and other community organizations. These trusted voices develop and implement a 2020 Census awareness campaign based upon their knowledge of the local community to encourage a response.

WHEN?

The formation of CCCs is happening NOW! Leaders are identifying budget resources and establishing local work plans. In 2020, they will implement the plans and lead their communities to a successful census count.

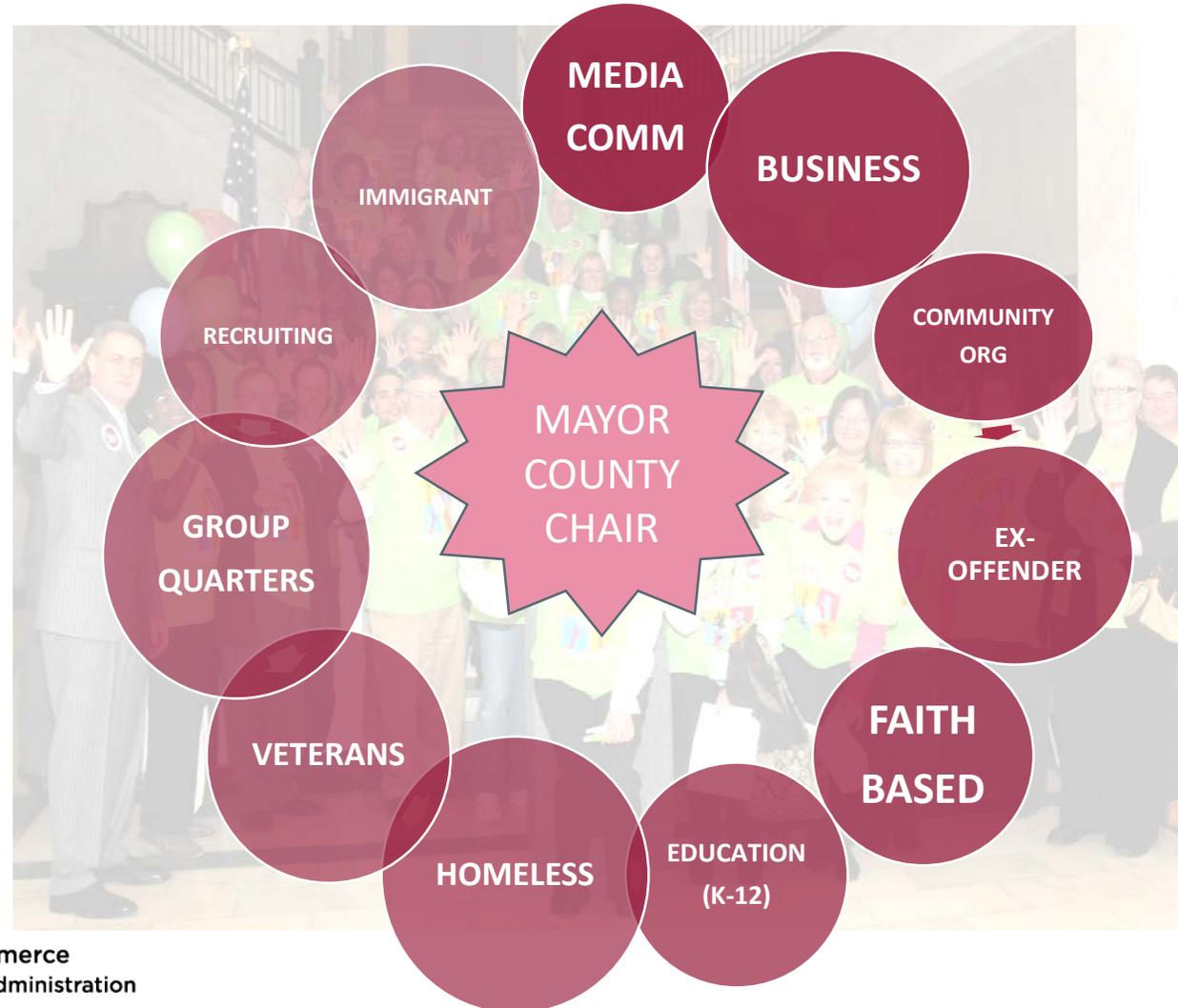


Structure of a Complete Count Committee

The mayor/HEO appoints the members of the CCC based on their ability to:

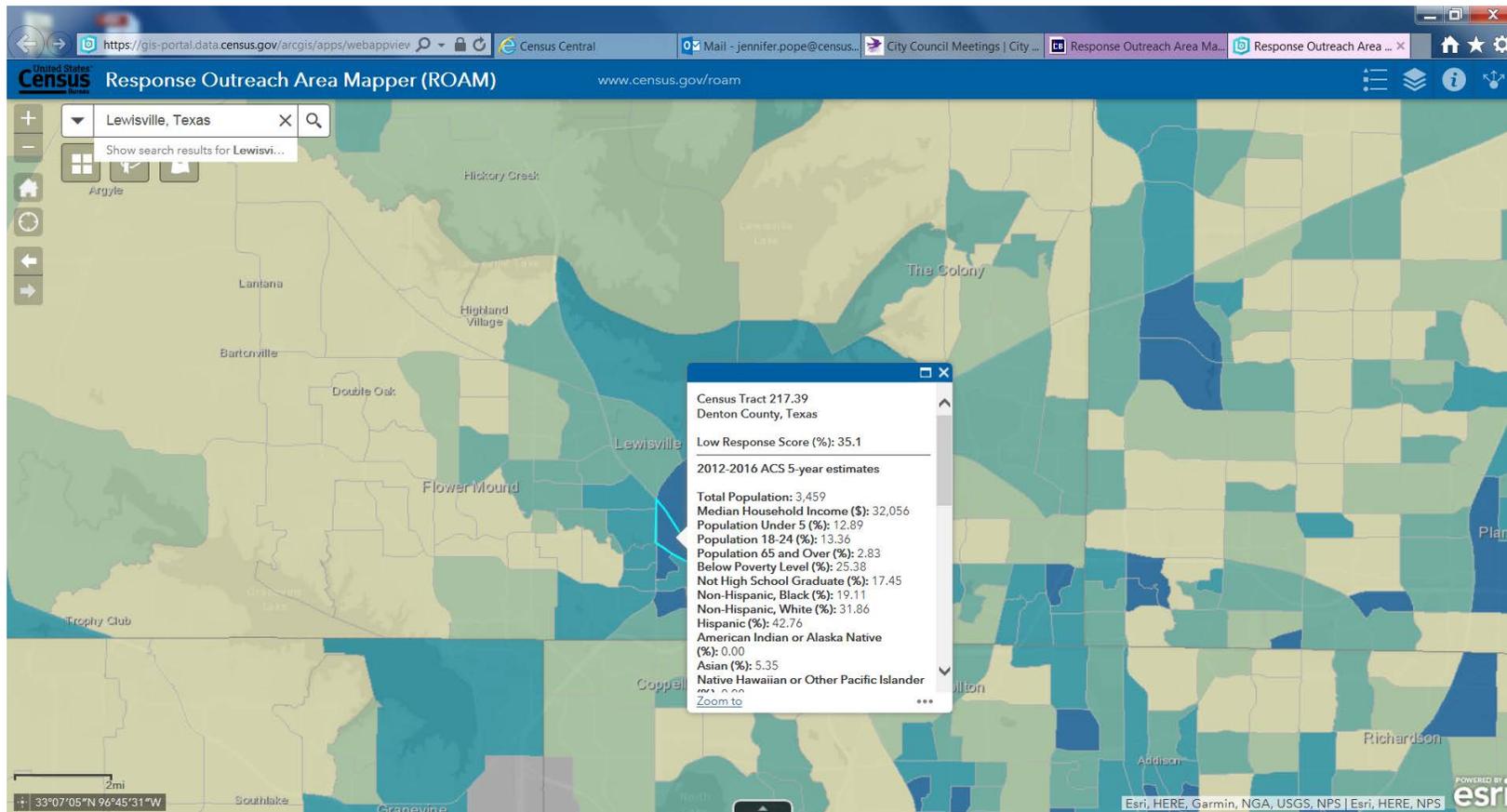
- Communicate to HTC
- Bring Resources to the table
- Approve initiatives
- Influence
- Allocate sufficient time
- Represent all races/ethnicities in a non-partisan manner
- Create coalitions

Complete Count Committee Formation



Response Outreach Area Mapper (ROAM)

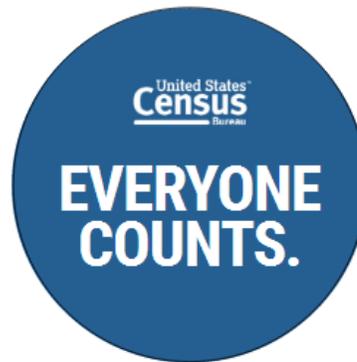
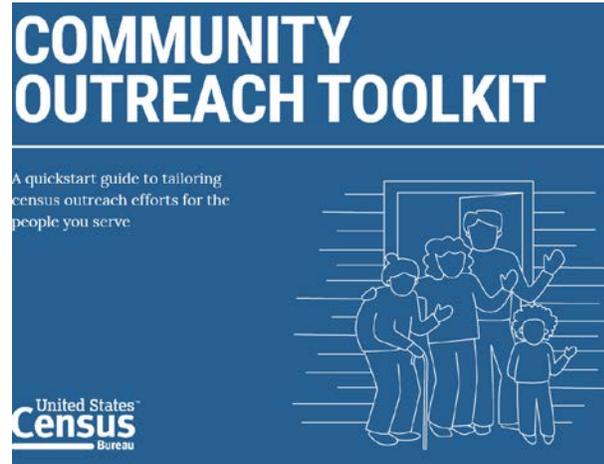
census.gov/roam



CCC TOOLS



<https://www.census.gov/programs-surveys/sis.html>



CENSUS 101: WHAT YOU NEED TO KNOW

The 2020 Census is closer than you think!
Here's a quick refresher of what it is and why it's essential that everyone is counted.

