

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

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

Workshop, Public Hearing & Regular Council

**Tuesday, December 3, 2013 - 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 - A. Items to be withdrawn from Consent Agenda.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. Presentation on Hilltown. (Director of Development Services)
 - E. Discussion regarding revisions to Chapter 106-28 (Use Chart) and 106-35 (Conditions Uses) of the Little Elm Code of Ordinances to create standards for commercial kiosks. (Community Services 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 Regular Town Council Immediately Following Council Workshop.
3. Opening Prayer: Pastor Richard Stevens-Living Word Baptist Church.
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. Public Hearing regarding a request for a Specific Use Permit for an Automated Car Wash (Fast Lane Express) on approximately 1.65 acres of land, generally located east of FM 423 and south of Little Elm Parkway, currently zoned Light Commercial district (LC). All interested citizens are welcome to attend the hearing and participate is 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. 1183 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 an Automated Car Wash Use on property currently zoned Light Commercial District (LC), generally located east of FM 423 and south of Little Elm Parkway, 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. (Community Services Manager)
6. Public Hearing regarding a request for a Specific Use Permit for an Automated Car

Wash (American Auto Spa) on approximately 1.15 acres of land, generally located north of Little Elm Parkway and west of FM 423, currently zoned Light Commercial district (LC). All interested citizens are welcome to attend the hearing and participate is 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. 1184 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 an Automated Car Wash Use on approximately 1.15 acres of land currently zoned Light Commercial District (LC), generally located on a Front Pad Site of the northwest corner of FM 423 and Little Elm Parkway, 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. (Community Services Manager)

7. Public Hearing to consider proposed assessment to be levied against the assessable property within the Valencia of the Lake Public Improvement District No. 1 (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act"). The general nature of the proposed improvements authorized by the Act to be undertaken and financed for the benefit of the property within the District (the "Authorized Improvements") include, but are not limited to, landscaping, entryway features, water, wastewater, sidewalks, streets, roadways, off-street parking, draining system, trails, parks and open space. The proposed Authorized Improvement to be under taken at this time (the "2014 Improvements") include sanitary sewer improvements, storm drainage improvements, road improvements, and water improvements. The total cost of the 2014 Improvements is approximately \$16,625,000. The estimated cumulative cost of subsequent phases is \$28,375,000. The boundaries of the District are described in Exhibit A attached to notice and made a part hereof for all purposes. All written and oral objections on the proposed assessment within the District will be considered at the public hearing. A copy of the Proposed Major Improvements and Phase 1 Assessment Roll relating to the 2014 Improvements, which include the assessments to be levied against each parcel in the District, is available for public

inspection at the office of the Town Secretary, 100 W. Eldorado Parkway, Little Elm, Texas, 75068. All interested citizens are welcome to attend the hearing and participate is 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.

8. Public Hearing on the creation of a Reinvestment Zone and its benefits to the Town of Little Elm, and its property within the proposed Reinvestment Zone, which consists of approximately 447.942 acres generally located in the Extraterritorial Jurisdiction of the Town of Little Elm, Denton County, Texas, located south of Doe Creek Road, west of Gee Road and on the shore of Lake Lewisville, and more particularly described by metes and bounds establish in Public Hearing notice. At the Public Hearing, any interested person may speak for or against the creation of the Reinvestment Zone, its boundaries, or the concept of Tax Increment Financing, following the Public Hearing, Little Elm Town Council will consider adoption of an Ordinance creating the Reinvestment Zone. (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.

9. 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.

10. 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 19, 2013 Meeting. (Town Secretary)

B. Final Plat-Paloma Creek South Phase 8B from Petitt Barraza LLC, generally located south of Abbey Creek Drive and along Megan Creek Drive, with Little Elm's ETJ. (Community Services Manager)

C. Final Plat- Paloma Creek South Phase 13A from Petitt Barraza LLC, generally located along Rose Garden Drive and Freesia Drive, within Little Elm's ETJ. (Community Services Manager)

D. Final Plat- Meineke Car Care from Williams and Frost Construction generally located on the northwest corner of FM 423 and Sunflower Drive, within Little Elm town limits. (Community Services Manager)

E. Direct Fire Chief to enter in an Interlocal Cooperation Agreement on behalf of the Town of Little Elm, to provide Ambulance Service in designated unincorporated areas of Denton County. (Fire Chief)

F. Direct Fire Chief to enter in an Interlocal Cooperation Agreement on behalf of the Town of Little Elm, to provide Fire Protection Services in designated unincorporated areas of Denton County. (Fire Chief)

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

A. Discussion and Action to authorize Town Staff to complete the purchase of the following: Broadcast System including character generator, Votelynz XLG Voting System, and Encoder and remote video indexing kit in the amount of \$64,600.35 from Swagit Productions, LLC through an inter-local agreement with Harris County, Texas. (Fire Chief)

B. Discussion and Action to award construction contract for the Marion Drive Reconstruction in the amount of \$767,948.00 to Quality Excavation, LTD of Aubrey, Texas and authorize the Town Manager to execute a contract for the same.

(Director of Development Services)

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

- A. Thank you to Officer Eric Olson from resident.
- B. Thank you to Sergeant Jay Compton, Officer Sean Kinney and Detective Reid Rossmann from City of Corinth Police Chief.
- C. Commendation regarding Sergeant Stoney Ward on his graduation from School of Police Supervision at the Institute for Law Enforcement Administration.

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.

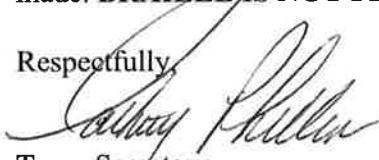
D. Section 551.087 to discuss Economic Development.

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,

A handwritten signature in cursive script, appearing to read "Cathy Miller".

Town Secretary

This is to certify that the above notice was posted on the bulletin board at the Town Hall Center this 27th day of November 2013.