

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

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

**Public Hearing & Regular Council**

**Tuesday, November 20, 2018 - 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 JD Schletewitz of New Leaf 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  - B. Items to be withdrawn from Consent Agenda.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. Discussion with Council regarding the alternate work schedule. (Assistant to Town Manager Caitlan Biggs)
  - 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. Presentations:

A. Presentation of 2017 CAFR Award to Finance Department. (Mayor David Hillock)

B. Proclamation recognizing Chad Lacerte. (Mayor Hillock)

5. 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 551.042, Texas Government Code.

6. 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 November 6, 2018 Workshop and Regular Meeting. (Town Secretary Kathy Phillips)

B. Award Bid 2019-151 for the construction of the McCord Park Phase 2 Dog Park Improvements to Ratliff Hardscape, LTD in an amount not to exceed \$1,429,368.56, authorize use of contingency funds, if needed, and to authorize the Town Manager to execute the agreement. (Town Engineer Wesley Brandon)

C. First Amendment to Amended and Restated Ground Lease Purchase Agreement for Area 1 and Area 2 Located in the Town of Little Elm, Denton County, Texas. (EDC Executive Director Jennette Killingsworth-Espinosa)

- D. First Amendment to Amended and Restated License Agreement to Improve, Use and Maintain Area 3 for Park Purposes. (EDC Executive Director Jennette Killingsworth-Espinosa)
  - E. First Amendment to Amended and Restated Ground Lease Purchase Agreement for Area 4 located in Town of Little Elm, Denton County, Texas. (EDC Executive Director Jennette Killingsworth-Espinosa)
  - F. i. First Amendment to Amended and Restated Ground Lease Purchase Agreement for Area 5 Located in the town of Little Elm, Denton County, Texas. (EDC Executive Director Jennette Killingsworth-Espinosa)
  - G. Town of Little Elm, Texas and Palladium USA International, Inc. First Amendment to Amended and Restated Chapter 380 Economic Development Program Agreement. (EDC Executive Director Jennette Killingsworth-Espinosa)
  - H. Authorization to purchase Virtual Server and Storage Infrastructure Upgrade Project from Technology Assets, LLC dba Global Asset for the purchase price of \$190,651.00. (Chief Financial Officer Karla Stovall)
  - I. Authorization to use the City of Frisco contract with Galls, LLC for the purchase of Police Department Uniforms. (Chief Financial Officer Karla Stovall)
  - J. Authorization to dispose of sludge and bulk waste at the unit price of \$24.50 per ton and \$46.00 per ton with Denton Municipal Landfill. (Chief Financial Officer Karla Stovall)
7. Public Hearing: on request to rezone approximately 22.254 acres of land from Light Commercial (LC) to Planned Development-Single Family 4 (PD-SF4) to allow for a residential development with modified standards, generally located at the northeast corner of Witt Road and King Road, within Little Elm's town limits. (Director of Development Services Fred Gibbs)
- A. Staff Comments:
  - B. Open Public Hearing:
  - C. Receive Public Comments:

D. Close Public Hearing:

E. Discussion and Action to adopt Ordinance No. 1473 an Ordinance of the Town of Little Elm, Texas, amending the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, by rezoning approximately 22.25 acres of land from Light Commercial (LC) to Planned Development – Single Family 4 (PD-SF4), generally located at the northeast corner of Witt Road and King Road, 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 to rezone approximately 5.1107 acres of land from Light Commercial (LC) to Planned Development-Light Commercial (PD-LC) to allow for the use of retail, restaurant, and medical office with modified development standards, generally located on the southeast corner of Smotherman Road and FM 423, within Little Elm's town limits. (Director of Development Services Fred Gibbs)

A. Staff Comments:

B. Open Public Hearing:

C. Receive Public Comments:

D. Close Public Hearing:

E. Discussion and Action to adopt Ordinance No. 1474 an Ordinance of the Town of Little Elm, Texas, amending the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, by rezoning approximately 5.11 acres of land from Light Commercial (LC) to Planned Development – Light Commercial (PD-LC), to allow for retail, restaurant, and office use with modified development standards, generally located on the southeast corner of Smotherman Road and FM 423, 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.

9. Public Hearing: on request for a Specific Use Permit on approximately 0.04 acre of land zoned Light Industrial (LI) to allow the use of a communication tower, generally located on the south side of U.S. Highway 380, approximately 2,400 feet west of Doe Creek Road, within Little Elm's town limits. (Director of Development Services Fred Gibbs)

A. Staff Comments:

B. Open Public Hearing:

C. Receive Public Comments:

D. Close Public Hearing:

E. Discussion and Action to adopt Ordinance No.1475 an Ordinance of the Town of Little Elm, Texas, amending the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, as amended by issuing a Specific Use Permit for Communication Tower Use on approximately 0.04 acre tract of land currently zoned Light Industrial (LI); generally located on the south side of U.S. Highway 380, approximately 2,400 feet west of Doe Creek Road; providing that this Specific Use Permit is established subject to certain conditions as set forth herein; providing a saving clause; correcting the official zoning map; providing a penalty; providing a severability clause; providing a repealer clause; and providing an effective date.

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

A. Discussion and Action to approve Development Agreement for Brazos North Tract (Calloway Trails/K Hovnanian Homes LLC) (Director of Development Services Fred Gibbs)

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

A. Town Secretary Monthly Report for October 2018.

B. Development Services Monthly Report for October 2018.

C. Public Works Monthly Report for October 2018.

D. Police Department Monthly Reports for October 2018.

E. Fire Department Monthly Report for October 2018.

F. Parks, Recreation, Library and Animal Services Monthly Report for October 2018.

G. Letter of appreciation from resident regarding Valeni Bloemker, Chief Plans Examiner.

12. 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.

13. 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.

14. 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,



Cathy Miller  
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 November 2018.**