Everyone counts.
The census counts every person living in the U.S. once, only once, and in the right place.

It's about fair representation.
Every 10 years, the results of the census are used to reapportion the House of Representatives, determining how many seats each state gets.

It's in the Constitution.
The U.S. Constitution requires a census every 10 years. The census covers the entire country and everyone living here. The first census was in 1790.

It means \$675 billion.
Census data determine how more than \$675 billion are spent, supporting your state, county and community's vital programs.

It's about redistricting.
After each census, state officials use the results to redraw the boundaries of their congressional and state legislative districts, adapting to population shifts.

Taking part is your civic duty.
Completing the census is required: it's a way to participate in our democracy and say "I COUNT!"



U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
[census.gov](https://www.census.gov)

<https://www.census.gov/partners/toolkit.pdf>

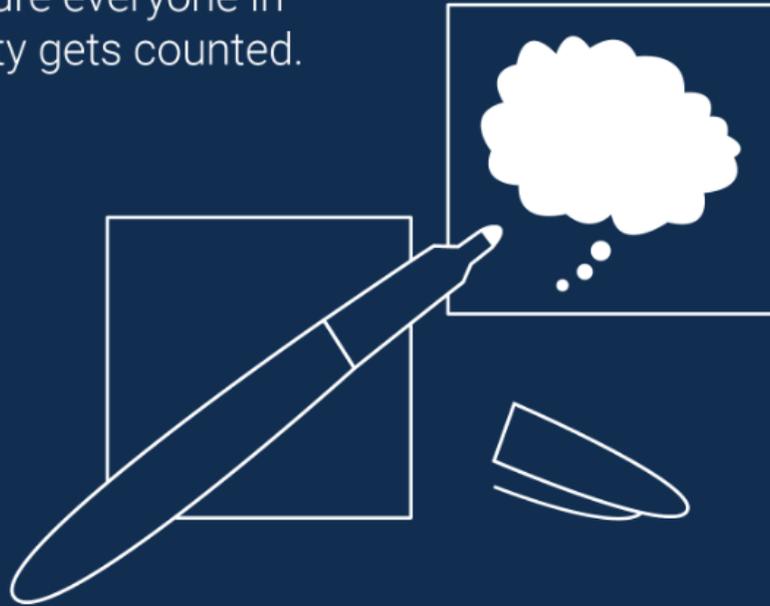
CENSUS JOBS NOW LIVE!

<https://2020census.gov/jobs>



You can help.

You are the expert—
we need your ideas on the best
way to make sure everyone in
your community gets counted.



United States™
Census
Bureau

United States™
Census
Bureau

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
[census.gov](https://www.census.gov)

Aerial Map - Oak Bend Estates



Architect

Sloped Site Housing Concepts



OWNER'S CERTIFICATION OF DEDICATION:

Now therefore, know all men by these presents:

That PAUL C. GUZIK, the undersigned authority, does hereby adopt this plat designating the herein above described property as OAKBEND ESTATES ADDITION, Lot 1, Block A, an addition to the City of Lewisville, Denton County, Texas and does hereby dedicate to the public use forever the street and easement strips shown on the plat for mutual use and accommodation of the City of Lewisville and all Public Utilities desiring to use, or using the same. No buildings, fences, shrubs, trees, signs, or other improvements shall be constructed or placed upon, over, or across the street and easement strips on said plat. The City of Lewisville and any Public Utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs or other improvements or growth which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and the City of Lewisville and any Public Utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of five (5) foot radius from the center point of all fire hydrants and five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting and maintaining the above name appurtenances.

We do further dedicate, subject to the exceptions and reservation set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared _____ known to be to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the ____ day of _____ 2018.

Notary Public in and for the State of Texas

ARAGON 2011/ROCKBROOK CREEK, LLC
Doc # 2011119812
D.R.D.C.T.

Lot 1A, Block D
Timber Creek Square Ph. II
Cab. M, Pg. 272
P.R.D.C.T.

Zoned: MF2 - Multi-Family 2

LINE	BEARING	DISTANCE
L1	N 20°28'48" W	18.29'
L2	N 00°00'00" W	26.62'
L3	S 89°09'52" W	15.93'
L4	S 00°50'08" E	27.87'
L5	N 89°07'59" E	105.24'
L6	N 66°52'15" W	63.73'
L7	S 89°07'59" W	26.88'
L8	N 01°21'24" W	4.16'
L9	S 76°22'19" E	6.63'
L10	N 70°39'23" E	13.01'
L11	S 88°31'55" W	19.01'
L12	N 41°37'25" W	23.53'
L13	S 35°19'00" W	18.93'
L14	N 89°09'52" E	9.58'
L15	N 00°50'08" E	9.04'
L16	S 89°07'59" W	190.36'
L17	N 00°53'24" W	6.69'
L18	N 90°00'00" E	26.18'
L19	S 75°28'27" W	91.52'
L20	N 00°06'14" W	34.24'
L21	S 38°48'21" W	71.63'
L22	N 89°53'46" E	157.28'



0 40 80 feet
SCALE: 1" = 40'

VICINITY MAP
1"=1,000' Scale

By: PAUL C. GUZIK

- LEGEND**
- manhole
 - water valve
 - ⊕ fire hydrant
 - ⬆ sign
 - ⊠ transformer
 - ⊙ light standard
 - o- fiber optic marker
 - property corner
 - ⊠ junction box
 - ⊠ gas meter
 - ⊠ vault
 - post
 - ⊕ tree
 - chainlink fence

STATE OF TEXAS
COUNTY OF _____

LIST: ALL VARIANCES REQUESTED

- Waive the requirement to construct a right turn-lane at the intersection of Rockbrook and Oakbend.
- Waive the requirement to convey the existing drainage ditches with less than 200 cfs in a closed system.
- No screening walls to be provided. Screening fence to be provided per sheet AF-Screening Fence Detail.
- Requesting variance for 10ft street landscape buffer due to existing utility easements. Trees will be planted internally to meet the street landscape buffer requirement.

Recommended for Approval

Chairman, Planning & Zoning Commission
City of Lewisville, Texas

Approved for Preparation of Final Plat

Mayor, City of Lewisville, Texas

SURVEYOR'S AFFIRMATION:

I, Dustin D. Davison, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of land, and the corner monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Lewisville, Texas.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

Dustin D. Davison
Registered Professional Land Surveyor No. 6451

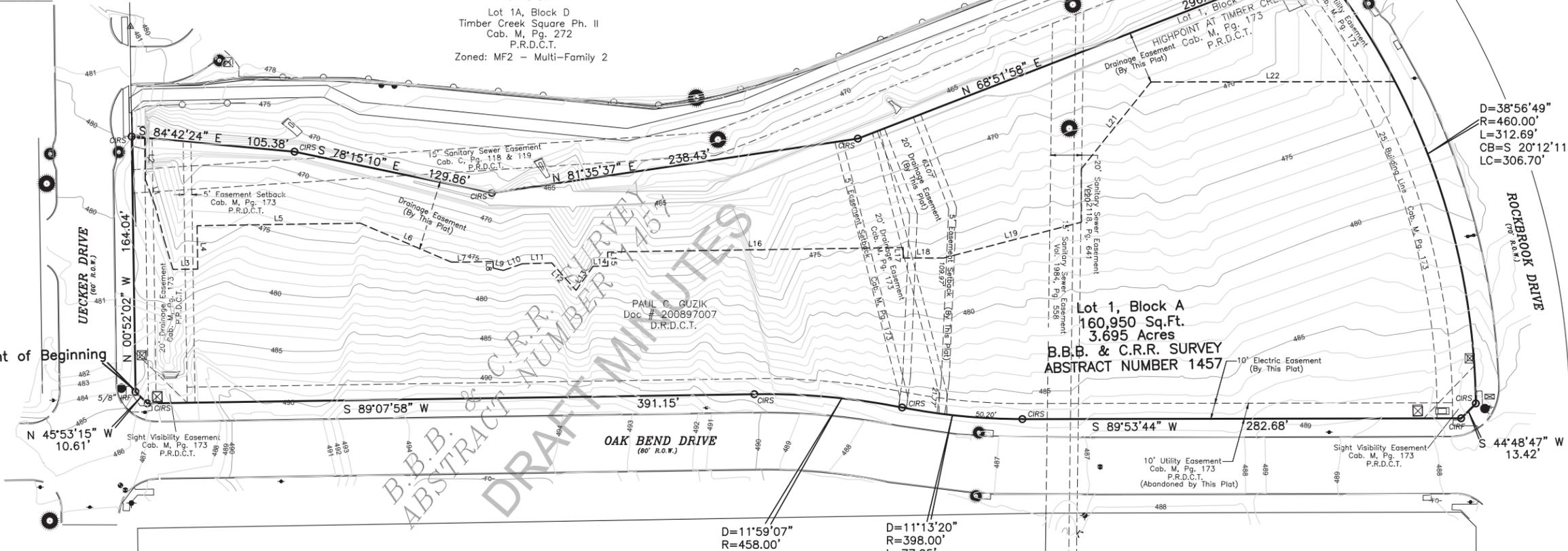
Basis of Bearings: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 (TXNG 4202), NORTH AMERICAN DATUM 1983 (NAD83). DISTANCES SHOWN HAVE BEEN MODIFIED TO SURFACE BY APPLYING A SCALE FACTOR OF 1.000150630 TO THE STATE PLANE COORDINATES.

Park fees to be paid at time of building permit.

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48121C0565 G, dated April 18, 2011. Property is in zone X.



