



City of Lewisville, TX

City Council

Agenda

151 W Church Street
Lewisville, Texas 75057

Monday, May 6, 2024

6:45 PM

Lewisville City Hall

Anyone wishing to submit comments prior to the meeting may do so through e-comments. To access e-comments, go to <https://cityoflewisville.legistar.com/Calendar.aspx> and utilize the e-comments link located to the far right hand side of the line containing this meeting details and agenda. E-comments will be accepted until 5:45 p.m. prior to the meeting.

Call to Order and Announce Quorum is Present

Workshop Session - 6:45 P.M.

***Items discussed during Workshop Session may be continued during the Regular Session if time does not permit holding or completing discussion of the item during Workshop Session.*

A. [Discussion of Consent and Regular Agenda Items](#)

Regular Session - 7:00 P.M.

A. Invocation - Deputy Mayor Pro Tem Patrick Kelly

B. Pledge to the American and Texas Flags - Mayor Pro Tem William Meridith

C. Proclamation

1. [Proclamation Declaring the Week of May 5-11, 2024 as "National Correction Officer's Week"](#)
2. [Proclamation Declaring the Week of May 12-18, 2024 as "National Police Week", and May 15, 2024 as "National Peace Officers Memorial Day"](#)
3. [Proclamation Declaring the Week of May 5-11, 2024 as "National Drinking Water Week"](#).
4. [Proclamation Declaring the Month of May, 2024 as "Bike Month" and May 17, 2024 as "Bike To and From Work Day"](#)

D. Presentation

1. [Council Canines](#)

ADMINISTRATIVE COMMENTS:

The Gene Carey Animal Shelter and Adoption Center is currently at capacity for large dogs. A City Council member will highlight a large dog for adoption. The adoption fee for this pet has been waived and all adoptions come with sterilization, microchip, rabies vaccination, and one year of City registration (if Lewisville resident). The Gene Carey Animal Shelter and Adoption Center is located at 995 E. Valley Ridge Blvd. Adoption Center hours are Tuesday from 12 p.m. - 7 p.m., Wednesday - Friday from 10 a.m. - 5 p.m., and Saturday from 12 p.m. - 5 p.m.

E. Visitor/Citizens Forum

Speakers must address their comments to the Mayor rather than to individual Council members or staff. Speakers should speak clearly and state their name and address prior to beginning their remarks. Speakers will be allowed 5 minutes for testimony. Speakers making personal, impertinent, profane or slanderous remarks may be removed from the meeting. Unauthorized remarks from the audience, stamping of feet, whistles, yells, clapping, and similar demonstrations will not be permitted. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.

F. Consent Agenda

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member or citizen so request. For a citizen to request removal of an item, a speaker card or e-comment must be filled out and submitted to the City Secretary.

1. [APPROVAL OF MINUTES: City Council Minutes of the April 15, 2024, Workshop Session, and Regular Session.](#)
2. [Approval of a Professional Services Agreement with Brandstetter Carroll, Inc., \(BCI\), Dallas, TX, in the Amount of \\$115,000 for Professional Engineering Services for the Conceptual Design and Opinion of Probable Cost for Steven L. Bacchus Public Services Center Buildings A, B/C, and D Remodel and Replacement, and Master Plan; and Authorization for the City Manager, or her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The 2019 organizational facilities needs assessment completed by Parkhill,

Smith, and Cooper identified existing and future needs for City facilities. It recommended the replacement of several existing buildings at the Steven L. Bacchus Public Services Center, expanding the available square footage, as well as remodeling the existing space. This project will provide a conceptual site plan for the entire complex as a framework for future projects. The project will also consider incorporating stormwater management best management practices, solar energy, rainwater collection, native landscaping, and other sustainability initiatives. Funding for the project is available in the Kealy Complex Remodel capital project.

RECOMMENDATION

That the City Council approve the agreement and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption above.

