

MEETING CANCELED DUE TO INCLEMENT WEATHER

All items except Item Nos. C-1, C-2, C-3, E-8 and F-12 will be rescheduled to the February 2, 2026 City Council meeting. Item No. E-8 has been rescheduled to the Called-Special City Council Meeting on January 30, 2026 at 7:30 am. Item Nos C-1, C-2, C-3 and F-12 will be rescheduled to the February 16, 2026 City Council meeting.



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

City of Lewisville, TX

City Council

Agenda

151 W Church Street
Lewisville, Texas 75057

Monday, January 26, 2026

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

Regular Session - 7:00 P.M.

A. Invocation - Councilmember Lonnie Tipton

B. Pledge to the American and Texas Flags - Councilmember Kristin Green

C. Public Hearing

- 1. Continued Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 0.6158 Acres of Land, Legally Described as Lots 5 and 6 and a Portion of Lots 11 and 12, Block 3, O.B. Dick Subdivision; Located at the Southwest Corner of South Cowan Avenue and Hickory Street; From Old Town Mixed-Use Two (OTMU-2) District Zoning to Planned Development Old Town Mixed-Use Two (PD-OTMU-2) District Zoning; Correcting the Official Zoning Map; Preserving all Other Portions of the Zoning Ordinance; Determining That the Zoning Amendment Herein Made Promotes the Health, Safety, and General Welfare of the City; Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date, as Requested by Steven Homeyer, Homeyer Engineering Inc., on Behalf of 421 S Cowan St**

[LLC., the Property Owner \(Case No. 24-12-3-PZ\).](#)

ADMINISTRATIVE COMMENTS:

The owner purchased the property located at 421 South Cowan Avenue and the property to the west in 2023. The applicant is proposing to develop the two properties as a 13-unit townhome community. A Letter of Design Approval from the Old Town Development Review Committee was granted in November 2024 for the exterior elevations and site layout. The Planning and Zoning Commission recommended approval of this request by a vote of 4-1 on December 2, 2025. On January 5, 2026, the City Council continued this public hearing to the January 26, 2026, City Council meeting to give the applicant an opportunity to be present to address City Council concerns. Subsequently, the applicant has requested that the public hearing be continued to the February 2, 2026, City Council meeting to provide additional time to prepare and submit an economic incentive application related to a revised townhouse layout on the property.

RECOMMENDATION:

That the City Council continue the public hearing to the February 2, 2026, City Council meeting.

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director

2. [Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 1.00 Acre of Land, Legally Described as The Corral, Lot 1, Block 1; Located at 195 West Corporate Drive; From Public Use \(PU\) District Zoning to General Business \(GB\) District Zoning; Correcting the Official Zoning Map; Preserving all Other Portions of the Zoning Ordinance; Determining That the Zoning Amendment Herein Made Promotes the Health, Safety, and General Welfare of the City; Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date, as Requested by Merriman Anderson Architects, the Applicant, on Behalf of Boys & Girls Clubs of Greater Tarrant County Inc., the Property Owner \(Case No. 25-12-11-Z\).](#)

ADMINISTRATIVE COMMENTS:

The subject property was previously owned by the City and was historically used as a fire station and as a police facility for the past seven years. This facility was

no longer needed with the opening of the Tittle McFadden Public Safety Center and was transferred to the Boys & Girls Club in September 2025 to develop a club to serve the children of our community. The Boys & Girls Club is looking to use this site for after-school and youth programs for children and young adults ages 6 to 18. The Planning and Zoning Commission recommended unanimous (7-0) approval on January 6, 2026.

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 of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for a Warehouse Distribution Facility and Manufacturing, Light Intensity on Approximately 8.086 Acres out of the E. Aday Survey, Abstract Number 11, Located at 421, 451, 475, and 493 Bennett Lane, and Zoned Light Industrial (LI) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Lindsey Mayer, Dynamic Engineering Consultants, PC on Behalf of LI Bennett 35 TX Owner LLC, NCI Unlimited Inc, and Teresa Rather LLC, the Property Owners (Case No. 25-10-14-SUP).

ADMINISTRATIVE COMMENTS:

A special use permit (SUP) is required for warehouse distribution facilities and light intensity manufacturing due to their proximity to less intense uses nearby. An SUP was previously approved for this site on September 8, 2025; however, the developer has expanded the project to include two additional properties east of the original site. Consequently, a new SUP is needed to cover the expanded project. The Planning and Zoning Commission recommended unanimous approval (7-0) on December 16, 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

D. Visitors 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.

E. 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 requests. 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.

