



City of Lewisville, TX

City Council

Agenda

151 W Church Street
Lewisville, Texas 75057

Monday, May 5, 2025

6:15 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 5:15 p.m. prior to the meeting.

Call to Order and Announce Quorum is Present

Workshop Session - 6:15 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](#)
- B. [Discuss and Consider Best Practices and Potential Code Updates Related to Trees and Tree Preservation](#)
- C. [Short-Term Rental Density Updates](#)

Regular Session - 7:00 P.M.

- A. **Invocation - Council Member Brandon Jones**
- B. **Pledge to the American and Texas Flags - Council Member Kristin Green**
- C. **Proclamations/Recognitions**
 - 1. [Proclamation Declaring the Week of May 4-10, 2025 as “National Correction Officer’s Week”, the Week of May 11-17, 2025 as “National Police Week”, and May 15, 2025 as “Peace Officers Memorial Day”](#)
 - 2. [Proclamation Declaring the Week of May 4-10, 2025, as “National Drinking Water Week” and May 18-24, 2025, as “National Public Works Week”](#)
 - 3. [Proclamation Declaring the Month of May, 2025, as “Bike Month” and May](#)

[31, 2025, as “Bike Ride with the Mayors Day”](#)

D. Presentation

1. [Presentation to Council Member Brandon Jones](#)

E. Public Hearing

1. [Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for an Accessory Building/Accessory Structure Greater than 800 Square Feet on 0.54 Acres, Legally Described as Timbercreek Acres Lot 1, Block C; Located at 1010 Timbercreek Drive; Zoned Single-Family Residential \(18,000 Square Foot Lot\) District \(R-18\); as Requested by Noel Galan, the Applicant, on Behalf of Regino Blanco, the Property Owner. \(Case No. 25-02-2-SUP\)](#)

ADMINISTRATIVE COMMENTS:

The property owner of 1010 Timbercreek Drive proposes to construct a garage and workshop that exceeds 800 square feet which requires the approval of a special use permit. The Planning and Zoning Commission recommended unanimous approval (7-0) on April 15, 2025.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director

2. [Public Hearing: Consideration of an Ordinance Granting a Zone Change From Light Industrial \(LI\) District to Single-Family Residential \(7,500 Square-Foot Lot\) \(R-7.5\) District, on 0.29 Acres, Legally Described as Lot 4E, Block 10, McKenzie-Hembry Addition; Located at 674 Hardy Street; as Requested by the City of Lewisville. \(25-02-5-Z\)](#)

ADMINISTRATIVE COMMENTS:

This City-initiated request is based on input from neighborhood meetings in the McKenzie-Hembry neighborhood and one-on-one meetings with the family of the record owners of 674 Hardy Street. The property was part of 28 acres rezoned from Single-Family Residential to Light Industrial in 1974. The lot is currently

vacant. The Planning and Zoning Commission recommended unanimous approval (7-0) on April 15, 2025.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director

3. [Public Hearing: Consideration of an Ordinance Granting a Zone Change From Light Industrial \(LI\) District to Single-Family Residential \(7,500 Square-Foot Lot\) \(R-7.5\) District, on 0.11 Acres, Legally Described as Lot 1C, Block 9, McKenzie-Hembry Addition; Located at 635 Willow Street; as Requested by the City of Lewisville. \(25-02-1-Z\)](#)

ADMINISTRATIVE COMMENTS:

This City-initiated request is based on input from neighborhood meetings in the McKenzie-Hembry neighborhood and one-on-one meetings with one of the owners of 635 Willow Street. The property was part of 28 acres rezoned from single-family residential to Light Industrial in 1974. The property contains a single-family home. The Planning and Zoning Commission recommended unanimous approval (7-0) on April 15, 2025.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director

4. [Public Hearing: Consideration of an Ordinance Granting a Zone Change From Light Industrial \(LI\) District to Single-Family Residential \(7,500 Square-Foot Lot\) \(R-7.5\) District, on 0.21 Acres, Legally Described as a Portion of Lot 1D, Block 9, McKenzie-Hembry Addition; Located at 630 Willow Street; as Requested by the City of Lewisville. \(25-02-4-Z\)](#)

ADMINISTRATIVE COMMENTS:

This City-initiated request is based on input from neighborhood meetings in the

McKenzie-Hembry neighborhood and one-on-one meetings with the family of the record owner of 630 Willow Street. The property was part of 28 acres rezoned from single-family residential to Light Industrial in 1974. The lot is currently vacant. The Planning and Zoning Commission recommended unanimous approval (7-0) on April 15, 2025.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director

5. [Public Hearing: Consideration of an Ordinance Granting a Zone Change From Light Industrial \(LI\) District to Single-Family Residential \(7,500 Square-Foot Lot\) \(R-7.5\) District, on 0.45 Acres, Legally Described as a Portion of Lot 4, Block 3, McKenzie-Hembry Addition; Located at 629 Hardy Street; as Requested by the City of Lewisville. \(25-02-2-Z\)](#)

ADMINISTRATIVE COMMENTS:

