

**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 18, 2019 - 6:00 PM**  
**Town Hall Center---Council Chamber---100 W Eldorado Parkway**

1. Call to Order Council Work Shop at 6:00 p.m.
  - A. Invocation: Pastor Tyrone Hannah Cornerstone Community Church.
  - B. Pledge to the Flags.
  - C. Items to be withdrawn from Consent Agenda.
  - D. Emergency Items if posted.
  - E. Request by the Town Council for items to be placed on a future agenda for discussion, and recognition of excused absences.
  - 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. Presentations: to outgoing Planning and Zoning members Yvonne Allen-Esakoff and Rod Luther. (Director of Development Services Fred Gibbs)
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 4, 2019 Workshop and Regular Meeting. (Town Secretary Kathy Phillips)
  - B. Approve "Letter of Engagement" from Weaver for audit services for fiscal year ended September 30, 2019. (Chief Financial Officer Karla Stovall)
  - C. Approve Second Amended and Restated Chapter 380 Economic Program and Performance Agreement between GCRE/TX Main Marketplace LLC and the Little Elm Economic Development Corporation. (EDC Executive Director Jennette Espinosa)
  - D. Acceptance of Common Area Deed (Valencia on the Lakes Phase 3A) from Beazer Homes to the Town of Lot 5X, Block 30, Valencia on the Lake 3A, an Addition to the Town of Little Elm, Texas, Teodoro Rodriguez Survey, Abstract No. 1068, Denton County, Texas, according to the plat thereof recorded as Document No. 20180105000460, Plat Records of Denton County, Texas. (Director of Development Services Fred Gibbs)
  - E. Adopt Ordinance No. 1506 an Ordinance of the Town Council of Little Elm, Texas ("Town"), authorizing certain budget amendments pertaining to the Fiscal Year 2018-2019 Budget; and providing an effective date. (Chief Financial Officer Karla Stovall)
  - F. Approve 1st Contract Amendment to Interlocal Cooperative Agreement for Teen Court Services between the Town of Little Elm and Collin County. (Chief Financial

Officer Karla Stovall)

- G. Authorize the purchase and installation of a Step Screen Control Panel from Huber Technology, in the amount of \$28,058. (Purchasing Manager Rebecca Hunter)
  
- 6. Public Hearing to consider proposed modifications to the Duplex Zoning District Standards located within Section 106.03.02 (Zoning Districts-Residential) of Chapter 106 (Zoning Ordinance of the Town's Code of Ordinances. (Director of Development Services Fred Gibbs/Town Planner Skye Thibodeaux)
  - A. Staff Report:
  
  - B. Open Public Hearing:
  
  - C. Receive Public Comments:
  
  - D. Close Public Hearing:
  
  - E. Discussion and Action to adopt Ordinance No. 1501 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 106.03.02.i (Duplex Two Family District); providing for repealing, savings and severability clauses; and providing an effective date.
  
- 7. Public Hearing to consider request to rezone approximately 64.219 acres of land from Community Facilities (CF) to Planned Development –Community Facilities (PD-CF) to allow for the use of Accessory Structures with modified development standards, generally located at the northwest and northeast corners of Waterside Drive and Walker Lane, within Little Elm's town limits. (Director of Development Services Fred Gibbs/Town Planner Skye Thibodeaux)
  - A. Staff Report:
  
  - B. Open Public Hearing:
  
  - C. Receive Public Comments:
  
  - D. Close Public Hearing:

- E. Discussion and Action to adopt Ordinance No. 1503 an Ordinance of the Town of Little Elm, Texas, amending the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, as amended, by zoning approximately 64.219 acres of land from Community Facilities District (CF) to Planned Development-Community Facilities (PD-CF) to allow for the use of accessory structures with modified development standards; generally located at the northwest and northeast corners of Waterside Drive and Walker Lane; 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.
8. Public Hearing to consider request to amend the Breezeway Business Park Planned Development (Planned Development Ordinance No. 1480) on approximately 8.0 acres of land, generally located on the north side of King Road, approximately 2,367 feet west of Witt Road, within Little Elm's town limits. (Director of Development Services Fred Gibbs/Town Planner Skye Thibodeaux)
- A. Staff Report:
  - B. Open Public Hearing:
  - C. Receive Public Comments:
  - D. Close Public Hearing:
  - E. Discussion and Action to adopt Ordinance No. 1504 an Ordinance of the Town of Little Elm, Texas, amending the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, herefore amended, by amending Planned Development-Light Commercial (PD-LC Ordinance No. 1480) on approximately 8.0 acres of land to allow for the use of Office/Warehouse with modified development standards, generally located on the north side of King Road, approximately 2,367 feet west of Witt Road; correcting the official zoning map; providing a saving clause; providing a severability clause; providing a penalty; and providing for an effective date.
9. Reports and requests for Town Council consideration and appropriate action:
- A. Discussion and Action to adopt Ordinance No. 1505 an Ordinance of the Town of Little Elm, Texas, repealing Ordinance No. 1408 in its entirety, by revising and replacing the Development Services Comprehensive Fee Schedule; providing a savings clause; providing a severability clause; providing a repealer clause; and providing an effective date. (Director of Development Services Fred Gibbs)

- B. Discussion and Action to adopt Resolution No. 06181901 an Resolution of the Town Council of the Town of Little Elm, Texas, appointing a Mayor Pro-tem for a one year term of office, providing for an effective date. (Council)
  - C. Discussion and Action to appoint member as Council Liaison to the Little Elm Economic Development Corporation Board of Directors. (Council)
  - D. Discussion and Action to appoint member as Council Liaison to the Little Elm Community Development Corporation Board of Directors. (Council)
10. 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.
11. 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.

12. 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,

A handwritten signature in blue ink, appearing to read "Cathy Miller", is written over the word "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 June 2019.**