5021 Lakawana Street
Suite 501
Dallas, Texas 75247
Ph: (972) 957-3016
Surveying Firm #10194365



BOUNDARY DESCRIPTION:

BEING a 160,950 square foot (3.695 acre) tract of land in the B.B.B. & C.R.R. Survey, Abstract No. 1457, City of Lewisville, Denton County, Texas, and being all of Lot 1, Block C, Highpoint at Timber Creek Addition, an Addition to the City of Lewisville, recorded in Cabinet M, Page 173, Plat Records, Denton County, Texas, same being all of that certain tract of land described in deed to Paul C. Guzik, recorded in Instrument No. 200897007, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at the northerly end of a corner clip at the intersection of the north line of Oak Bend Drive (80' R.O.W.) with the east line of Uecker Drive (60' R.O.W.);

THENCE N 00°52'02" W, along said east line, for a distance of 164.04 feet to a 1/2" iron rod with blue plastic cap stamped, "KCI 10194365" set for corner at the southwest corner of Lot 1A, Block D, Timber Creek Square Ph. II, an addition to the City of Lewisville, recorded in Cabinet M, Page 272, Plat Records, Denton County, Texas;

THENCE along the south line of said addition, same being the north line of the aforementioned Lot 1, Block C, Highpoint at Timber Creek Addition, the following courses and distances:

S 84°42'24" E, for a distance of 105.38 feet to a 1/2" iron rod with blue plastic cap stamped, "KCI 10194365" set for corner;

S 78°15'10" E, for a distance of 129.86 feet to a 1/2" iron rod with blue plastic cap stamped, "KCI 10194365" set for corner;

N 81°35'37" E, for a distance of 238.43 feet to a 1/2" iron rod with blue plastic cap stamped, "KCI 10194365" set for corner;

N 68°51'58" E, for a distance of 296.32 feet to an "X" cut in concrete set for corner;

N 55°35'39" E, for a distance of 19.17 feet to a 1/2" iron rod with blue plastic cap stamped, "KCI 10194365" set for corner in the westerly line of Rockbrook Drive (70' R.O.W.), same being the southeast corner of said Lot 1A, Block D, same further being the beginning of a curve to the right, having a radius of 460.00 feet and a chord which bears S 20°12'11" E, for 306.70 feet;

THENCE southeasterly, along said curve to the right, through a central angle of 38°56'49", for an arc distance of 312.69 feet to a 1/2" iron rod with blue plastic cap stamped, "KCI 10194365" set for corner at the north end of a corner clip at the intersection of said westerly line with the aforementioned north line of Oak Bend Drive;

D=11°59'07"
R=458.00'
L=95.80'
CB=N 84°52'29" W
LC=95.63'

D=11°13'20"
R=398.00'
L=77.95'
CB=N 84°29'35" W
LC=77.83'

THENCE S 44°48'47" W, along said corner clip, for a distance of 13.42 feet to a capped iron rod found for corner in the north line of said Oak Bend Drive;

THENCE along said north line the following courses and distances:

S 89°53'44" W, for a distance of 282.68 feet to a 1/2" iron rod with blue plastic cap stamped, "KCI 10194365" set for corner at the beginning of a curve to the right, having a radius of 398.00 feet and a chord which bears N 84°29'35" W, for 77.83 feet;

Along said curve to the right, through a central angle of 11°13'20", for an arc distance of 77.95 feet to a 1/2" iron rod with blue plastic cap stamped, "KCI 10194365" set for corner at the beginning of a reverse curve to the left, having a radius of 458.00 feet and a chord which bears N 84°52'29" W, for 95.63 feet;

Along said curve to the left, through a central angle of 11°59'07", for an arc distance of 95.80 feet to a 1/2" iron rod with blue plastic cap stamped, "KCI 10194365" set for corner;

S 89°07'58" W, for a distance of 391.15 feet to a 1/2" iron rod with blue plastic cap stamped, "KCI 10194365" set for corner at the southeasterly end of the aforementioned corner clip at the intersection of the north line of Oak Bend Drive with the east line of Uecker Drive;

THENCE N 45°53'15" W, along said corner clip, for a distance of 10.61 feet to the POINT OF BEGINNING and containing 160,950 square feet or 3.695 acres of land, more or less.

Site Summary:

- # of Condo Units: 27
- Minimum Unit Size: 1,800 Sq. Ft.
- Density Per Acre: 7.31 Units/Acre
- Acreage: 3.695

**PRELIMINARY PLAT
OAKBEND ESTATES ADDITION
LOT 1, BLOCK A**

3.695 ACRE
MIXED USE (Pending Zoning Approval)
BEING A REPLAT OF
HIGHPOINT AT TIMBER CREEK ADDITION
LOT 1, BLOCK C
CABINET M, PAGE 173
OUT OF THE BUFFALO BAYOU BRAZOS & COLORADO RAILWAY SURVEY,
ABSTRACT NO. 1457

CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

SURVEYOR:

KCI Technologies Inc.
5021 Lakawana Street, Suite 501
Dallas, Texas 75247
Contact: Dustin D. Davison, RPLS
214-317-0685
dustin.davison@kci.com

DEVELOPER:

ROCKBROOK DEVELOPMENT LLC
410 Spinnaker
Dallas, Texas 75028
Contact: Jason Rose
214-454-7895
jason@jrosearchitect.com

ENGINEER:

ORACLE ENGINEERING
2204 Green Hill Dr
Lewisville, TX 75028
Contact: Matt Kostial, PE
214-226-5325
mattkostial@sbcglobal.net

OWNER:

PAUL C. GUZIK
826 Office Park Circle, Suite 101
Lewisville, TX 75057
Denton County

JR ROSE DEVELOPMENT. The designs represented by these plans are copyrighted and subject to copyright infringement protection as an "Architectural Work" under 17 U.S.C., Sect. 102 known as the Architectural Works Protection Act of 1990. Unauthorized use of these plans (including form and arrangement of spaces), data, and other aspects of the design will subject the infringer to damages and/or judicial action as provided by Federal Law.

Drawn By:
Jason R. Rose
Preparation Date:
January 28, 2018
Revisions:

Notes:

Oakbend Park Addition
Lewisville, Texas

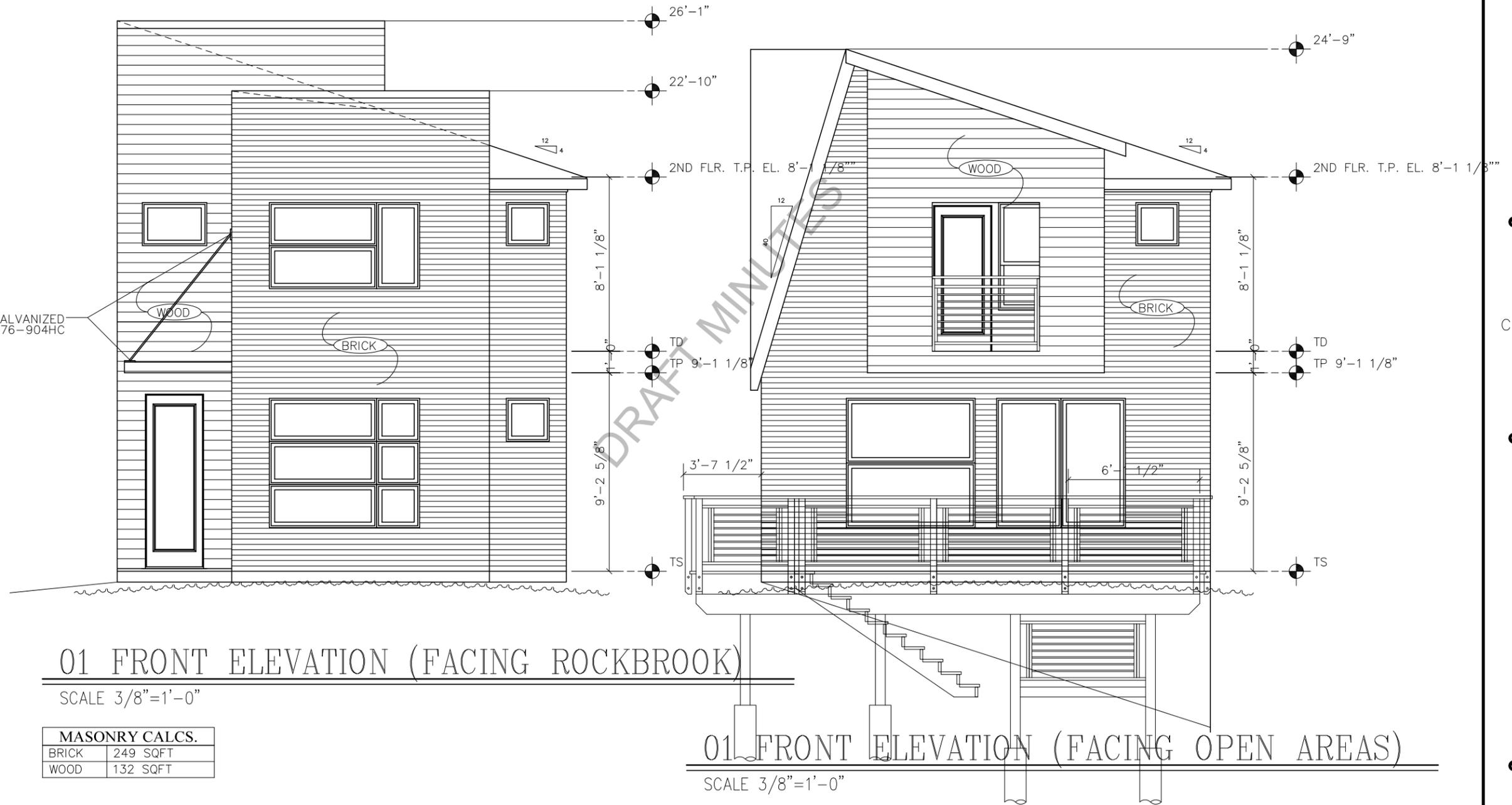
PRELIMINARY

NOT FOR
CONSTRUCTION USE
OR
REGULATORY
APPROVAL

JR ROSE
ARCHITECTURE

(214) 454-7895 Tel. (972) 420-0324 Fax

SHEET
A1



TELTECK 3/4-in SILVER GALVANIZED SWIVEL BASE MODEL #676-904HC

01 FRONT ELEVATION (FACING ROCKBROOK)

SCALE 3/8"=1'-0"