This City-initiated request is based on input from neighborhood meetings in the McKenzie-Hembry neighborhood and one-on-one meetings with the family of the record owner of 629 Hardy Street. The property was part of 28 acres rezoned from single-family residential to Light Industrial in 1974. The property contains two tracts and a single-family home. The Planning and Zoning Commission recommended unanimous approval (7-0) on April 15, 2025.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director

6. [Public Hearing: Consideration of an Ordinance Amending Ordinance No. 0428-22-Zon to Amend the Planned Development Concept Plan set Forth in Exhibit 5B \(the Realm Subdistrict Concept Plan\), For 7.46 Acres Located on the Southwest Corner of Windhaven Parkway and Lady Tessala Avenue, Zoned Planned Development Multifamily 3 \(PD-MF3\), Legally Described as](#)

[Discovery at the Realm Addition Phase 2, Block A, Lot 2, as Requested by McAdams on Behalf of Brecco Land CH LLC, the Property Owner. \(Case No. 25-01-2-PZ\)](#)

ADMINISTRATIVE COMMENTS:

This request amends the concept plan established by Ordinance Number 0428-22-ZON, to allow a multifamily development with a structured parking garage in-lieu of a multifamily facility with surface parking. The units will count towards the multifamily cap established in the Castle Hills Planned Development Ordinance. The request does not propose any changes to the base zoning district. The Planning and Zoning Commission recommended unanimous approval (7-0) on April 15, 2025.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director

7. [Public Hearing: Consideration of an Ordinance Amending Ordinance No. 0428-22-ZON to Amend the Planned Development Concept Plan set Forth in Exhibit 5B, The Realm Subdistrict Concept Plan Thereto, for 3.459 Acres Located South of the Intersection of Essex Boulevard and Parker Road \(FM 544\), Legally Described as Castle Hills H3, Lot 2, Block A, as Requested by McAdams, on Behalf of Breco Lands CH LLC, the Property Owner. \(Case No. 24-04-2-PZ\)](#)

ADMINISTRATIVE COMMENTS:

Ordinance Number 0428-22-ZON adopted a planned development for Castle Hills which included a concept plan and required a rezoning process for major amendments to the concept plan. The concept plan for this area is vague but indicates several lots or buildings around a cul-de-sac. Now a single mixed-use building is proposed. The base zoning district of General Business Two (GB-2) District for this area is not changing. A similar request was denied in August 2024. Since then, more information on sight lines, traffic, and community engagement, the primary concerns, has been provided. The Planning and Zoning Commission recommended denial by a vote of 4-3 on April 15, 2025. Since the Planning and Zoning Commission recommended denial, an affirmative vote of at least

three-fourths of all members of the City Council is required to approve this request. The applicant has requested that the public hearing be continued to the May 19, 2025 City Council meeting to provide additional time to prepare additional details related to the site and the proposed project.

RECOMMENDATION:

That the City Council continue the public hearing to the May 19, 2025 City Council meeting.

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director

F. 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.

G. 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 member of the public so request. For a member of the public to request removal of an item, a speaker card or e-comment must be filled out and submitted to the City Secretary.

8. [APPROVAL OF MINUTES: City Council Minutes of the April 21, 2025, Workshop Session, and Regular Session.](#)
9. [Approval of Bid Award for Annual Requirements Contracts for Mowing, Trash Pickup & Landscape Services of Zones 4 & 5 to Reeder Industries Inc., a Texas Corporation in an Estimated Annual Amount of \\$232,437; and Authorization for the City Manager, or Her Designee, to Execute the Contracts.](#)

ADMINISTRATIVE COMMENTS:

In anticipation of expiring mowing contracts, the city sought to identify a contractor to provide mowing and trash pickup services for two different zones, TxDOT I-35 and creek channels. A total of seventy (70) requests for proposals were downloaded from Bonfire. Six (6) proposals were received and opened on March 10, 2025. Based on the evaluation matrix included in the request for proposals, Reeder Industries Inc. received the highest evaluation score for the bid and is being recommended for the award as the best value to the City. Funding is available through the Parks and Recreation and Public Services departments operating budgets.

RECOMMENDATION:

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

10. [Approval of Bid Award for the Construction of Old Town Grand Courtyard Remodel and Old Town Pocket Park to The Fain Group, Inc. in the Amount of \\$1,419,155; and Authorization for the City Manager, or Her Designee, to Execute the Contract.](#)

ADMINISTRATIVE COMMENTS:

The Old Town Grand Courtyard Remodel and the Old Town Pocket Park were initially two separate projects. In order to generate increased interest from potential contractors, the City choose to combine these projects to increase the scope and corresponding contract amount. A total of one hundred thirty-three (133) requests for proposals were downloaded from Bonfire opened on January 28, 2025. Based on the evaluation matrix included in the request for proposals, The Fain Group, Inc. received the highest evaluation score and is being recommended for the award as the best value for the City. Funding is available in the Old Town Pocket Park and Grand Courtyard capital projects.

