

**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, April 15, 2008 - 7:00 PM**  
**Town Hall Center---Council Chambers---100 W Eldorado Parkway**

1. **Roll Call/Call to Order Public Hearings and Regular Town Council Meeting.**
2. **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.
3. **Public Hearing: on request for a Specific Use Permit for a Manufactured Home in Single Family Residence A-2 on approximately 0.625 acres out of the J Clark Survey, Abstract 252, a portion of Lot 1, Block A of the Muehlstein Paradise Subdivision, currently zoned A-2. The property is located on the northeast corner of the dead end of Hillside Beach Drive and Edge of Lewisville Lake, Little Elm, Denton County, Texas.**
4. **Close Public Hearing**

5. **Discussion and Action to adopt Ordinance No. Ordinance No. 893, 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 Manufactured Home and related uses on property presently zoned A-2 Single Family Residence (A-2 #250) and generally located on the northeast corner of Hillside Beach Drive and Edge of Lewisville Lake on Lot 1, Block A of the Muehlstein Paradise Subdivision (and as more fully described in the Ordinance), providing that this Specific Use Permit is established to subject to certain conditions as set forth herein; correcting the official zoning map; providing for a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2000) for each offense; providing for a severability clause; providing for a repealer clause; providing an effective date; and ordaining other provisions related to the subject matter hereof. (Planning Director)**
  
6. **Presentation and Announcement:**  
Persons may address the Town Council on any issue. This is the appropriate time for citizens to address 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.
  
7. **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 April 1, 2008 Public Hearings & Regular Meeting
  - B. Minutes of the April 1, 2008 Pre-Council Meeting
  - C. Acceptance of Drainage and Access Easement for a storm sewer in Sunrise Bay (Town Engineer)
  - D. Approve staff recommendation to enter into a Memorandum of Understanding with the Texas Department of Public Safety for radio interoperability frequencies. (Fire Chief)
  - E. Approve staff recommendation for permission to apply for North Texas Council of Governments Citizen Corp Grant (Fire Chief)

8. **Reports and requests for Town Council consideration and appropriate action:**
- A. Presentation: of Sanitary Sewer System Evaluation for sewer basin 2 (west area of Town) by Lee Allison of Allison Engineering Group. Council to provided direction for Town Staff.
  - B. Discussion and comments regarding November 2008 and up coming elections in the Town. (Edee Hansen)
  - C. Discussion and Action to adopt Ordinance No.895 an Ordinance of the Town of Little Elm Texas, annexing adjacent and contiguous territory, as described in Exhibit A and as depicted in Exhibit A.1, to the Town of Little Elm Texas, finding that all necessary and required legal conditions have been satisfied; providing that such area shall become a part of the Town and that the owners and inhabitants thereof shall be entitled to the rights and privileges of other citizens and be bound by the acts, ordinances, resolutions and regulations of the Town of Little Elm now in effect and to be hereafter adopted; further approving and adopting a service plan for the annexed area; further providing for amending and correcting the official boundaries of the town as heretofore adopted; providing a severability clause; and providing for said ordinances to take effect and be in force from and after its passage. (Annexation of the McCord/Walker Tract located on King Road) (Planning Director)
  - D. Discussion and Action to adopt Resolution No. 04150801 a Resolution of the Town Council of the Town of Little Elm Texas, establishing prohibited parking locations pursuant to 98-101(C) of the Town of Little Elm Code of Ordinances; and providing for an immediate effective date. (Stardust Ranch) (Police Chief)
  - E. Discussion and Action to authorize the Town to issue a check in the amount of \$13,188.00 to be deposited into the registry of the Denton County courts as the condemnation award in the Town of Little Elm v. Frisco Ranch Real Estate Investment Group, LLC, condemnation suit. (generally located at 306 East Eldorado Parkway/east of Beard Park) (Public Works Director)
  - F. Discussion and Action to authorize town staff to finalize the acquisition of right of way for the King Road Paving and Drainage Project for the Northwest Ranch, LTD parcel in the amount of \$161,865 and for the Molidor, L.P. parcel for the amount of \$46,161 and authorize the Town Manager to execute necessary documents for said acquisitions. (Public Work Director)

- G. Discussion and Action on staff recommendation to set a Joint Town Council and Capital Improvements Advisory Committee workshop for Thursday May 1, 2008 at 6:30 p.m. and call for a Public Hearing to update the Town's Land Use Assumptions and Water, Wastewater, and Roadway Impact Fees on Tuesday, June 3, 2008 (Public Works Director)
  - H. Discussion and Action to submit recommendations for Election of Officer and Directors for the North Central Texas Council of Governments 2008-2009 Executive Board. (Town Manager)
  - I. Discussion and comments regarding house located at 3081 Big Leaf. (Planning Director)
  - J. Traffic Update.
9. **The Town Council will hold a Closed (executive) session meeting pursuant to Chapter 551, Texas Government Code, Vernon's Texas Code Annotated, in accordance with the authority contained in:**
- A. Section 551.071 Consultation with Town Attorney to receive legal advice concerning legal matters and contemplated litigations.
    - 1. Proposed Settlement Offer: Sadeghian et al. vs. Little Elm; Case No. 4:07cv159
    - 2. Absolute Development, LLC PMR/WHM, Ltd, and Frisco Hill, LP v. Town of Little Elm
    - 3. Town vs. Ajro Real Estate Investment
  - B. Section 551.072 Discussion and deliberation on the purchase, exchange, lease, or value or real property.
    - 1. Land acquisition
10. **Discussion and consideration to take any action necessary as the result of the Closed (executive) session.**
- A. Section 551.071
    - 1. Proposed Settlement Offer: Sadeghian et al. vs Little Elm: Case NO. 4:07cv159
    - 2. Absolute Development, LLC PMR/WHM, Ltd., and Frisco Hill, LP v. Town of Little Elm

- 3. Town vs. Ajro Real Estate Investment
  - B. Section 551.072 Land Acquisition
- 11. **FYI: (All matters are provided to the Town Council for informational purposes only)**
  - A. TML Legislative Update for March 28, 2008
  - B. Departmental Monthly Reports for March 2008
  - C. Revenue & Expenditures Report March 2008
- 12. **Adjourn:**

**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 11th day of April 2008.**