

**MEETING  
Town of Little Elm  
100 W Eldorado Parkway  
Little Elm, Texas 75068-5060**

**214-975-0404  
<http://www.littleelmtx.us>**

**Workshop Public Hearings & Regular Council**

**Tuesday, August 20, 2013 - 6:00 PM**

**Town Hall Center---Council Conference Room and Chamber---100 W Eldorado Parkway**

1. Call to Order Council Work Shop at 6:00 p.m.
  - A. Items to be withdrawn from Consent Agenda.
  - B. Emergency Items if posted.
  - C. Request by the Town Council for items to be placed on a future agenda for discussion, and recognition of excused absences.
  - D. Discussion regarding Town's Teen Court function. (Town Manager)
  - E. Discussion regarding camping at Little Elm Parks. (Assistant Town Manager)
  - F. Presentation of monthly updates from department heads concerning law enforcement activities, municipal court, customer service, emergency medical services, fire department response, fire prevention activities, emergency management, ongoing economic development projects, building permits, code enforcement activities, library activities, human resources updates, information technology report, revenue and expenditure report, street construction status, sanitation services, highway construction status, utility operations, parks and recreation activities, as well as facility and fleet updates.
  - G. Council to highlight items on the agenda needing further discussion or comments prior to the regular session.
2. Roll Call/Call to Order Public Hearing and Regular Town Council Immediately Following Council Workshop.

3. Opening Prayer: Curtis Cornelious-Praise Fellowship Worship Center.
4. Pledge to the Flags:
  - A. United States Flag
  - B. Texas Flag:  
Honor the Texas Flag I pledge allegiance to thee Texas,  
one state under God, one and indivisible.
5. Presentations:
  - A. Robert Medigovich Municipal Coordinator Community Waste Disposal (CWD) to make presentation to Town Council regarding recipient of the KAB Award.
  - B. Proclamation: Mayor Hillock to read Proclamation and present to representative in support of the Clothe a Child Program.
6. Public Hearing to discuss and receive input concerning the adoption of an Ordinance to nominate an area of the Town as a State designated Enterprise Zone and Reinvestment Zone. Tax incentives to be offered within the proposed zone will be discussed at the hearing. At interested parties including residents of the proposed zone, are encouraged to attend and present their view. The Ordinance will also nominate Holt Cat as an Enterprise Project.
  - A. Staff Comments.
  - B. Open Public Hearing.
  - C. Receive Public Comments.
  - D. Close Public Hearing.
  - E. Discussion and Action to adopt Ordinance No.1160 an Ordinance of the Town of Little Elm, Texas, ordaining the Town's participation in the Texas Enterprise Zone Program pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code (Act), providing Tax Incentives, Designating a Liaison for

communication with interested parties, and nominating Holt Texas, Ltd. DBA Holt Cat to the Office of the Governor Economic Development & Tourism (EDT) through the Economic Development Bank (Bank) as an Enterprise Project (Project).

7. Continue Public Hearing regarding a Town-initiated request to rezone approximately 20.7 acres of land from Duplex district (D) and Manufactured Home District (MH1) to Duplex district (D), generally located north of Eldorado Parkway and long Castleridge Drive and Woodgrove Drive, within the Little Elm Town Limits. At the public hearing interested persons are entitled to speak and present evidence for or against the amendment to modifying fence standards. (Please fill out form on table outside of council chambers if desire to comment and present to the Town Secretary prior to meeting)
  - A. Staff Comments.
  - B. Open Public Hearing.
  - C. Receive Public comments.
  - D. Close Public Hearing.
  - E. Discussion and Action to adopt Ordinance No. 1156 an Ordinance of the Town of Little Elm, Texas, amending the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, herefore amended, by changing the zoning on approximately 20.07 acres of land from Duplex district (D) and Manufactured Home District (MH1) to Duplex district (D) ; generally located north of Eldorado Parkway and a long Castleridge Drive and Woodgrove Drive; providing a savings clause; correcting the official zoning map; providing a penalty; providing a severability clause; providing a repealer clause; and providing an effective date. (Planning Manager)
8. Continue Public Hearing regarding a Town-initiated request to rezone approximately 17.9 acres of land from Manufactured Home District (MH1) to Duplex district (D), generally located west of Lobo Lane along Douglas Street and Debbie Street, within the Little Elm Town Limits. At the public hearing interested persons are entitled to speak and present evidence for or against the amendment to modifying fence standards. (Please fill out form on table outside of council chambers if desire to comment and present to the Town Secretary prior to meeting)
  - A. Staff Comments.