RECOMMENDATION:

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

11. [Approval of the Economic Development Agreement Between the City of Lewisville and BSC Charles & Elm, LLC; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

BSC Charles & Elm, LLC (“Owner”) owns three buildings containing seven offices at 189 Elm Street and 120 S. Charles Street in Old Town and proposes façade improvements to these buildings. The improvements will include landscaping, new signage, paint, roofing, and the replacement of windows and doors. This agreement provides for a one-time economic development grant equal to up to 50% of the total construction costs for the façade improvements, not to exceed \$120,000. As a condition of the grant, the Owner will dedicate a public access easement along the northern property line to the City. Funding is available in the Old Town Façade HOT 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.

12. [Approval of an Agreement Between the City of Lewisville and the Ramel Company, LLC for Construction Management Services for Annex Remodel Project in the Amount of \\$49,920; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

Originally constructed in 1989, the Annex building underwent its first major remodel in 2004 following the completion of Old Town City Hall. A subsequent minor renovation was completed in 2023 to consolidate the entire Information Technology Services Department within the building. Due to the relocation of the Dispatch division to the Tittle McFadden Public Safety Center in June 2025, a significant portion of the second floor will become available, presenting an opportunity to reconfigure and modernize the space to better meet the evolving needs of City departments and the community. By redesigning the layout, the City aims to provide room for the expansion of existing departments and accommodate the potential co-location of other City services. Funding is available in the Renovation to Municipal Annex 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.

13. [Ratification of Concession Agreement Between Four New Millennium](#)

[Group, Inc. and the City of Lewisville.](#)

ADMINISTRATIVE COMMENTS:

In November 2024, the United States Army Corps of Engineers executed Lease No. DACW63-1-24-0613 for park and recreational areas on Lewisville Lake with the City of Lewisville to replace Lease No. DACW63-1-00-0820 upon expiration on April 14, 2025. Four New Millennium Group, Inc. d/b/a Sneaky Pete's (Sneaky Pete's) was a sub-concessionaire of Eagle Point Marina under the former lease, and their agreement expired on April 14, 2025. This agreement allows Sneaky Pete's to continue its operations until September 30, 2025.

RECOMMENDATION:

That the City Council approve the ratification of the agreement as set forth in the caption above.

14. [Ratification of the Extension Concession Agreement Between LJH, LTD. and the City of Lewisville.](#)

ADMINISTRATIVE COMMENTS:

In November 2024, the United States Army Corps of Engineers (USACE) executed Lease No. DACW63-1-24-0613 for Park and Recreational Areas on Lewisville Lake with the City of Lewisville to replace Lease No. DACW63-1-00-0820 upon expiration on April 14, 2025. LJH was the concessionaire for Eagle Point Marina under the former lease. This agreement extends the terms of the original concession agreement with LJH but excludes the property leased to Sneaky Pete's and its operations, allowing LJH to continue operation of the marina and uplands area during the term of the agreement. The City held a competitive process and chose a different concessionaire for the future operations of the marina area. The planned marina operator, Suntex, has been negotiating a buy-out of the marina business and improvements from LJH but due to the complexity of the deal it was not feasible to close before the term of the original concession agreement with LJH expired. This short-term agreement with LJH is needed to allow the parties the ability to close the deal while maintaining continuity of operations. It is contingent upon LJH continuing to work toward the close of the Suntex purchase transaction. Accordingly, the term of this agreement expires on the earlier of October 14, 2025, or the closing date of the purchase agreement between Suntex and LJH.

RECOMMENDATION:

That the City Council approve the ratification of the agreement as set forth in the caption above.

H. Regular Hearing

15. [Consideration of a Resolution of the City Council of the City of Lewisville, Texas, Appointing a Primary Representative to the Regional Transportation Council to Replace Councilmember Brandon Jones and Providing for an Effective Date.](#)

ADMINISTRATIVE COMMENTS:

The Regional Transportation Council (RTC) of the North Central Texas Council of Governments allocates seats on the Council by region and city population. Lewisville is in a cluster region along with Highland Village, Justin, Flower Mound, and Northlake. The appointee is required to be an elected official who serves on the governing body they represent. This cluster's current primary representative to the Regional Transportation Council is Councilmember Brandon Jones. Councilmember Jones did not run for re-election and thus shall no longer serve on the Lewisville City Council upon the election of his successor.

RECOMMENDATION:

That the City Council approve the resolution appointing a primary representative to the Regional Transportation Council as set forth in the caption above.

- I. Reports** Reports about items of community interest regarding which no action will be taken.

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

J. Return to Workshop Session if Necessary**K. Closed Session**

In Accordance with Texas Government Code, Subchapter D,

- 1. Section 551.071 (Consultation with Attorney): Legal issues related to the Texas Housing Finance Corporation Act, Tex. Local Gov't Code §§ 394.001 et seq., and the associated tax exemptions.*
- 2. Section 551.072 (Real Estate): Property Acquisition*
- 3. Section 551.087 (Economic Development): Deliberation Regarding Economic Development Negotiations.*

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

M. 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 _____, 2025 at _____ PM.

Jennifer Malone, Acting City Secretary