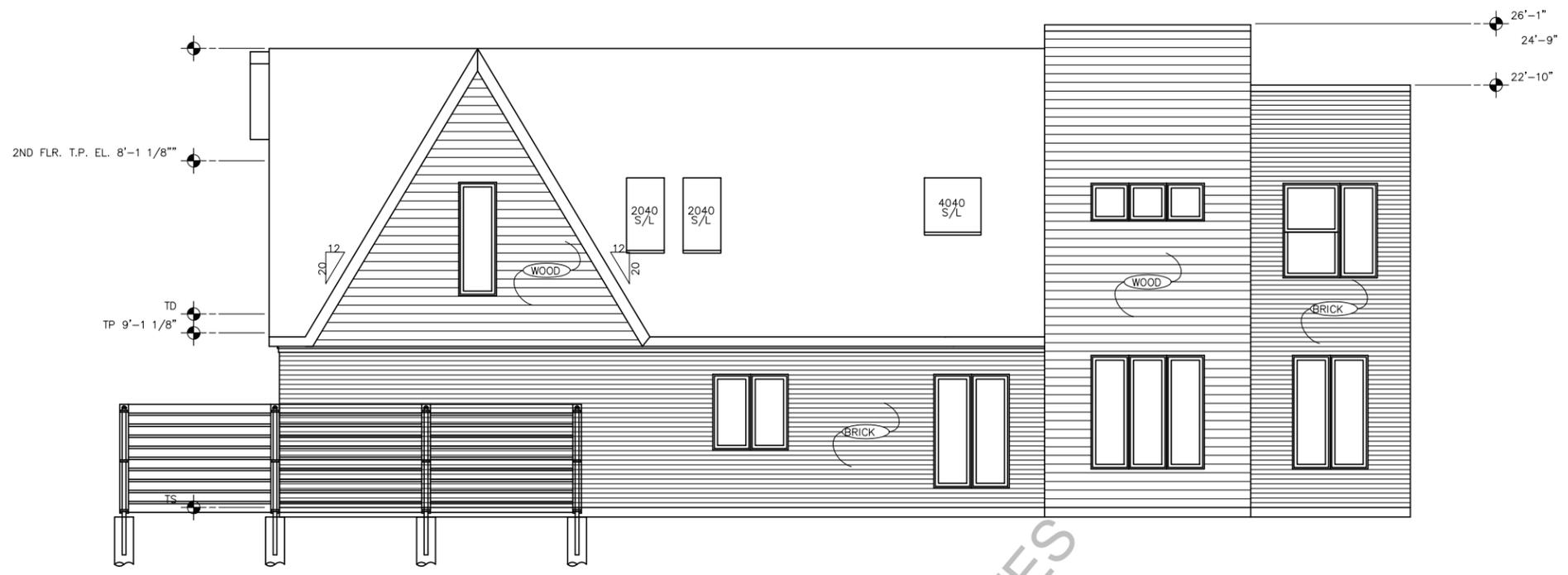
MASONRY CALCS.	
BRICK	249 SQFT
WOOD	132 SQFT

01 FRONT ELEVATION (FACING OPEN AREAS)

SCALE 3/8"=1'-0"

MASONRY CALCS.	
BRICK	197 SQFT
WOOD	100 SQFT

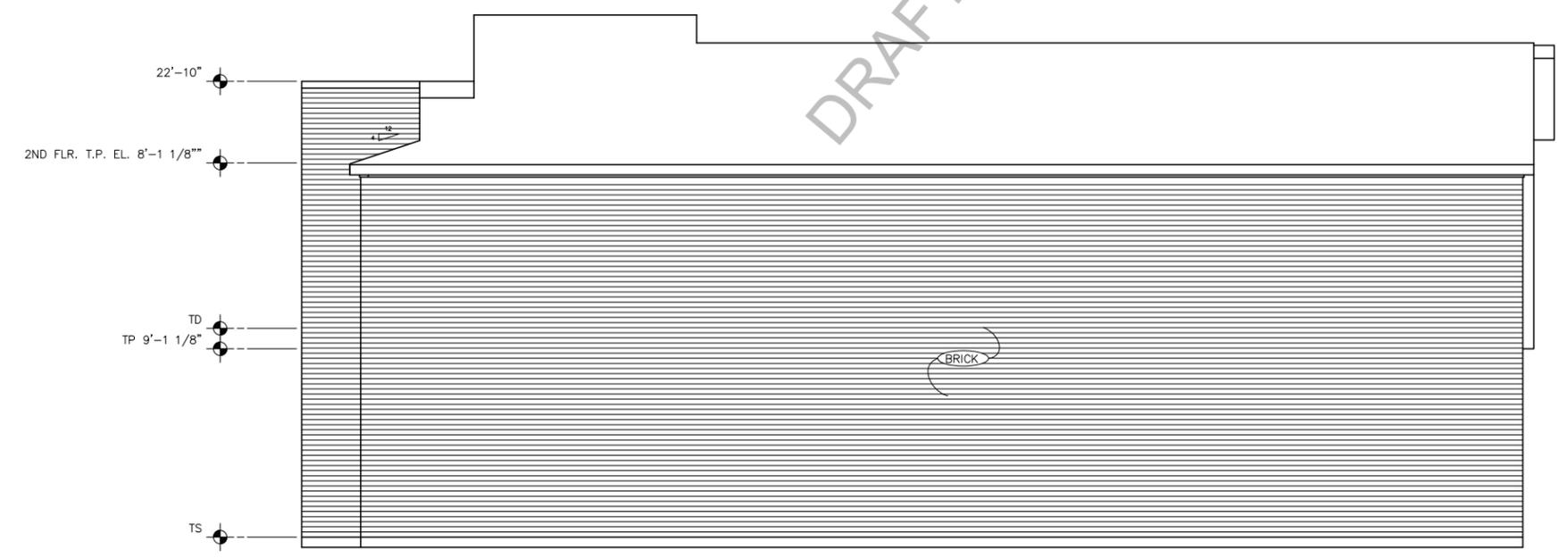
JR ROSE DEVELOPMENT. The designs represented by these plans are copyrighted and subject to copyright infringement protection as an "Architectural Work" under 17 U.S.C. Sect. 102 known as the Architectural Works Protection Act of 1990. Unauthorized use of these plans (including form and arrangement of spaces), data, and other aspects of the design will subject the infringer to damages and/or judicial action as provided by Federal Law.



01 SIDE ELEVATION (FACING OAKBEND)

SCALE 1/4"=1'-0"

MASONRY CALCS.	
BRICK	283 SQFT
WOOD	248 SQFT



02 RIGHT SIDE ELEVATION (HOMES FACING ROCKBROOK)

SCALE 1/8"=1'-0"

MASONRY CALCS.	
BRICK	1,077 SQFT
WOOD	0 SQFT

Drawn By:
Jason R. Rose
Preparation Date:
January 28, 2018
Revisions:

Notes:

Oakbend Park Addition
Lewisville, Texas

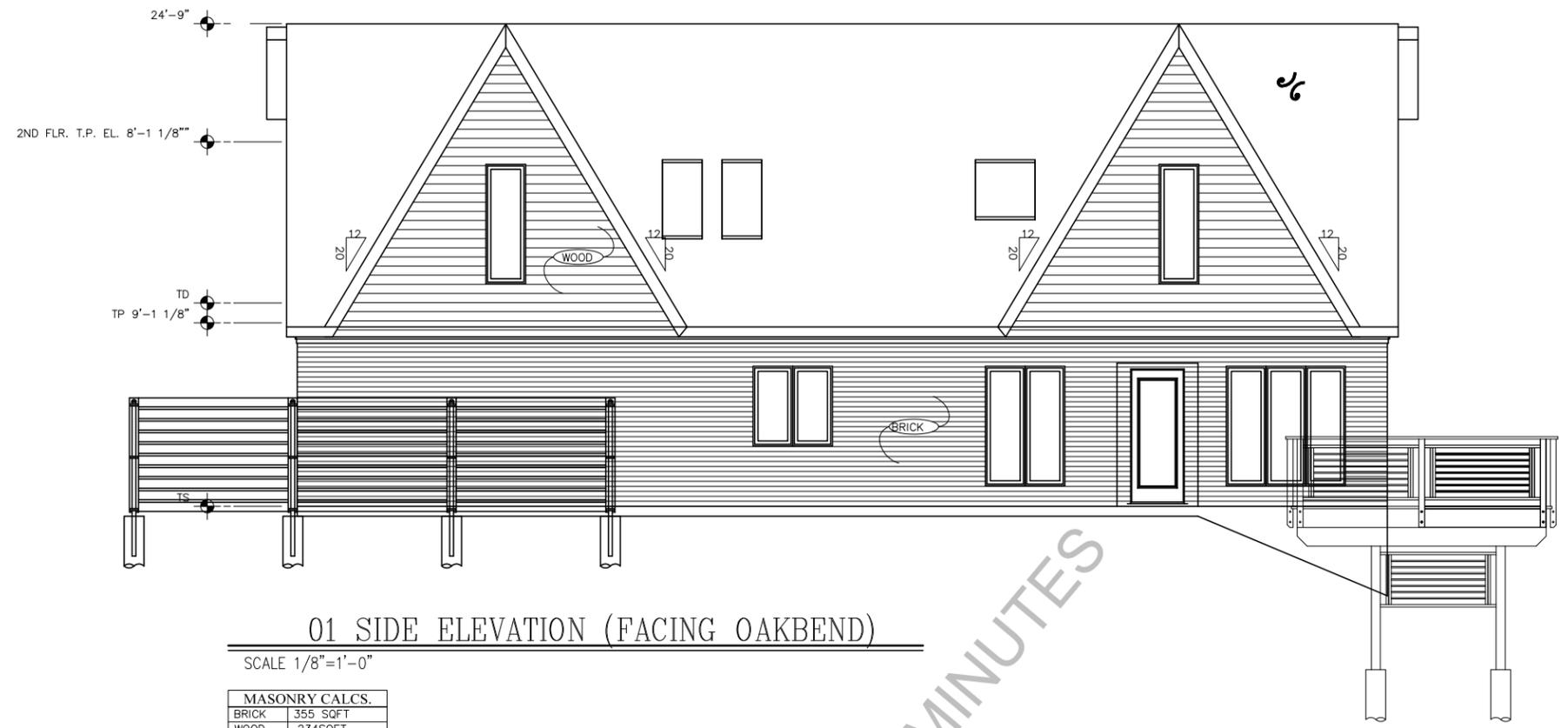
PRELIMINARY

NOT FOR
CONSTRUCTION USE
OR
REGULATORY
APPROVAL

JR ROSE
ARCHITECTURE
(214) 454-7895 Tel. (972) 420-0324 Fax

SHEET
A2

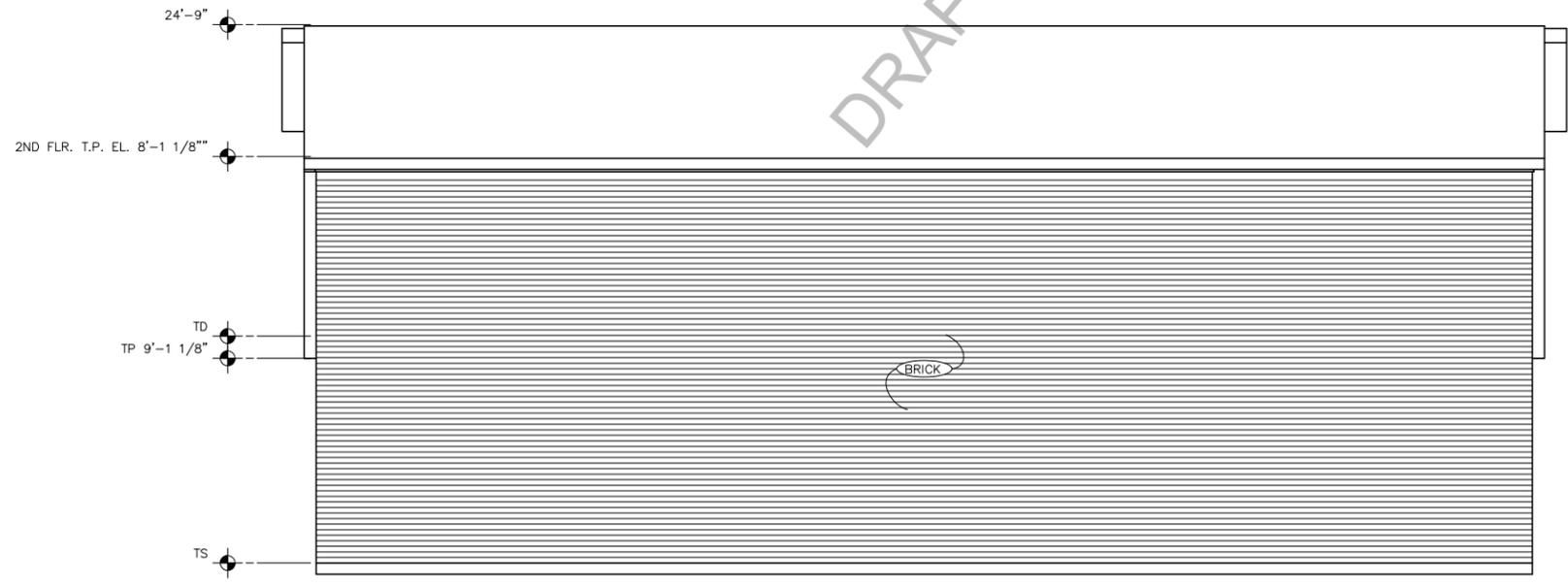
Act of 1990. Unauthorized use of these plans (including form and arrangement of spaces), data, and other aspects of the design will subject the infringer to damages and/or judicial action as provided by Federal Law. JR ROSE DEVELOPMENT. The designs represented by these plans are copyrighted and subject to copyright infringement protection as on Architectural Work under 17 U.S.C. Sect. 102 known as the Architectural Works Protection



01 SIDE ELEVATION (FACING OAKBEND)

SCALE 1/8"=1'-0"

MASONRY CALCS.	
BRICK	355 SQFT
WOOD	234SQFT



02 SIDE ELEVATION (FACING OPEN AREAS)

SCALE 1/8"=1'-0"

MASONRY CALCS.	
BRICK	968 SQFT
WOOD	0 SQFT

Drawn By:
Jason R. Rose
Preparation Date:
January 28, 2018
Revisions:

Notes:

Lewisville, Texas
Oakbend Park Addition

PRELIMINARY

NOT FOR
CONSTRUCTION USE
OR
REGULATORY
APPROVAL

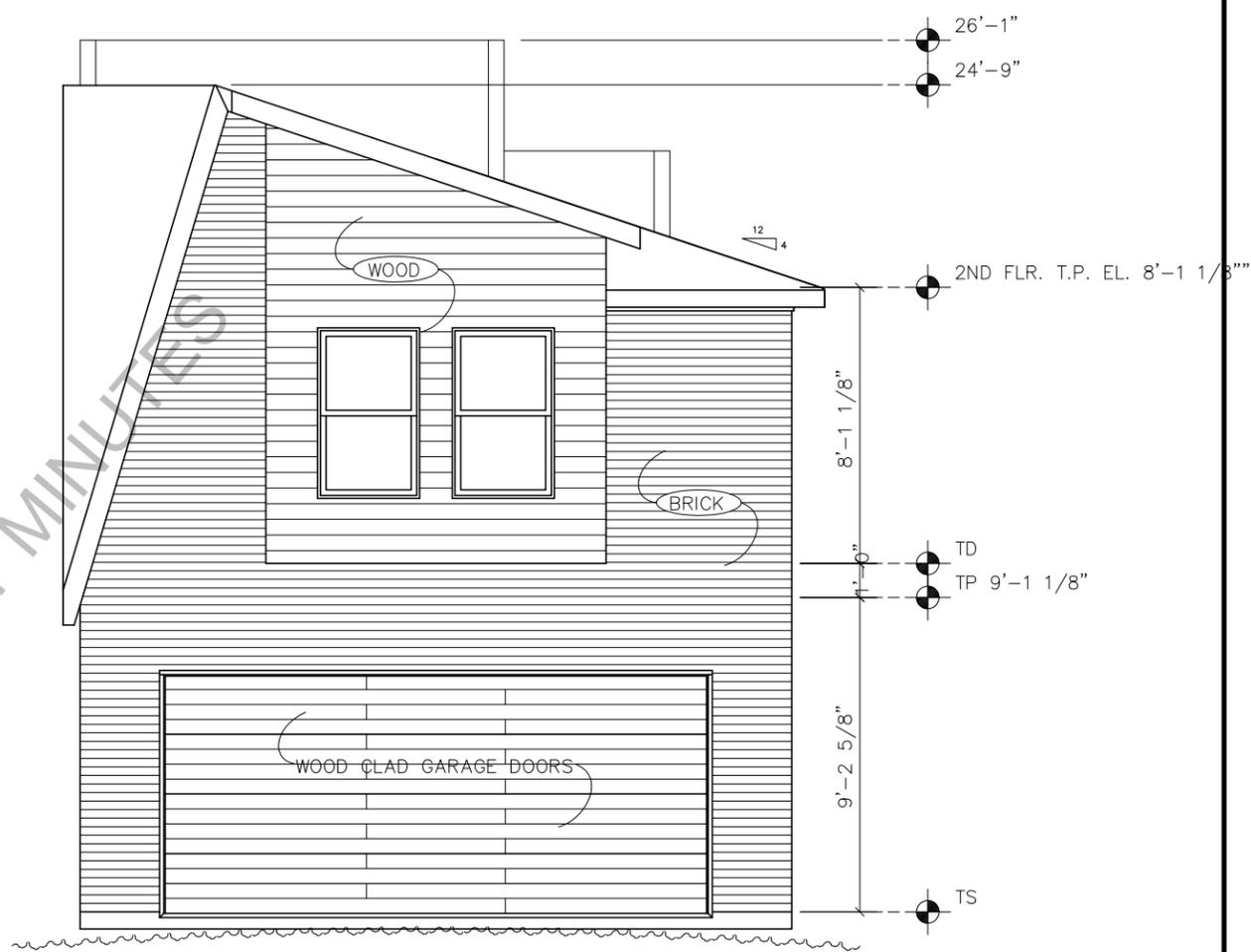
(214) 454-7895 Tel. (972) 420-0324 Fax
ARCHITECTURE A
OSER JR



SHEET
A3

JR ROSE DEVELOPMENT. The designs represented by these plans are copyrighted and subject to copyright infringement protection as an "Architectural Work" under 17 U.S.C. Sect. 102 known as the Architectural Works Protection Act of 1990. Unauthorized use of these plans (including form and arrangement of spaces), data, and other aspects of the design will subject the infringer to damages and/or judicial action as provided by Federal Law.

