

**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, July 18, 2017 - 6:00 PM

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

1. Call to Order Council Work Shop at 6:00 p.m.
 - A. Invocation: Pastor Brad Sutton Point Church.
 - B. Items to be withdrawn from Consent Agenda.
 - C. Emergency Items if posted.
 - D. Request by the Town Council for items to be placed on a future agenda for discussion, and recognition of excused absences.
 - E. Presentation and discussion regarding Meter Change-Out Program. (Public Works Director Kevin Mattingly)
 - 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 Regular Town Council Immediately Following Council

Workshop.

3. 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.

4. 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. 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.

5. 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 June 20, 2017 Workshop, Public Hearings and Regular Meeting.
(Town Secretary Kathy Phillips)

B. Interlocal Cooperative Agreement for Tax Collection between Denton County and the Town of Little Elm. (Chief Financial Officer Karla Stovall)

C. Interlocal Cooperative Agreement for Public Improvement Assessment Collection between Denton County, Texas and Valencia Public Improvement District. (Chief Financial Officer Karla Stovall)

D. Interlocal Cooperative Agreement for Public Improvement Assessment Collection between Denton County, Texas and Rudman Tract Public Improvement District. (Chief Financial Officer Karla Stovall)

E. Interlocal Cooperative Agreement for Public Improvement Assessment Collection between Denton County, Texas and Hillstone Pointe Public Improvement District #2. (Chief Financial Officer Karla Stovall)

- F. Approve “Letter of Engagement” from Weaver LLP for audit services for fiscal year ended September 30, 2017. In an amount not to exceed \$69,550.00. (Chief Financial Officer Karla Stovall)
- G. Approve/Accept Quarterly Investment Report ending June 30, 2017. (Chief Financial Officer Karla Stovall)
- H. Approve/accept Quarterly Budget Report ending June 30, 2017. (Chief Financial Officer Karla Stovall)
- I. Final Plat Lot 1, Block A of the Estate at Lincoln Park, approximately 17.35 acres of land situated in the M. Jones Survey, Abstract No. 662, generally located at the northeast corner of Oak Grove Parkway (FM 720) and US Highway 380, comprised of one multifamily lot within the town limits of Little Elm, Texas. (Director of Development Jason Laumer)
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- J. Final Plat Union Park, Phase 1, approximately 113.84 acres of land situated in the W. Lumpkin Survey, Abstract No. 730, generally located west of Bryan Road, approximately 3,400 feet north of Fishtrap Road comprised of 288 single-family homes and nine open space lots within the town limits of Little Elm, Texas. (Director of Development Services Jason Laumer)
- K. Final Plat for Brentwood, Phase 5, approximately 4.415 acres of land situated in the Mary A. Watkins Survey, Abstract No. 1396, located on the west side of Witt Road, approximately 250 feet south of Olivia Lane, comprised of 13 single-family residential lots and three open space lots within the town limits of Little Elm, Texas. (Director of Development Services Jason Laumer)
- L. Final Plat for Prairie Oaks, Phase 1B, approximately 53.979 acres of land situated in the Marsella Jones Survey, Abstract No. 662, located on the north side of Lloyds Road, approximately 2,700 feet east of Oak Grove Parkway (FM 720), comprised of 216 single-family residential lots and seven homeowner’s association lots within the town limits of Little Elm, Texas. (Director of Development Services Jason Laumer)
- M. Final Plat for Prairie Oaks, Phase 1A, approximately 20.33 acres of land situated in the Marsella Jones Survey, Abstract No. 662, located on the north side of Lloyds Road, approximately 500 feet east of Oak Grove Parkway (FM 720) comprised of 59 single family residential lots and five homeowner’s association lots within the town limits of Little Elm, Texas. (Director of Development Services Jason Laumer)