4. [APPROVAL OF MINUTES: City Council Minutes of the January 5, 2026, Workshop Session and Regular Session](#)
5. [Approval of the First Amendment to the Economic Development Agreement Between the City of Lewisville and Wells Fargo, Bank, N.A.; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

Wells Fargo Bank, N.A. (“Company”) entered into an Economic Development Agreement with the City of Lewisville on December 6, 2022. The Agreement provided for the construction of a 146,000 square foot data center at 2501 Edmonds Lane, Lewisville, TX. The Agreement required the Company to construct real property improvements on the property with a minimum capital investment of \$470,050,000 and hire fifty-seven (57) full-time employees with a weighted average base salary of \$128,300. The Company and the City desire to amend the agreement to accomplish the following: (1) update all references to Digital Lewisville, LLC, the owner, to refer to DDI Lewisville, LLC; (2) extend the date by which the minimum capital investment must be achieved; (3) require additional capital investment in the amount of \$100,000,000 as consideration for extending the date by which the minimum capital investment must be achieved,

including associated provisions related to such requirement; and (4) extend the date by which certain documents must be submitted to the City in connection with the Building Permit Fee Grant to coincide with achievement of the required capital investment.

RECOMMENDATION:

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

6. [Approval of a Professional Services Agreement with Birkhoff, Hendricks & Carter, L.L.P., Dallas, TX, in the Amount of \\$110,100 for Professional Engineering Services for the East Lewisville Elevated Storage Tank and Southside Ground Storage Tank Repaint Project; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The City conducts annual inspections of its water storage tanks. Inspection results indicate the East Lewisville Elevated Storage Tank and the Southside Ground Storage Tank need repainting due to coating deterioration and corrosion risk. U.S. Underwater completed the 2024 inspection and underwater assessment, and Birkhoff, Hendricks, and Carter (BHC) reviewed the findings and performed a site visit. BHC recently created bid documents for the East Lewisville tank. BHC recommended combining both repaint projects to encourage more competitive bids and submitted a \$110,100 proposal to prepare Southside bid documents and provide bidding and construction-phase services for both tanks. BHC was compensated for bid document creation for the East Lewisville Elevated Storage Tank under a separate contract. The look of the tanks will not be changed. The Castle Hills and City of Lewisville logos will both be painted onto the bowl of the elevated storage tank. Bid documents are expected in four months, with bidding and construction to take about six months after agreement execution.

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.

7. [Approval of a Professional Services Agreement with Halff Associates, Inc. in the Amount of \\$953,295 for Design Services for Huffines Boulevard Improvements; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

In 2016, the Cities of Farmers Branch and Lewisville entered into an agreement indicating that the City of Farmers Branch will dedicate right of way for the extension of Huffines Boulevard and provide \$700,000 in funding if the project commenced within 15 years of the date of the agreement. Subsequently, Denton County included \$2,325,000 in funding for Huffines Boulevard in their Trip-22 bond program and the City included \$4,844,645 for this project in the 2024 bond program for a total of \$7,869,645. Staff has negotiated a Professional Services Agreement with Halff Associates, Inc. in the amount of \$907,900 plus a 5% contingency for a total cost of \$953,295 for design services for approximately 2175 linear feet of roadway widening, realignment and drainage improvements. Funding is available in the Huffines Blvd. 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.

8. [Approval of the Sublease Agreements Between Suntex and the City of Lewisville; and Authorization for the City Manager, or Her Designee, to Execute the Agreements.](#)

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. The City held a competitive process and chose a different concessionaire for the future operations of the marina area. In May 2025, the City Council ratified an extension of the original concession agreement with LJH through October 14, 2025, in effort to facilitate a Suntex, the planned marina operator, buy-out of the

marina business and improvements from LJH. Over the past six months, the City has worked closely with Suntex on two sublease agreements. One is a long-term agreement for the redevelopment and operation of the marina. The initial term of the proposed long-term agreement ends on April 14, 2050, with two optional 10-year extensions, and one optional 5-year extension. The other is a short-term, 2-year agreement for management of the uplands while Matthew Southwest identifies a developer and operator for the lodge, cabins and restaurants approved in the Lake Park Master Plan.

RECOMMENDATION:

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

9. [Approval of a Local Agreement Between the County of Dallas and the City of Lewisville for Sharing of Proceeds of the Sale of Contraband Seized or Forfeited Under Chapter 59 and Article 18.18 of the Texas Code of Criminal Procedure and for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The Lewisville Police Department seizes contraband during investigations, and when forfeited, these assets may be used for authorized law enforcement purposes. The Dallas County District Attorney's Office represents the State of Texas in all forfeiture cases in Dallas County, with proceeds shared between the agencies for services provided. Due to increased personal property seizures and negotiated cash settlements, the agreement has been updated to include assets such as stocks, securities, cryptocurrencies, jewelry, precious metals, coins, negotiable instruments, and similar items, which will be sold and distributed 65% to the Lewisville Police Department and 35% to the District Attorney's Office.

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.

10. [Approval of Recommended Actions for Select Artworks in the City's Public Art Collection.](#)

ADMINISTRATIVE COMMENTS:

Several works of art in the City's Public Art Collection require relocation, storage, or deaccession due to facility closures and changing site conditions. In accordance with the Public Art Administrative Directive, City Council approval is required for all removals, relocations, and other status changes affecting the City's Public Art Collection. In addition, approval is requested for the initial installation location of one in-progress artwork.

