



City of Lewisville, TX

City Council

Agenda

151 W Church Street
Lewisville, Texas 75057

Monday, April 15, 2019

6:30 PM

Council Chambers

Call to Order and Announce Quorum is Present

Workshop Session - 6:30 P.M.

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

- A. [Discussion of Regular Agenda Items and Consent Agenda Items](#)
- B. [Review of "For the Love of Lewisville 2020"](#)

Regular Session - 7:00 P.M.

- A. **Invocation: Councilman Gilmore**
- B. **Pledge to the American and Texas Flags: Mayor Pro Tem Jones**
- C. **Proclamations**
 - 1. [Declaring the Month of May 2019 as "Building Safety Month"](#)
 - 2. [Declaring the Week of April 14 - 20, 2019 as "National Public Safety Telecommunicators Week"](#)
- D. **Presentation**
 - 1. [Presentation of Fire Department Company Citations and Awards of Merit](#)
- E. **Public Hearing**
 - 1. [Public Hearing: Consideration of a Second Amendment to the Strategic Partnership Agreement Between the City of Lewisville and Denton County Fresh Water Supply Districts 1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-G, and 1-H.](#)

ADMINISTRATIVE COMMENTS:

This is the first of two public hearings to consider the Second Amendment to the City's Strategic Partnership Agreement (SPA) between the City and Denton County Fresh Water Supply Districts 1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-G, and 1-H. The Second Amendment adds certain tracts of land to the existing SPA, deletes certain tracts of land and replaces them with certain other tracts of land, and extends the term of the existing SPA for limited annexation for sales and use tax purposes only. Texas Local Government Code Section 43.0751 requires governing bodies of the municipality and the specified Districts to hold two public hearings regarding limited annexation.

RECOMMENDATION:

That the City Council conduct the public hearing.

F. Visitor/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.

G. 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.

2. [APPROVAL OF MINUTES: City Council Minutes of the April 1, 2019, Workshop Session and Regular Session.](#)
3. [Approval of an Economic Development Agreement, Between XMPK, LLC and the City of Lewisville; and Authorization for the City Manager to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

XMPK LLC owns a .0172 acre tract at the southwest corner of Walters and Harris Streets and is proposing to build four (4) townhouse units. This project will add more needed residential units to Old Town. This agreement provides for waiver of roadway escrow fees for Walters and Harris Streets, waiver of park dedication requirements, waiver of building permit fees and a grant equal to the amount of impact fees for the residential units.

RECOMMENDATION:

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

4. [Approval of the First Amendment to the Economic Development Agreement, Approved on September 15, 2014, Between CADG Mill Street, LLC and the City of Lewisville, and Authorization for the City Manager to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

In 2014, the City and CADG Mill Street, LLC, entered into an Economic Development Agreement for the development of South Village, a mixed-use development located at the southwest corner of Mill and Elm Streets. The Agreement calls for reimbursement of all fees back to the developer based on the number of units completed. The formula calculates fee reimbursements as a fraction of units completed, based on the total units within the development, which is difficult to manage. This amendment simplifies the process by reimbursing the fees already paid, waiving certain fees at the time of permit for new units and providing a grant in the amount of impact fees paid upon completion of new units.

RECOMMENDATION:

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

5. [Approval of the First Amendment to the Economic Development Agreement, Approved on September 10, 2018, Between DFW Lewisville Partners, GP and the City of Lewisville; and Authorization for the City Manager to Execute the Amendment.](#)

ADMINISTRATIVE COMMENTS:

In 2018, the City and DFW Lewisville Partners, GP, entered into an economic development agreement for the development of Majestic Building 7, a 306,280 square foot building for office, warehousing and distribution uses located in the southwestern gateway at the northeast corner of Spinks Road and Valley Parkway. The agreement calls for a minimum capital investment of \$22,000,000 in real property improvements. Majestic Realty requested the minimum capital

investment be reduced to \$13,000,000, which more accurately reflects the capital investment by excluding land and pre-development costs and is consistent with the values of similar buildings within the DFW Majestic Airport Center business park. This amendment reflects Majestic's request.