- N. Final Plat for Union Park Boulevard and Block A, Lot 1X of Union Park, Phase 2 on approximately 10.091 acres of land situated within the William Lumpkin Survey, Abstract No. 730, generally located west of Bryan Road, approximately 2,200 feet north of Fishtrap Road, comprised of one dedicated right-of-way and one public open space lot within the town limits of Little Elm, Texas. (Director of Development Services Jason Laumer)
- O. Final Plat for Laketrail Homes Addition for Block 1, Lots 1-6 on approximately .099 acre of land situated in the J.S. Clark Survey, Abstract No. 252, located at the northeast corner of Laketrail Drive and Hillside Beach Drive, comprised of six single-family residential lots within the town limits of Little Elm, Texas. (Director of Development Services Jason Laumer)
- P. Final Plat for Lot 1R, Block A, approximately 1.93 acres of land situated in the Henry Kendall Survey, Abstract No. 713, located on the north side of Old Witt Road, approximately 260 feet west of FM 423, comprised of one non-residential lot within the town limits of Little Elm, Texas. (Director of Development Services Jason Laumer)
- Q. Final Acceptance Eldorado Water Tower project and authorization to release remaining retainage funds. (Director of Development Services Jason Laumer)
- R. Resolution No. 07181701 a Resolution of the Town Council of the Town of Little Elm, Texas, establishing and amending school zone locations and times in the Town of Little Elm, pursuant to Ordinance No. 1284 of the Town of Little Elm Code of Ordinances; by amending Exhibit "A" the comprehensive list of schools zones; and providing for an immediate effective date. (Director of Public Works Kevin Mattingly)
- S. Resolution No. 07181702 A Resolution of the Town of Little Elm, Texas finding that ONCOR Electric Delivery Company LLC's ("ONCOR" or COMPANY") application to change rates within the Town should be denied; finding that the Town's reasonable rate case expenses shall be reimbursed by the Company; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to the Company and Legal Counsel. (Deputy Town Manager Doug Peach)
- T. Award Step 1 of Bid 2017-87 of the CMAR process to AUI Partner, LLC for the service center expansion project. (Purchasing Agent Dawn Berry)
- U. Final Acceptance of Little Elm Swim Beach and authorization to release retainage funds. (Director of Development Services Jason Laumer)

- V. Resolution No. 07181703 a Resolution of the Town Council of the Town of Little Elm, Texas, accepting a petition to dissolve a Public Improvement District, calling for public hearing and authorizing notices and authorize the Town Manager to execute the same. (Director of Development Services Jason Laumer)

 - W. Resolution No. 07181704 a Resolution setting a Public Hearing under Sec. 372.009 of the Texas Local Government Code for the creation of the Lakeside Estates Public Improvement District No. 2 within the Town of Little Elm, Texas; and authorizing the issuance of notice by the Town Secretary or designee of Little Elm, Texas regarding the public hearing and authorize the Town Manager to execute the same. (Director of Development Services Jason Laumer)

 - X. Final Acceptance of Eldorado Estates Screening Wall and authorization to release retainage funds. (Director of Development Services Jason Laumer)
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- 6. Public Hearing regarding request for a Specific Use Permit for the use of a Child Care Center on approximately 4.16 acres generally located at the southwest corner of Eldorado Parkway and Hillside Drive, currently zoned Town Center District (TC) within the town limits of Little Elm, Texas. (Director of Development Services Jason Laumer)
 - A. Staff Report:

 - B. Open Public Hearing:

 - C. Receive Public Comments:

 - D. Close Public Hearing.

 - E. Discussion and Action to adopt Ordinance No. 1400 an Ordinance of the Town of Little Elm, Texas, amended the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, herefore amended, by issuing a Specific Use Permit for Child Care Center uses on approximately 4.2 acres of land currently zoned Town Center District (TC) generally located at the southwest corner of Eldorado Parkway and Hillside Drive, providing that this Specific Use Permit is established subject to certain conditions as set forth herein; 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.

7. Public Hearing on request for Specific Use Permit for Liquor Store (alcohol sales) at 1725 East Eldorado Parkway, generally located at the intersection of E. Eldorado Parkway and Preston on the Lakes Boulevard, currently zoned Light Commercial (LC) within the town limits of Little Elm, Texas. All interested persons are welcome to attend the hearing and participate in same. (AJ Spirits Wines and Gifts) (Director of Development Services Jason Laumer)

A. Staff Report:

B. Open Public Hearing:

C. Receive Public Comments:

D. Close Public Hearing.

E. Discussion and Action to adopt Ordinance No. 1401 an Ordinance of the Town of Little Elm, Texas, amending the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, herefore amended, by issuing a Specific Use Permit for Liquor Store Use on approximately 0.1 acre of land currently zoned Light Commercial District (LC), generally located at the intersection of East Eldorado Parkway and Preston on the Lakes Boulevard, providing that this Specific Use Permit is established subject to certain conditions as set forth herein; 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.