DRAFT MINUTES



01 REAR ELEVATION (FACING COMMON DRIVES)

SCALE 3/8"=1'-0"

MASONRY CALCS.	
BRICK	183 SQFT
WOOD	82 SQFT

Drawn By:
Jason R. Rose
Preparation Date:
January 28, 2018
Revisions:

Notes:

Oakbend Park Addition
Lewisville, Texas

PRELIMINARY
NOT FOR
CONSTRUCTION USE
OR
REGULATORY
APPROVAL

JR ROSE
ARCHITECTURE
(214) 454-7895 Tel. (972) 420-0324 Fax

SHEET
A4

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MASONRY CALCS. (FACING ROCKBROOK)		
FRONT ELEVATION		
BRICK	249 SQFT	65%
WOOD	132 SQFT	35%
LEFT SIDE ELEVATION		
BRICK	283 SQFT	53%
WOOD	248 SQFT	47%
RIGHT SIDE ELEVATION		
BRICK	1,077 SQFT	100%
WOOD	0 SQFT	0%
REAR ELEVATION		
BRICK	183 SQFT	69%
WOOD	82 SQFT	31%
OVERALL		
BRICK	1,792 SQFT	80%
WOOD	462 SQFT	20%

MASONRY CALCS. (FACING OAKBEND)		
FRONT ELEVATION		
BRICK	197 SQFT	66%
WOOD	100 SQFT	34%
LEFT SIDE ELEVATION		
BRICK	355 SQFT	71%
WOOD	243 SQFT	29%
RIGHT SIDE ELEVATION		
BRICK	968 SQFT	100%
WOOD	0 SQFT	0%
REAR ELEVATION		
BRICK	183 SQFT	69%
WOOD	82 SQFT	31%
OVERALL		
BRICK	1,703 SQFT	80%
WOOD	425 SQFT	20%

Drawn By:
 Jason R. Rose
 Preparation Date:
 January 28, 2018
 Revisions:
 May 14, 2018

Notes:

Oakbend Park Addition
 Lewisville, Texas

PRELIMINARY
 NOT FOR CONSTRUCTION USE
 OR
 REGULATORY APPROVAL

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SHEET
 A1



SCALE 3/8"=1'-0"
 *REFERENCE ARCHITECTURAL SITE PLAN FOR UNIT ORIENTATION

MASONRY CALCS.		
BRICK	249 SQFT	
WOOD	132 SQFT	

SCALE 3/8"=1'-0"
 *REFERENCE ARCHITECTURAL SITE PLAN FOR UNIT ORIENTATION

MASONRY CALCS.		
BRICK	197 SQFT	
WOOD	100 SQFT	

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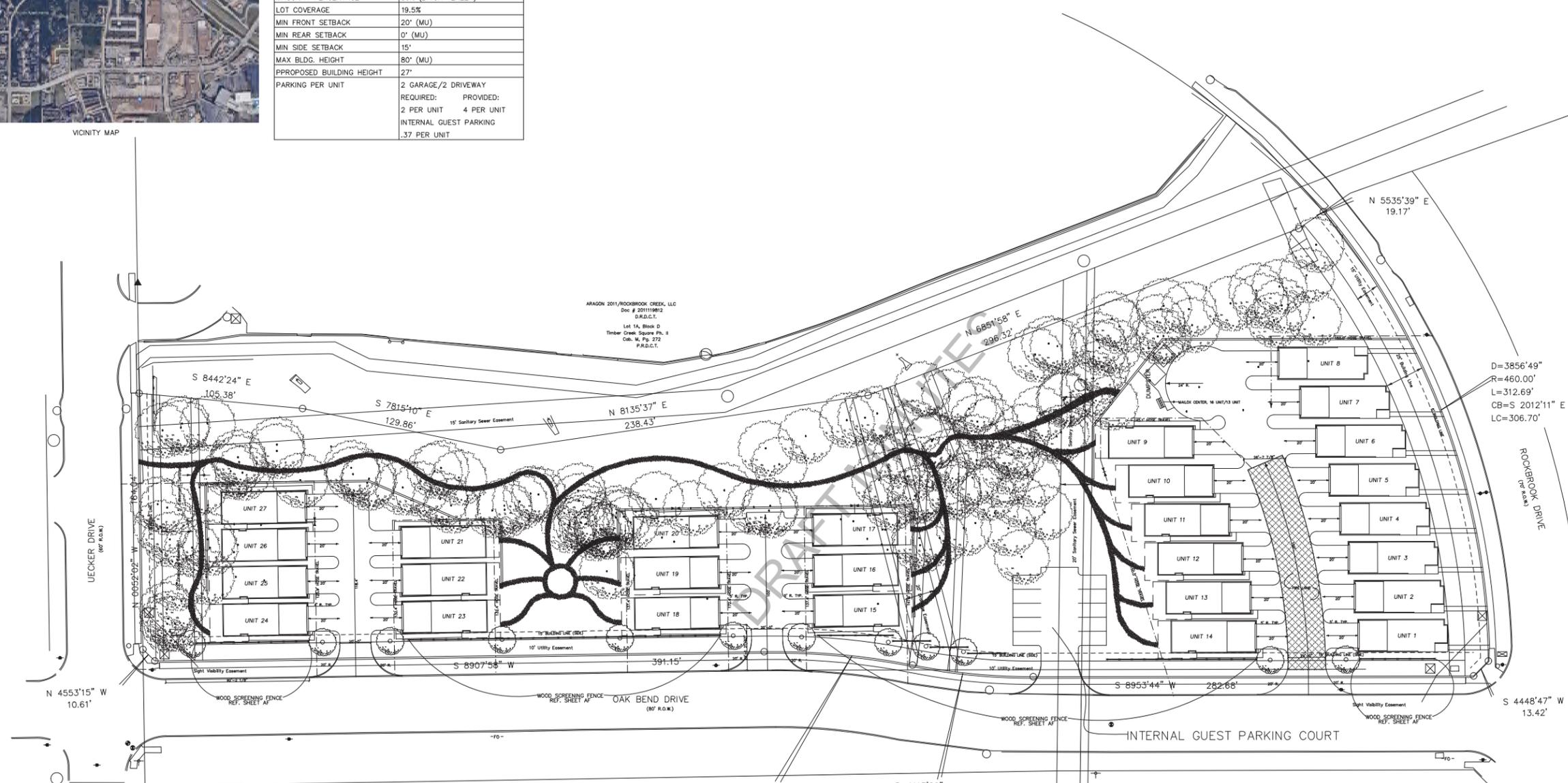


VICINITY MAP

SITE DATA TABLE	
SUMMARIES	
PROPOSED ZONING	MU
PROPOSED USE	FOR SALE CONDOMINIUMS
TOTAL SITE	160,950 SQFT 3.695 ACRES
TOTAL NUMBER OF UNITS	27
MIN UNIT SIZE	1,800 SQFT
UNITS FACING ROCKBROOK	1,800 AC SQFT MIN
INTERIOR UNITS	1,800 AC SQFT MIN.
PROPOSED DENSITY	7.3 Units/Acre
GROSS BUILDING AREA	31,408 SQFT
MASONRY PERCENTAGE	80% (BRICK VENEER)
LOT COVERAGE	19.5%
MIN FRONT SETBACK	20' (MU)
MIN REAR SETBACK	0' (MU)
MIN SIDE SETBACK	15'
MAX BLDG. HEIGHT	80' (MU)
PROPOSED BUILDING HEIGHT	27'
PARKING PER UNIT	2 GARAGE/2 DRIVEWAY REQUIRED: PROVIDED: 2 PER UNIT 4 PER UNIT INTERNAL GUEST PARKING .37 PER UNIT

NOTES

1. AN HOA SHALL BE ESTABLISHED TO PROVIDE FOR THE MAINTENANCE OF THE SITE.
2. HOA SHALL PROVIDE TRASH SERVICE PICK UP FOR THE RESIDENTS.
3. HOA SHALL BE RESPONSIBLE FOR RETAINING WALL MAINTENANCE.
4. SIDEWALK SHALL MEET ADA STANDARDS.
5. HOMES WILL TRANSITION TO THE COMMON AREA HOA MAINTAINED GREENSPACE VIA DECK/PATHS
6. THE HOA SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY PAVEMENT, PARKING AREA, OR AMENITY DAMAGED BY THE CITY OF LEWISVILLE OR THEIR CONTRACTOR DUE TO MAINTENANCE OR REPAIRS TO THE CITY MAINTAINED STORM, WATER, SANITARY SEWER, OR OTHER PUBLIC INFRASTRUCTURE IN HOA MAINTAINED LOTS.



ARAGON 2011/ROCKBROOK CREEK, LLC
Doc # 201119812
D.R.D.C.T.
Lot 1A, Block D
Timber Creek Square Ph. II
Cbk. N. Pg. 272
P.R.D.C.T.