B. Open Public Hearing.

C. Receive Public comments.

D. Close Public Hearing.

E. Discussion and Action to adopt Ordinance No. 1157 an Ordinance of the Town of Little Elm, Texas, amending the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, herefore amended, by changing the zoning on approximately 17.9 acres of land from Manufactured Home District (MH1) to Duplex district (D) ; generally located west of Lobo Lane along Douglas Street and Debbie Street: providing a savings clause; correcting the official zoning map; providing a penalty; providing a severability clause; providing a repealer clause; and providing an effective date. (Planning Manager)

9. Public Hearing: regarding a request for a Specific Use Permit to amend an existing SUP to revise the concept plan and modify the development conditions on approximately 4.4 acres of land currently zoned Light Commercial (LC) with a SUP for Gas Pumps/Fuel Sales, generally located at the southeast corner of Eldorado Parkway and Lewis Drive, within the Little Elm town limits. All interested citizens are welcome to attend the hearing and participate in same. (Please fill out form on table outside of council chambers if desire to comment and present to the Town Secretary prior to meeting)

A. Staff Comments.

B. Open Public Hearing.

C. Receive Public comments.

D. Close Public Hearing.

E. Discussion and Action to adopt Ordinance No. 1161 an Ordinance the Town of Little Elm, Texas, amending the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, and Ordinance No. 1119, herefore amended, by revising an existing Specific Use Permit (SUP) to modify the concept plan and development conditions on property currently zoned Light Commercial (LC) with a SUP for Gas Pumps and Fuel Sales, located at the southeast corner of Eldorado Parkway and Lewis Drive, providing that this Specific Use Permit is established subject to certain conditions as set forth therein ; providing a savings clause; correcting the official

zoning map; providing a penalty; providing a severability clause; providing a repealer clause; and providing an effective date. (Planning Manager)

10. Public Hearing to receive public comments on the proposed operating budget for the Town of Little Elm for Fiscal Year 2013-2014. All interested citizens are welcome to attend the hearing and participate in same. (Please fill out form on table outside of council chambers if desire to comment and present to the Town Secretary prior to meeting)

A. Staff Comments.

B. Open Public Hearing.

C. Receive Public comments.

D. Close Public Hearing.

11. Public Hearing: Conduct first of two public hearings on the Town's proposed FY 2013-2014 tax rate as required by the Texas Constitution Truth-in-Taxation provisions. All interested citizens are welcome to attend the hearing and participate in same. (Please fill out form on table outside of council chambers if desire to comment and present to the Town Secretary prior to meeting) (Finance Director)

A. Staff Comments.

B. Open Public Hearing.

C. Receive Public comments.

D. Close Public Hearing.

12. Public Comments: Persons may address the Town Council on any issue. This is the appropriate time for citizens to address the Council on any concern whether on this agenda or not. Please observe the time limit of three (3) minutes. In accordance with the State of Texas Open Meeting Act, the council may not comment or deliberate such statements during this period, except as authorized by Section 551.072, Texas Government Code