8. Public Hearing on request for a Specific Use Permit for concrete/asphalt batching plant generally located on the north side of Fish Trap Road, approximately 750 feet west of Bryan Road currently zoned Planned Development-Single Family 4 (PD-SF4). All interested persons are welcome to attend the hearing and participate in same. (Union Park) (Director of Development Services Jason Laumer)

A. Staff Report:

B. Open Public Hearing:

C. Receive Public Comments:

D. Close Public Hearing.

E. Discussion and Action to adopt Resolution No. 07181705 a Resolution by the Town of Little Elm allowing for a temporary concrete batch plant on approximately 2.0 acres of land, currently zoned Planned Development-Single Family 4 (PD-SF4), generally located west of Bryan Road, approximately 2,200 feet north of Fish Trap Road, Little Elm, Denton County, Texas; providing an effective date.

9. Public Hearing on request for a Specific Use Permit for concrete/asphalt batching plant generally located on the south side of Rock Hill Parkway, approximately 1,500 feet east of Doe Creek Road currently zoned Planned Development-Single Family 4 (PD-SF4). All interested persons are welcome to attend hearing and participate in same. (Valencia on the Lake) (Director of Development Services Jason Laumer)

A. Staff Report:

B. Open Public Hearing:

C. Receive Public Comments:

D. Close Public Hearing.

E. Discussion and Action to adopt Resolution No. 07181706 a Resolution by the Town of Little Elm allowing for a temporary concrete batch plant on approximately 1.0 acre of land, currently zoned Planned Development-Single Family 4 (PD-SF4), generally located on the south side of Rockhill Parkway, approximately 1,500 feet east of Doe Creek Road, Little Elm, Denton County, Texas; providing for an effective date.

10. Public Hearing to discuss proposed amendment to the Zoning Ordinance, Chapters 106-28 and 106-35 to revise the use chart, conditions, and town house district standards. All interested persons are welcome to attend the hearing and participate in same. (Director of Development Services Jason Laumer)

A. Staff Report:

B. Open Public Hearing:

C. Receive Public Comments:

D. Close Public Hearing.

E. Discussion and Action to adopt Ordinance No. 1402 an Ordinance of the Town of Little Elm, Texas, amending Chapter 106, "Zoning," of the Town's Code of Ordinances through textual changes to Section 106-28 (Use Chart) and 106-35 (Conditional Uses), to provide that (1) Townhouse uses in Light Commercial and Heavy Commercial Districts shall require a Specific Use Permit, (2) Auto/Boat Repair, Major, in Light Commercial Districts shall require a Specific Use Permit, and (3) conditions related to Townhouse be deleted; providing for repealing, savings, and severability clauses; and providing an effective date.

11. Reports and requests for Town Council consideration and appropriate action:

A. Discussion and Action to adopt Ordinance No. 1403 an Ordinance of the Town of Little Elm, Texas, adopting a "Standard Details" addendum to the Town of Little Elm's Consolidated Subdivision Ordinance, located as Appendix A in the Town's Code of Ordinances; providing a saving clause; providing a severability clause; providing a repealer clause; and providing for an effective date. (Director of Development Services Jason Laumer)

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

A. Town Secretary Monthly Report for June 2017.

B. Development Services Monthly Report for June 2017.

C. Public Works Monthly Report for June 2017.

D. Police Department Monthly Reports for June 2017.

E. Fire Department Monthly Reports for June 2017.

F. Parks, Recreation and Library Monthly Reports for June 2017.

13. 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.

14. 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.

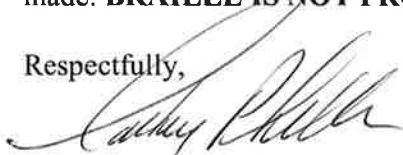
D. Section 551.087 to discuss Economic Development.

15. 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,



Town Secretary

This is to certify that the above notice was posted on the bulletin board at the Town Hall Center this 14th day of July 2017.