3. [Approval of an Agreement with the Friends of LLELA \(FOL\) and the City of Lewisville; and Authorization for the City Manager, or her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The proposed agreement between the City of Lewisville and the Friends of LLELA (FOL) outlines the roles and responsibilities of both parties in providing support and services. It establishes a formal relationship with FOL for a term of five years, automatically renewable for additional five-year terms unless terminated by either party with 60 days notice. This agreement reflects a proactive and collaborative approach to environmental stewardship and community engagement, emphasizing the significance of partnerships between governmental agencies and non-profit organizations in working towards common conservation objectives.

RECOMMENDATION:

That the City Council approve the agreement and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption above.

4. [Ratification of an Amendment to the Agreement Between the City of Lewisville and Halff Associates, Inc. to Perform Landscape Architecture and Engineering Services for Lake Park Emergency Erosion and Trail Repairs, Adding \\$23,500 to the Initial Agreement Amount of \\$49,200, for a Total Amount of \\$72,700; and Authorization for the City Manager to](#)

[Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

In 2023, Halff began design of emergency repairs for shoreline areas near the Pike Pavilion and Copperas Branch Trail to protect physical assets in the park while the Master Plan for Lake Park is being reviewed by the USACE. When the plans for the emergency shoreline repairs were submitted to the USACE for review, they requested additional surveys and environmental analysis not included in the original agreement. Staff expedited execution of the amendment so design of the analysis can begin immediately and prevent the loss of further shoreline. This now requires Council ratification due to the amount associated with the amendment for the additional design services. Funding is available in the Lake Park Improvements capital project.

RECOMMENDATION:

That the City Council ratify the agreement and authorize the City Manager to execute the agreement as set forth in the caption above.

5. [Approval of a Resolution for the Acceptance of the 2024 Homeland Security Grant Program's Urban Area Security Initiative \(UASI\) Grant Award in the Amount of \\$139,483.43 and Approval of a Supplemental Appropriation to the Grant Fund in the Amount \\$139,483.43.](#)

ADMINISTRATIVE COMMENTS:

The Office of Emergency Management received notice from the State of Texas Office of the Governor's Homeland Security Grants Division that the City of Lewisville has been awarded a grant in the amount \$139,483.43. Funding for this grant was given under the Urban Area Security Initiative (UASI) grant program. The intent of the UASI grant program is to support local efforts in preparing for threats and hazards that pose risk to the community, and to improve the regional ability to prevent, protect against, mitigate, respond to and recover from acts of terrorism. The focus of this grant is to increase the security at voting locations. The grant funding of \$139,483.43 will be used to purchase security camera trailers.

RECOMMENDATION:

That the City Council approve the resolution and supplemental appropriation as set forth in the caption above.

6. [Approval of the FY 2024-25 City Council Mission Objectives and Strategic Focus Areas.](#)

ADMINISTRATIVE COMMENTS:

During the Annual Planning Retreat held March 22-23, the City Council was asked to review its priority topics from the past year and to consider possible adjustments to that list. Proposed changes included adding two emerging topics and assigning next year's budget emphasis to areas where expanded resources might be needed. Staff would like to review the updated focus areas with the City Council to ensure that the final wording and interpretation matches City Council intent.

RECOMMENDATION:

That the City Council approve the FY 2024-25 City Council Mission Objectives and Strategic Focus Areas as presented.

G. Regular Hearing

7. [Consideration of an Alternative Standard Associated With Window Requirements for a Religious Facility on Lot 1, Block A, Chin Evangelical Baptist Church Addition, Containing 2.674 Acres, Located on the North Side of Bellaire Boulevard Approximately 570 Feet West of South State Highway 121 Business, at 175 Bellaire Boulevard, Zoned Local Commercial \(LC\) District, as Requested by Marlen Marquez, Wright Group Architects, on Behalf of Chin Evangelical Baptist Church, the Property Owner. \(24-02-1-ALTSTD\)](#)

ADMINISTRATIVE COMMENTS:

The Chin Evangelical Chapel Baptist Church is adding a gymnasium and additional parking. The IH-35E Corridor Overlay District of the Unified Development Code requires 40% of the ground floor facade to be comprised of windows and doors. As windows within a gymnasium are not appropriate, the applicant proposes a combination of windows and changes in building materials with a dark toned brick mix to mimic the pattern and rhythm of windows in lieu of the required 40% ground floor window requirement. The Planning and Zoning Commission recommended unanimous approval (7-0) on April 2, 2024.