D=1159'07"
R=458.00'
L=95.80'
CB=N 8452'29" W
LC=95.63'

D=1113'20"
R=398.00'
L=77.95'
CB=N 8429'35" W
LC=77.83'

D=3856'49"
R=460.00'
L=312.69'
CB=S 2012'11" E
LC=306.70'

01 CONCEPT PLAN

SCALE 1"=40'-0"

Drawn By:
Jason R. Rose
Preparation Date:
August 15, 2018
Revisions:

Notes:

OAKBEND DRIVE
LEWISVILLE TEXAS

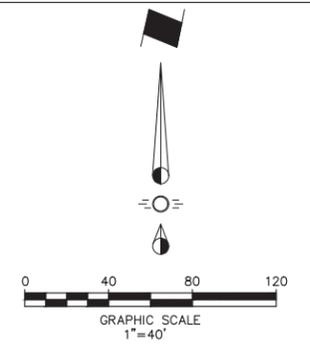


8/15/2018

JR ROSE
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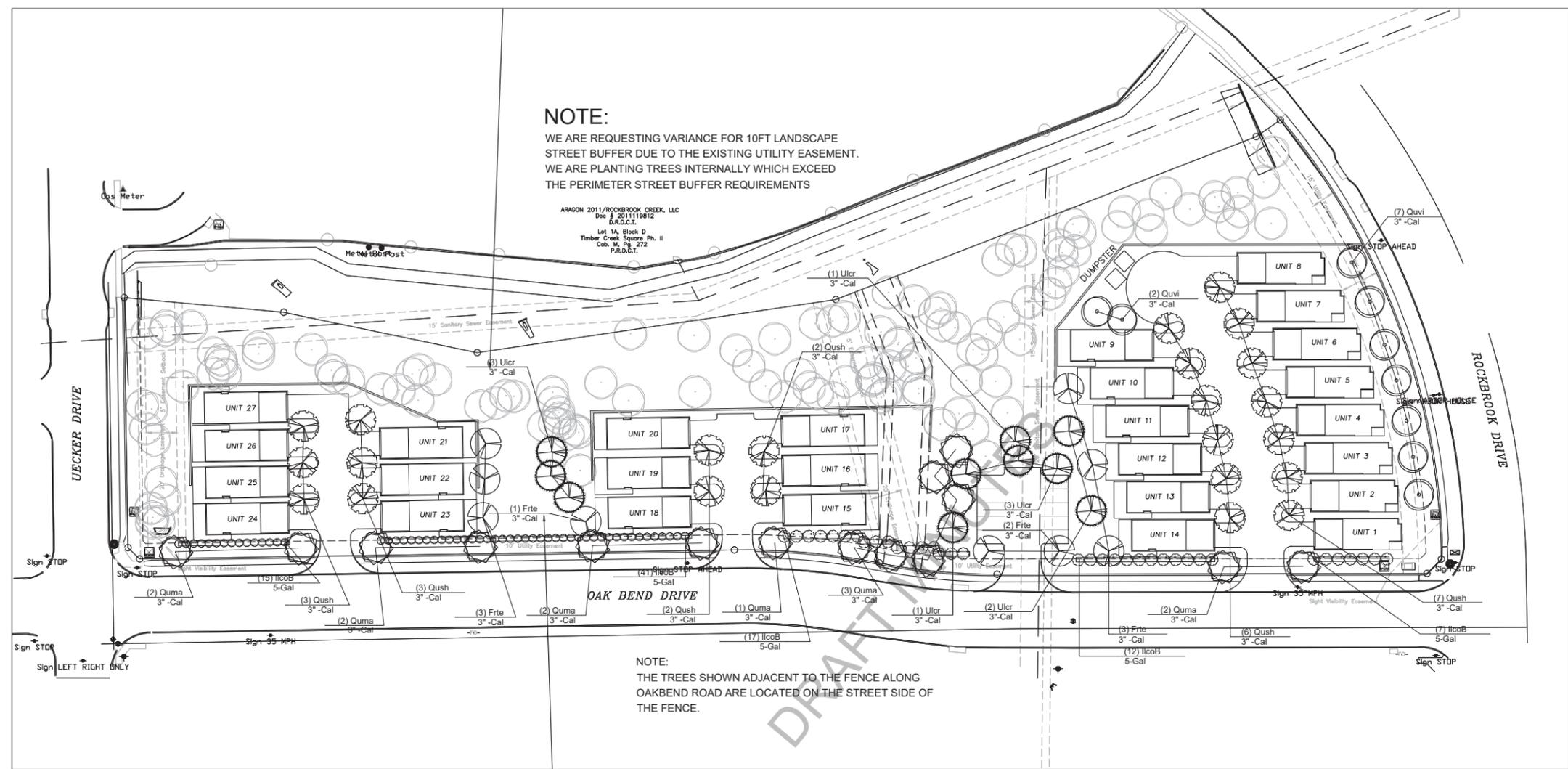
SHEET
CP

REF SHEET L-2 FOR TREE SURVEY CHART



NOTE:
 WE ARE REQUESTING VARIANCE FOR 10FT LANDSCAPE STREET BUFFER DUE TO THE EXISTING UTILITY EASEMENT.
 WE ARE PLANTING TREES INTERNALLY WHICH EXCEED THE PERIMETER STREET BUFFER REQUIREMENTS

ARAGON 2011/ROCKBROOK CREEK, LLC
 Doc # 231119812
 S.R.D.C.T.
 Lot 1A, Block D
 Timber Creek Square Ph. II
 Cob. M. Pg. 272
 P.R.D.C.T.



NOTE:
 THE TREES SHOWN ADJACENT TO THE FENCE ALONG OAKBEND ROAD ARE LOCATED ON THE STREET SIDE OF THE FENCE.

PLANT LIST

Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments
	9	Frte	Fraxinus texensis	Texas ash	3"-Cal	B & B, Single straight trunk
	15	Quma	Quercus macrocarpa	Bur oak	3"-Cal	B & B, Single straight trunk
	10	Ulcr	Ulmus crassifolia	Cedar elm	3"-Cal	B & B, Single straight trunk
	9	Quvi	Quercus virginiana	Southern live oak	3"-Cal	B & B, Single straight trunk
	92	IlcoB	Ilex cornuta 'Burfordii'	Burford holly	5-Gal	60" O.C.
	23	Qush	Quercus shumardii	Shumard oak	3"-Cal	B & B, Single straight trunk
			Existing Tree			

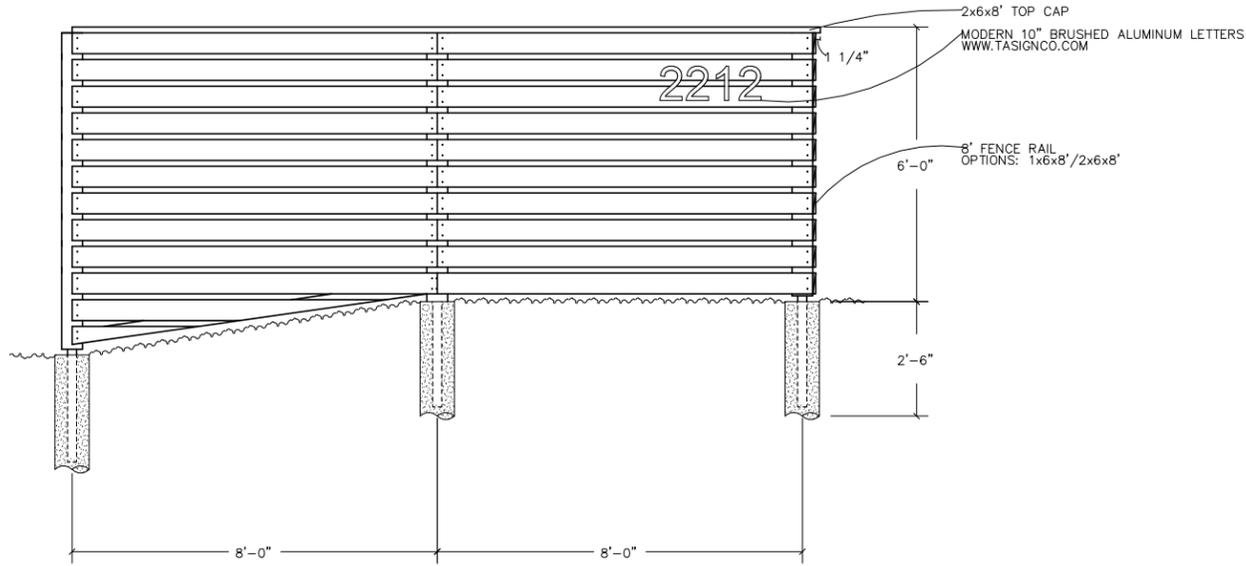
LEWISVILLE LANDSCAPE ORDINANCE
 - MINIMUM 10 FT. LANDSCAPE STRIP PROVIDED ALONG ROW.
 - REQUIRED LANDSCAPE STRIP ROW = 13,090 SF. 13,090/500 = 27 (2.5") SHADE TREES REQUIRED. 61 (3") TREES PROVIDED.



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2871 ON 08/24/18 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

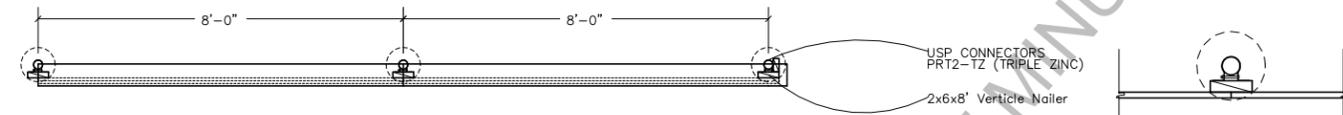
REVISION	DESCRIPTION	DATE				
CONCEPT LANDSCAPE PLAN OAKBEND AND ROCKBROOK Oakbend Estates Addition Lot 1 3.69 Acres, Zoned Multi-Family City of Lewisville, Texas						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
		02/18	1"=40' at 22x34	-	-	L3