RECOMMENDATION:

That the City Council approve the proposed relocations, storage, deaccession, and installation of public art as set forth in the caption above.

11. [Approval of a Resolution Calling the May 2, 2026, Lewisville City Council General Election; Approval of an Election Calendar; and Authorization for the Mayor to Sign the Election Order.](#)

ADMINISTRATIVE COMMENTS:

An election calendar has been prepared for the May 2, 2026, City Council election, which will include Place Nos. 1 and 3 on the ballot. State law requires that canvassing of the election be held between the 3rd and 11th day following an election. City staff recommends the City Council conduct the canvassing at a Special-Called City Council meeting on May 13, 2026. City staff will be meeting with Denton and Dallas Counties in the coming weeks to obtain contracts for election services with both counties. These contracts will address polling locations for both early voting and Election Day. Staff is anticipating three locations including: Frederick P. Herring Parks and Recreation Center, Thrive and a location in east Lewisville.

RECOMMENDATION:

That the City Council approve the resolution and election calendar as set forth in the caption, and authorize the Mayor to sign the Election Order.

F. Regular Hearing

12. [Consideration of an Alternative Standard to Warehouse Distribution Facility and Manufacturing, Light Intensity Supplemental Standards Associated With Landscaping; on 8.086 Acres out of the E. Aday Survey, Abstract Number 11; Located at 421, 451, 475, and 493 Bennett Lane; Zoned Light Industrial \(LI\) District, as Requested by Lindsey Mayer, of Dynamic Engineering](#)

[Consultants PC, on Behalf of LI Bennett 35 TX Owner LLC, the Developer \(25-07-11-AltStd\).](#)

ADMINISTRATIVE COMMENTS:

Lovett Industrial, an industrial real estate developer, plans to combine four existing properties into one lot to build two buildings for warehouse distribution or manufacturing facilities. The redevelopment will address existing code violations and nonconforming uses on the current properties. The applicant is requesting an alternative standard to address site-specific development challenges. The Planning and Zoning Commission recommended unanimous approval (7-0) on December 16, 2025.

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

13. [Consideration of an Ordinance of the Lewisville City Council Amending Chapter 16, Utilities, Article IV, Water and Sewer Extensions, of the Lewisville City Code by Adding Sections 16-208 Through 16-212 to Establish a Capital Improvements Advisory Committee Separate From the Planning and Zoning Commission, and Provide for Membership, Meetings, Officers, Duties, and Responsibilities of the Committee; and Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date.](#)

ADMINISTRATIVE COMMENTS:

Due to changes to state statutes during the 2025 Texas State Legislative Session, the Planning and Zoning Commission may no longer serve as the Capital Improvement Advisory Committee (CIAC). This ordinance establishes a separate CIAC and provides a framework for the committee in compliance with state statute. Should this ordinance be adopted, the next step will be to appoint members to the CIAC that meet the requirements set by the state.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director
Aaron Russell, P.E., Public Services Director

14. [Consideration of an Ordinance of the City Council of the City of Lewisville, Texas, Amending the Previously Adopted and Approved Budget Ordinance for the Fiscal Year October 1, 2024 to September 30, 2025 by Providing a Supplemental Appropriation to the Debt Service Fund; and Providing an Effective Date.](#)

ADMINISTRATIVE COMMENTS:

In September 2025, the City of Lewisville completed a competitive sale of its General Obligation Refunding & Improvement Bonds, Series 2025. A portion of this issuance was structured to refund outstanding portions of the City's Series 2015 and Series 2016 General Obligation Bonds in order to achieve debt service savings. The bond sale closed in September. A supplemental appropriation is now requested to properly record the refunding transaction in compliance with state statute and budgetary requirements. The refunding provided sufficient revenue to cover this expenditure.

RECOMMENDATION:

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

15. [Consideration of a Resolution Nominating a Candidate to Fill a Vacancy on the Denton Central Appraisal District Board of Directors.](#)

ADMINISTRATIVE COMMENTS:

The Denton Central Appraisal District (DCAD) notified eligible taxing units of a vacancy on its Board of Directors following the resignation of Rob Altman, Place 5, whose term expires December 31, 2027. The City of Lewisville may submit one nomination to fill this vacancy. Pursuant to Section 6.0301(f) of the Texas Property Tax Code, nominations must be made by resolution and submitted to the DCAD Chief Appraiser by January 29, 2026. The DCAD Board will appoint one nominee by majority vote to serve the remainder of the unexpired term. For this vacancy, City Council is asked to nominate an individual to serve on the Denton Central Appraisal District Board of Directors for the remainder of the unexpired term ending December 31, 2027.

RECOMMENDATION:

That City Council approve the resolution as set forth in the caption above and nominate a candidate to the Denton Central Appraisal District Board of Directors.

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

H. Return to Workshop Session if Necessary

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

I. 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.*

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

K. 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.

Items may be considered by the City Council 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 January 20, 2026 at 6:00 PM.

Jennifer Malone-Ippolito, City Secretary