RECOMMENDATION:

That the City Council approve the alternative standard as set forth in the caption above.

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director

8. [Consideration of Three Alternative Standards Associated With Landscaping, Building Envelope Standards and Architectural Standards for a Stand Alone Restaurant on Lot 3R1, Block A, Hebron Lakepointe Addition, Containing 1.104 Acres, Located on the South Side of Hebron Parkway Approximately 55 Feet East of Lakepointe Drive, Zoned General Business \(GB\) District, as Requested by Patrick Colliflower, Foresite Group, on Behalf of Dutch Bros Coffee, the Property Lessee. \(24-03-3-ALTSTD\)](#)

ADMINISTRATIVE COMMENTS:

Dutch Bros Coffee proposes a second drive through coffee restaurant in Lewisville along Hebron Parkway. During the engineering site plan review, the following three alternative standards were identified: a) to replace one required parking lot landscaping island with a central landscaped green area containing shrubs and three canopy trees; b) to provide enhanced pedestrian amenities and an elongated canopy in lieu of requiring the longest side of the building to be oriented towards the highest category roadway; and c) to reduce the required 40% ground floor window requirement to 10.4%. The development will provide enhanced landscaping across the entire site as well as pedestrian amenities along the trail easement at the rear of the property. The Planning and Zoning Commission recommended unanimous approval (7-0) on April 2, 2024.

RECOMMENDATION:

That the City Council approve the three alternative standards as set forth in the caption above.

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director

9. [Consideration of an Ordinance of the City Council of the City of Lewisville, Texas, Amending Chapter 16 \(Utilities\) of the Lewisville City Code by](#)

Deleting Division 2, Water Conservation and Water Management Plan, Sections 16-251 Through 16-259 and Replacing it with a new Water Conservation and Water Management Plan; Adopting a Water Conservation and Emergency Water Management Plan; Providing a Penalty, Severability, and an Effective Date; and Declaring an Emergency.

ADMINISTRATIVE COMMENTS:

Texas Administrative Code (TAC) Title 30, Chapter 288 requires cities to develop and implement a Water Conservation and Emergency Water Management Plan, and that these plans be updated every five (5) years. Lewisville's plans were last updated in 2019 and scheduled updates are now due to the Texas Commission on Environmental Quality (TCEQ). The City of Lewisville's Water Conservation and Emergency Water Management Plan has been modified to incorporate all minimum requirements of Title 30 TAC Chapter 288, and the Emergency Water Management Ordinance, which is the enforcement document, has been modified to adopt the revised plan.

RECOMMENDATION:

That the City Council approve the ordinance as set forth in the caption above.

10. Consideration of the Nomination of Deputy Mayor Pro Tem Patrick Kelly to the North Central Texas Council of Governments Regional Emergency Preparedness Planning Council; and Consideration of the Nomination of Councilmember Ronni Cade as Alternate Representative to the North Central Texas Council of Governments Regional Emergency Preparedness Planning Council.

ADMINISTRATIVE COMMENTS:

The North Central Texas Council of Governments (NCTCOG) Regional Emergency Preparedness Planning Council (EPPC) is composed of elected officials from participating cities and counties. Cities are grouped into population brackets in accordance with current population estimates. Deputy Mayor Pro Tem Patrick Kelly was nominated by City Council on May 1, 2023, to fill a vacancy, and was subsequently appointed as a member to the EPPC. His current term expires in August 2024. City Council will also need to consider an Alternate Representative to fill in for the representative if needed. Councilmember Ronni Cade currently serves as the Alternate Representative for this committee. The nomination form needs to be returned to the NCTCOG Executive Board no later than May 24, 2024. Deputy Mayor Pro Tem Patrick Kelly and Councilmember Ronni Cade have

expressed the desire to continue to serve.