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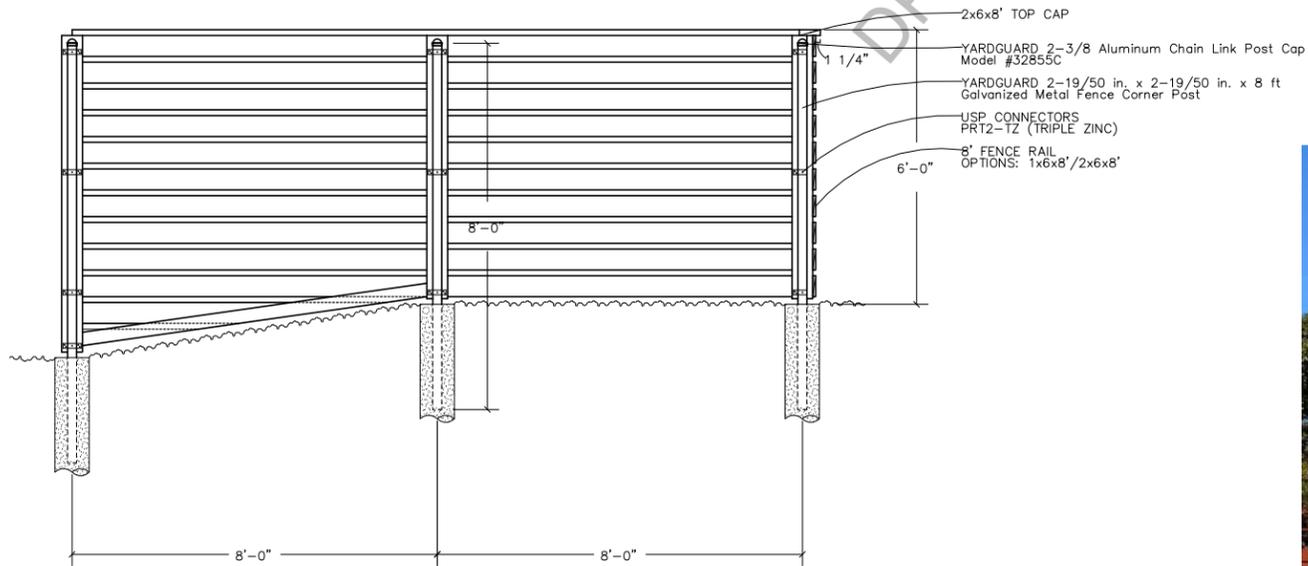
01 FENCE ELEVATION (RAIL SIDE)
SCALE: 1/2" = 1'-0"

REFERENCE ARCHITECTURAL SITE PLAN FOR SCREENING FENCE LOCATIONS



02 FENCE PLAN
SCALE: 1/2" = 1'-0"

04 POST CONNECTION DETAIL
SCALE: 1" = 1'-0"



03 FENCE ELEVATION (POST SIDE)
SCALE: 1/2" = 1'-0"

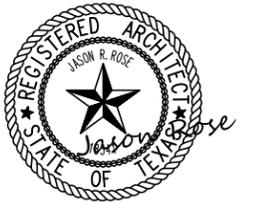
REFERENCE ARCHITECTURAL SITE PLAN FOR SCREENING FENCE LOCATIONS



Drawn By:
Jason R. Rose
Preparation Date:
February 3, 2018
Revisions:

Notes:

OAKBEND PARK
LEWISVILLE, TEXAS



2-3-2018

JR ROSE
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SHEET
AF

Old Town Mixed Use 1 Zoning Update

City Council Workshop Session

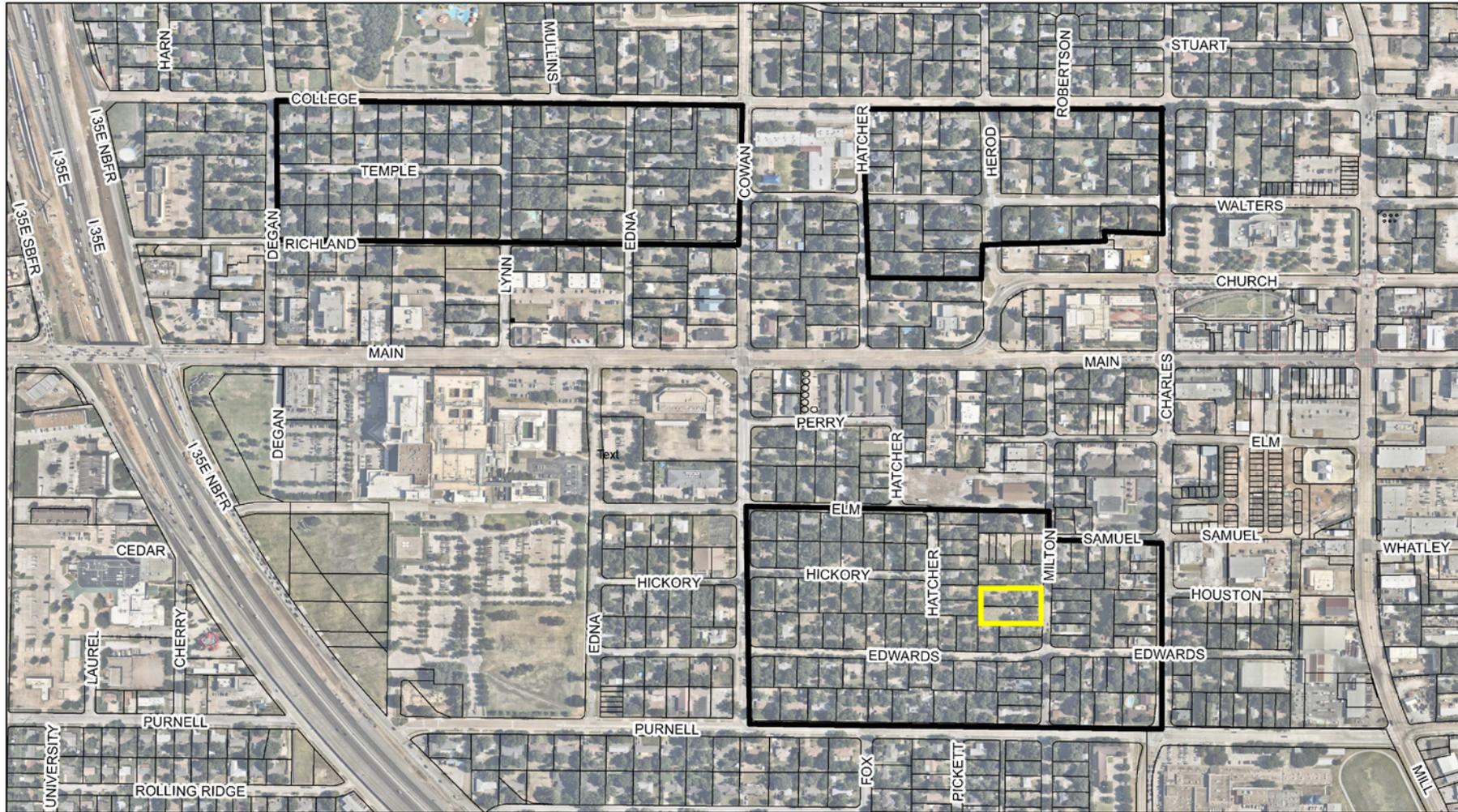
October 15, 2018

Background:

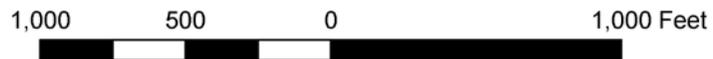
- ▶ On October 1, 2018, the City Council considered a zoned change request from R-7.5 (Single-Family Residential District) to OTMU1 (Old Town Mixed Use 1 District) at 411 and 419 Milton Street.
- ▶ Several residents expressed concerns over the impact that the 16 townhomes proposed as part of the zone change request would have on the immediate neighborhood in terms of density, building scale and neighborhood character.
- ▶ Staff also expressed similar concerns and confirmed that the Old Town Master Plan recognized three distinct single-family neighborhoods within the Old Town Design District and recommended that these neighborhoods be preserved.
- ▶ The City Council denied the requested zone change and directed staff to further analyze the OTMU1 District for potential amendments to bring the district in closer alignment with the vision of the Old Town Master Plan.



Recommended OTMU1 Areas Map



Recommended OTMU1 Neighborhoods



2003 Old Town Master Plan Recommendations:

- ▶ Old Town neighborhoods should be considered for protection over at least the next five to ten years in the form of conservation areas. These neighborhoods may experience economic pressure for redevelopment depending upon their specific location. Careful consideration should be given to any changes as these neighborhoods provide a stable source of support for area commercial business, offices and facilities.
- ▶ Older residential neighborhoods provide a stable base for Old Town and should be protected and maintained.
- ▶ Existing single-family neighborhoods in Old Town should be protected from expanding commercial development by encouraging single-family infill housing on existing vacant lots.



Recommended Amendments to OTMU1:

1. Remove "Single-family attached dwellings" (townhomes) from use list
2. Remove "Multifamily dwellings" from use list
3. Remove "Private utility plants or sub-stations (SUP)" from use list
4. Remove "Cemetery, columbarium, mausoleum (SUP)" from use list
5. Increase minimum front yard setback from zero to 15 feet, 20 feet for garage doors
6. Add provisions to allow accessory dwelling units (a.k.a. granny flat, garage apartment, pool house, etc.)
7. Revise regulations for institutional and office uses
8. Reduce minimum lot area from 7,500 square feet to 5,000 square feet
9. Reduce minimum primary dwelling unit size from 1,700 square feet to 1,500 square feet.



Proposed Accessory Dwelling Unit Regulations:

Accessory Dwelling Units

- (1) On lots with a minimum of 7,500 square feet, one accessory dwelling unit may be provided.
- (2) No accessory dwelling unit shall exceed the height of the primary dwelling unit or 50% of the area of the primary dwelling unit.
- (3) Minimum accessory dwelling unit size: 500 square feet
- (4) Location on lot: behind or to the side of primary dwelling and setback from side and rear lot lines a minimum of five feet.
- (5) Accessory dwelling units may be leased separately but shall not have a separate tap or meter for water and sanitary sewer.
- (6) Provide parking provisions to minimize increased on-street parking.



Case Study: Harrison Addition - Wichita Falls, TX



Next Steps/Process

- ▶ Option for separate OTMU1 amendment approval (30-60 days)
- ▶ Include with minor Zoning Ordinance/General Development Ordinance update (Spring 2019)
- ▶ Include with Old Town North Overlay (Spring 2019)
- ▶ Development Code Rewrite (18-24 months)
 - ▶ Workshop to discuss project scope planned for November 19
 - ▶ Professional Services Contract coming soon thereafter

Questions?