

**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, June 16, 2015 - 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. Opening Prayer: Curtis Cornelious-Praise Fellowship Worship Center.
  - B. Items to be withdrawn from Consent Agenda.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 regarding Town Strategic Goals and Council Governance Policy. (Town Manager-Matt Mueller)
  - F. Discussion regarding Robinson Ridge and Castleridge Connector. (Assistant Town Manager-Doug Peach)
  - G. 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
  - H. 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. Announcements/Presentation:
  - A. Friends of Library Scholarship presentations.
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 551.072, 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. Accept Minutes of the June 2, 2015 Workshop, Public Hearing and Regular Meeting. (Town Secretary-Kathy Phillips)
  - B. Final Plat Frisco Hills Elementary School, Lot 1, Block A, from RLK Engineering, generally located on the southwest corner of Rockhill Parkway and Cypress Hill Drive, within Little Elm's ETJ. (Community Services Manager-Dusty McAfee)
  - C. Final Plat Park View Apartments from Votex Surveying Company generally located on the northwest corner of FM 423 and King Road, within Little Elm town limits. (Community Services Manager-Dusty McAfee)

- D. Replat Lakeside Crossing Auto from Lakshmi Investments, generally located on the southwest corner of Eldorado Parkway and Lobo Lane, within Little Elm town limits. (Community Services Manager-Dusty McAfee)
  - E. Interlocal Cooperative Agreement between the Town of Little Elm and Denton County for Tax Collections. (Chief Financial Officer-Karla Stovall)
  - F. Final Acceptance of water, sewer and streets for Valencia on the Lake Phase 1. (Director of Development Services-Jason Laumer)
  - G. Engineering Task Order for assistance with TxDOT reimbursement on FM 423 North - Water and Sewer Relocations between the Town of Little Elm and Freese & Nichols for the amount of \$11,000.00 and authorize the Town Manager to execute contract for the same. (Director of Development Services-Jason Laumer)
  - H. Authorization to purchase office supplies, furniture and equipment from Office Depot through an Interlocal Agreement with the Cooperative Purchasing Network (TCPN) (Purchasing Agent-Dawn Berry)
  - I. Authorization to purchase office supplies, furniture and equipment from Staples through an Interlocal Agreement with Tarrant County. (Purchasing Agent-Dawn Berry)
7. Public Hearing: to discuss and action on proposed revisions to Chapter 86 (Signs) of the Code of Ordinances. 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 Report.
  - B. Open Public Hearing.
  - C. Receive Public Comments.
  - D. Close Public Hearing.
  - E. Discussion and Action to adopt Ordinance No. 1282 an Ordinance of the Town of Little Elm, Texas, repealing Ordinance No. 972; amending The Code of Ordinances

of the Town by amending Chapter 86 (Signs), to establish revised sign regulations and standards within the corporate limits and the ETJ; providing a savings clause; providing a penalty; providing a severability clause; providing a repealer clause; and providing an effective date. (Community Services Manager-Dusty McAfee)

8. Public Hearing: regarding request to rezone approximately 19.8 acres of land from Agriculture District (AG) to Planned Development-Single Family District (PD-SF) and approximately 34.9 acres of land from Agricultural District (AG) to Planned Development-Light Commercial District (PD-LC), generally located on the northwest corner of University Drive and FM 2931, within Little Elm's 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 Report.

B. Open Public Hearing.

C. Receive Public Comments.

D. Close Public Hearing.

E. Discussion and Action to adopt Ordinance No. 1283 an Ordinance of the Town of Little Elm, Texas, amending The Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, by rezoning approximately 19.8 acres of land from Agricultural District (AG) to Planned Development-Single Family (PD-SF), to allow for a residential subdivision with modified development standards, and approximately 34.9 acres of land from Agricultural District (AG) to Planned Development –Light Commercial (PD-LC), generally located on the northwest corner of University Drive and FM 2931, within Little Elm town limits; 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. (Community Services Manager-Dusty McAfee)

9. Public Hearing: to accept public comments and discuss the petition, filed by CADG Lincoln Park, L.L.C. a Texas limited liability company, requesting that Little Elm create a public improvement district, to include property owned by the Petitioner as follows:

A. **General Nature of the Proposed Authorized Improvements.** The general nature of the proposed public improvements (collectively, the "Authorized Improvements")

may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the district (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (vi) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vi) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the Town and confer a special benefit upon the Property.

**Estimated Cost of the Authorized Improvements.** The Petitioner estimates that the cost to design, acquire, and construct the Authorized Improvements, together with bond issuance costs, legal and financial fees, credit enhancement costs and costs incurred in the establishment, administration, and operation of the District is \$15,000,000.00. **Proposed District Boundaries.** The District is proposed to include approximately 80.605 acres of land generally located approximately at the northeast intersection of Highway 380 and Oak Grove Road and within the corporate city limits of the Town of Little Elm as more particularly described by a metes and bounds description available at Little Elm Town Hall and available for public inspection. **Proposed Method of Assessment.** Little Elm shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal) without penalty, and certain assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest). **Proposed Apportionment of Cost between the District and the Town.** Little Elm will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the public improvement district property, and possible tax increment reinvestment zone revenue. No municipal property in the public improvement district shall be assessed. Petitioner(s) or any developer of the Property may also pay certain costs of the improvements from other funds available to the Petitioner(s) or any developer of the Property. **During the Public Hearing, any interested person may speak for or against the establishment of the District and the advisability of the improvements made for the benefit of the property within the district.**

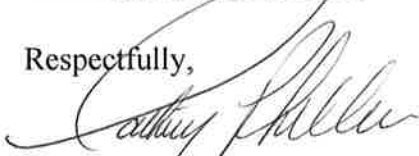
- B. Staff Report.
  - C. Open Public Hearing.
  - D. Receive Public Comments.
  - E. Close Public Hearing.
  - F. Discussion and Action to adopt Resolution No. 06161501 a Resolution of the Town of Little Elm, Texas authorizing and creating the Hillstone Pointe Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code; providing for related matters; and providing an immediate effective date. (Director of Development Services-Jason Laumer)
10. Reports and requests for Town Council consideration and appropriate action:
- A. Discussion and Action to approve First Amendment to the Keck Development Agreement, and Public Improvement District Agreement. (Director of Development Services-Jason Laumer)
11. FYI: (All matters are provided to the Town Council for informational purposes only)
- A. Town Secretary Monthly Report for May 2015.
  - B. Development Services Monthly Report for May 2015.
  - C. Public Works Monthly Report for May 2015.
  - D. Police Department Monthly Reports for May 2015.
  - E. Fire Department Monthly Reports for May 2015.
  - F. Parks, Recreation and Library Monthly Reports for May 2015.
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.
    - 1. Matters relating to City of Lakewood Village CCN and Boundary Adjustment.
    - 2. Matters relating to City of Crossroads.
  - 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.
    - 1. Matters relating to City of Lakewood Village CCN and Boundary Adjustment.
    - 2. Matters relating to City of Crossroads.
  - 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. **BRaille 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 12th day of June 2015.**