RECOMMENDATION:

That the City Council consider the nomination of Deputy Mayor Pro Tem Patrick Kelly to EPPC appointment and the nomination of Councilmember Ronni Cade as an alternate appointment as set forth in the caption above.

11. [Consideration of an Appointment to the Denton County Homelessness Leadership Team.](#)

ADMINISTRATIVE COMMENTS:

The focus of the Denton County Homelessness Leadership Team (DCHLT) includes creating stronger community collaboration around community goals to end homelessness, better data collection and sharing, and educating and informing the community about solutions to homelessness and the community impact. The DCHLT is made up of representatives from Denton County, City of Denton, City of Lewisville, City of Sanger, board members from homelessness and housing providers, healthcare providers and members to the United Way of Denton County Board. The City of Lewisville appoints two members of the team (a council member and a city staff member/member of the community). Neighborhood Services Coordinator Ashleigh Feryan currently serves as the city staff member/member of the community. Councilmember Ronni Cade currently sits on the committee, and has asked that another council member replace her to provide a variety of representation since she also serves on the Denton County Behavioral Health Leadership Team.

RECOMMENDATION:

That the City Council consider an appointment to the Denton County Homelessness Leadership Team.

12. [Consideration of a Resolution Nominating Mayor TJ Gilmore for the 2024-2025 North Central Texas Council of Governments Executive Board.](#)

ADMINISTRATIVE COMMENTS:

The North Central Texas Council of Governments (NCTCOG) is currently seeking nominations for the Executive Board, which will be elected at the annual meeting of the General Assembly on Friday, June 14, 2024. The City of Lewisville has been invited to submit nominations for the Board. Mayor Gilmore has expressed interest

in being nominated. The deadline to submit nominations is May 13, 2024.

RECOMMENDATION:

That the City Council consider the resolution as set forth in the caption above.

13. [Consideration of a Resolution Nominating One Member to the Board of Managers of the Denco Area 9-1-1 District.](#)

ADMINISTRATIVE COMMENTS:

Jim Carter, former Mayor of Trophy Club, currently represents area municipalities on the Denco Area 9-1-1 District Board of Managers. Mr. Carter's term expires on September 30, 2024 and the District has requested that each participating city submit their nomination for a candidate to represent their municipality by 5:00 p.m. on May 31, 2024. Mr. Carter has indicated his interest to serve another term. Historically, the City Council has supported nominating Mr. Carter.

RECOMMENDATION:

That the City Council approve the resolution nominating one member to the Board of Managers of the Denco Area 9-1-1 District, as set forth in the caption above.

H. Reports Reports about items of community interest regarding which no action will be taken.

1. [City Council and Staff Reports](#)

I. Return to Workshop Session if Necessary

J. Closed Session

In Accordance with Texas Government Code, Subchapter D,

- 1. Section 551.072 (Real Estate): Property Acquisition*
- 2. Section 551.087 (Economic Development): Deliberation Regarding Economic Development Negotiations.*

K. Reconvene into Regular Session and Consider Action, if Any, on Items Discussed in Closed Session.

L. Adjournment

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

The City Council reserves the right, upon an approved motion, to suspend the rules to consider business out of the posted order.

The City Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

The Texas Open Meetings Act, codified in Chapter 551 of the Texas Government Code, does not require an agenda posting where there is a gathering of a quorum of the City Council at a social function unrelated to the public business that is conducted by the City Council, or the attendance by a quorum of the City Council at a regional, state or national convention or workshop, ceremonial event or press conference if formal action is not taken and any discussion of public business is incidental to the social function, convention, workshop, ceremonial event or press conference. The City Secretary's Office may occasionally post agendas for social functions, conventions, workshops, ceremonial events or press conferences; however, there is no legal requirement to do so and in the event a social function, convention, workshop, ceremonial event or press conference is not posted by the City Secretary's Office, nothing shall preclude a quorum of the City Council from gathering as long as "deliberations" within the meaning of the Texas Open Meetings Act do not occur.

I do hereby certify that the above notice of meeting of the City of Lewisville City Council was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on _____, 2024 at _____ AM.

Thomas Harris III, City Secretary