RECOMMENDATION:

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

6. [Approval of a Bid Award for an Annual Requirements Contract for Clamps, Fittings and Pipe to Core & Main LP, Dallas, Texas, for the Estimated Amount of \\$140,018; and Authorization for the City Manager to Execute the Contract.](#)

ADMINISTRATIVE COMMENTS:

A total of twelve (12) requests for bids were downloaded from Bidsync.com. Two (2) bids were received and opened on March 14, 2019. This contract involves parts needed to make repairs to water and sewer lines. The term of the contract will be twelve (12) months, with options to extend for up to two (2) additional twelve (12) month periods, subject to the approval of the supplier and the City. Funding is available for this contract through various Utility Line Maintenance (ULM) accounts.

RECOMMENDATION:

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

7. [Approval of Economic Development Agreements Between the City of Lewisville and the Property Owners of 116 and 162 W Main Street to Allow the City to Install and Maintain Automatic Fire Sprinkler Systems; and Authorization for the City Manager to Execute the Agreements.](#)

ADMINISTRATIVE COMMENTS:

The City has approved a project to install automatic fire detection and suppression systems in buildings in the Old Town District. The City has received agreements and easements from the property owners of 116 W. Main Street and 162 W. Main Street. After City Council approves these agreements and future approvals for the remainder of the buildings in the program, staff will move forward with hiring a fire sprinkler contractor for the installation of the

systems.

RECOMMENDATION:

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

H. Regular Hearings

8. [Consideration of a Variance to Section 6-37 of the Lewisville City Code Regarding the Timing of the Parkland Dedication Requirement for The Village at Lewisville, a Proposed Multifamily Development Located at the Northeast Corner of Summit Avenue and Grandys Lane; Further Identified as a Portion of Lewisville Corporate Center, Lot 1 Block A; as Requested by Cross Engineering Consultants on Behalf of The NRP Group, the Developer, and FLSC LTD & FLCT LTD & NSHE Alpha Accommodation LLC, the Property Owner.](#)

ADMINISTRATIVE COMMENTS:

Staff has been working with two developers, including The NRP Group, on a master open space plan for the Villages at Lewisville. In order to bring the master open space plan to fruition, a three-party development agreement is required. The development agreement cannot be completed until the master open space plan with cost estimates is complete. To allow The NRP Group to continue moving forward with the permitting process, staff is proposing a variance to Section 6-37 of the Lewisville City Code to allow the parkland dedication requirement (or cash-in-lieu of parkland dedication) to be paid prior to the issuance of the final certificate of occupancy.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Richard E, Luedke, Planning Director

9. [Consideration of a Resolution Nominating One Member to the Board of Managers of the Denco Area 9-1-1 District.](#)

ADMINISTRATIVE COMMENTS:

Sue Tejml, Mayor of Copper Canyon, currently represents area municipalities on the Denco Area 9-1-1 District Board of Managers. Mayor Tejml's term expires on September 30, 2019 and the District has requested that each participating city submit their nomination for a candidate to represent their municipality by June 16, 2019.

RECOMMENDATION:

That the City Council approve the resolution nominating one member to the Board of Managers of the Denco Area 9-1-1 District.

I. Reports Reports about items of community interest regarding which no action will be taken.

* [2019 State of the City Video](#)

* [Legislative Update](#)

J. Closed Session

In Accordance with Texas Government Code, Subchapter D,

- 1. Section 551.072 (Real Estate): Property Acquisition*
- 2. Section 551.087 (Economic Development): Deliberation Regarding Economic Development Negotiations.*

K. Reconvene into Regular Session and Consider Action, if Any, on Items Discussed in Closed Session.

L. Adjournment

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

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).

I do hereby certify that the above notice of meeting of the City of Lewisville City Council was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on _____, 2019 by _____ AM.

City Secretary