13. Consent Agenda: All matters listed under the Consent Agenda are considered to be routine by the Town Council and require little or no deliberation. There will not be a separate discussion of these items and the agenda will be enacted by one vote. If the Council expresses a desire to discuss a matter listed, that item will be removed from the consent agenda and considered separately:
  - A. Minutes of the August 6, 2013 Workshop, Public Hearings and Regular Meeting.  
(Town Secretary)
  - B. Minutes of the August 13, 2013 Special Meeting and Workshop. (Town Secretary)
  - C. Final Plat (Stripes) from Harrison, French & Associates, generally located on the southwest corner of U.S. Highway 380 and Navo Road, within town limits.  
(Planning Manager)
  - D. Approve the Revised Boards & Commission Membership Appointment Policy.  
(Council)
  - E. Approve Interlocal Contract pursuant to the Texas Interlocal Cooperation Act, Chapter 791, Texas Government Code, by and between the Houston-Galveston Area Council (H-GAC), a purchasing cooperative and the Town of Little Elm and authorizing the Town Manager to execute the same. (Finance Director)
  - F. Acknowledgement of Ground Lease Purchase Agreement between the Little Elm Economic Development Corporation and Palladium USA International, Inc. (EDC Director/Director of Development Services)
14. Reports and requests for Town Council consideration and appropriate action:
  - A. Discussion and Action to approve the Little Elm Economic Development Corporation Budget for the fiscal year 2013-2014. (EDC Director)
  - B. Discussion and Action to approve Chapter 380 Economic Development Program and Agreement between the Town of Little Elm and Palladium USA International, Inc. and authorize the Town Manager to execute agreement for the same. (Director of Development Services)
  - C. Discussion and Action to approve of a Ground and Tower Lease with New Cingular Wireless PSC, LLC for the placement of antennas on the Mansell Ground Water Storage Tank Site and adopt Resolution No. 08201301 to authorize proceeds of all

tower leases to be dedicated to the Landscape Fund. (Director of Development Services)

D. Discussion and Action to approve Interlocal Agreement regarding reduction and release of ETJ between the Town of Prosper and the Town of Little Elm and authorize the Town Manager to execute for the same. (Director of Development Services)

E. Discussion and Action to approve Interlocal Agreement regarding annexation consent and ETJ release between the City of Aubrey and Town of Little Elm and authorize Town Manager to execute for the same. (Director of Development Services)

F. Discussion and Action to approve Escrow Agreement between the City of Aubrey, American Escrow Company, the developer, Hillwood Development Company through H4 Little Elm LP, and Town of Little Elm and authorize the Town Manager to execute for the same. (Director of Development Services)

G. Discussion and Action to adopt Resolution No. 08201302 accepting the petition for the creation of the PID, authorizing a public hearing for the creation of a Public Improvement District, and sending out a notice of said hearing and authorize the Town Manager to execute for the same. (Director of Development Services)

15. FYI: (All matters are provided to the Town Council for informational purposes only)

A. Town Secretary Monthly Report for July.

B. Fire Department Monthly Report for July.

C. Development Services Monthly Report for July.

D. Public Work Monthly Report for July.

E. Parks, Rec and Library Monthly Report for July.

16. Council will convene in Executive Session pursuant to Texas Government Code:

- A. Section 551.071 for private consultation with the Town Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the Town Attorney has a duty under the Texas Rules of Discipline and Professional conduct regarding confidential communication with the Town Council.
  - B. Section 551.072 to discuss certain matters regarding real property.
  - C. Section 551.076 to discuss security matters.
  - D. Section 551.087 to discuss Economic Development.
17. Reconvene into Open Session: Discussion and consideration to take any action necessary as the result of the Executive Session.
- A. Section 551.071 for private consultation with the Town Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the Town Attorney has a duty under the Texas Rules of Discipline and Professional conduct regarding confidential communication with the Town Council.
  - B. Section 551.072 to discuss certain matters regarding real property.
  - C. Section 551.076 to discuss security matters.
  - D. Section 551.087 to discuss Economic Development.
18. Adjourn Work Shop and Regular Meeting.

**Pursuant to the Texas Open Meeting Act, (Chapter 551, Texas Government Code), one or more of the above items will be taken or conducted in open session following the conclusion of the executive closed session.**

Persons with disabilities who plan to attend this meeting and who may need auxiliary aide of service such as interpreters for the hearing impaired, reader or large print are requested to contact the secretary at 214-975-0404 two days prior to the meeting so appropriate arrangements can be made. **BRILLE IS NOT PROVIDED.**

Respectfully,



A handwritten signature in blue ink, appearing to read "Cathy Hillier". The signature is fluid and cursive, with a large initial "C" and "H".

Town Secretary

**This is to certify that the above notice was posted on the bulletin board at the Town Hall Center this 16th day of August 2013.**