

LEWISVILLE CITY COUNCIL

REGULAR SESSION

July 7, 2025

6:30 P.M.

Present:

TJ Gilmore, Mayor

Council Members:

Patrick Kelly, Mayor Pro Tem
Ronni Cade, Deputy Mayor Pro Tem
Bob Troyer
William Meridith
Lonnie Tipton
Kristin Green

City Staff:

Gina McGrath, Deputy City Manager
Shante Akafia, Assistant City Manager
Jim Proce, Assistant City Manager
Liz Plaster, City Attorney
Lauren Crawford, Deputy City Attorney
Jennifer Malone, City Secretary

With a quorum of the Council Members present, the workshop session of the Lewisville City Council was called to order by Mayor Gilmore at 6:30 p.m. on Monday, July 7, 2025, in the City Council Conference Room of Lewisville City Hall, 151 West Church Street, Lewisville, Texas. City Department Heads were also in attendance.

WORKSHOP SESSION

Discussion of Regular Agenda Items and Consent Agenda Items

(Agenda Item A)

Mayor Gilmore led a discussion of regular agenda items and consent agenda items and received questions and comments from City Council and City staff.

Director of Public Services Aaron Russell and Planning Director Richard Luedke answered a question related to Item No. G-4.

Legislative Update

(Agenda Item B)

At the request of Mayor Gilmore, Brandi Bird, Bird Advocacy, gave a presentation on Legislative Update and received questions and comments from City Council and City staff.

REGULAR SESSION

With a quorum of the Council Members present, the regular session of the Lewisville City Council was called to order by Mayor Gilmore at 7:00 p.m. on Monday, July 7, 2025.

Invocation

(Agenda Item A)

At the request of Mayor Gilmore, Councilmember Kristin Green gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

At the request of Mayor Gilmore, Mayor Pro Tem Patrick Kelly gave the pledge to the United States and Texas flags.

**Presentation of Certificate of Election by
Mayor Gilmore and Oath of Office to
Councilmember Lonnie E. Tipton Place No.
4.**

(Agenda Item C-1)

Mayor Gilmore presented the certificate of election to Councilmember Lonnie Tipton. County Commissioner Bobbie Mitchell administered the oath of office to Councilmember Lonnie Tipton.

**Proclamation Declaring the Month of July
2025 as Parks and Recreation Month**

(Agenda Item D-1)

Mayor Gilmore presented the proclamation to Director of Parks and Recreation Stacie Anaya and staff. Ms. Anaya spoke regarding the proclamation.

**Public Hearing: Consideration of Ordinance
No. 0769-25-SUP, an Ordinance of the
Lewisville City Council, Amending the
Zoning Ordinance by Granting a Special Use
Permit for Manufacturing, Medium
Intensity on Approximately 5.5183 Acres
Legally Described as Red River Business
Park Lot 1, Block A, Located at 900
Arthur's Lane, and Zoned Light Industrial**

(LI) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Angela Hunt, Munsch Hardt Kopf & Harr, on Behalf of Fast Photonics USA Inc., the Tenant, and Arthur's Lane Business Park, LLC, the Property Owner. (25-04-7-SUP)

(Agenda Item E-1)

Fast Photonics USA, Inc., a manufacturer and supplier of telecom products, desires to open a Manufacturing, medium intensity, facility at 900 Arthur's Way. The building was designed for manufacturing and warehouse distribution uses and another Manufacturing, Medium Intensity use occupies an adjacent building. The Planning and Zoning Commission recommended unanimous approval (6-0) on June 17, 2025.

The City staff's recommendation was that the City Council approve the ordinance as set forth in the caption above.

Planning Director Richard Luedke was available for questions posed by the City Council.

Greg Noschese, the applicant, gave a presentation.

Mayor Pro Tem Kelly asked questions regarding hazardous materials. Richard Luedke responded. The applicant responded that there are no hazardous materials on site.

Richard responded to a question regarding requirements for future expansion.

Councilmember Green asked a question regarding the buildings. Mr. Luedke responded that each building is on a separate platted lot.

Mayor Pro Tem Kelly asked questions regarding ownership. Mr. Noschese said he could not speak to the questions regarding ownership.

Richard responded to a question regarding requirements for future expansion.

Mayor Gilmore opened the public hearing at 7:32 p.m.

MOTION: Upon a motion made by Councilmember Troyer and seconded by Deputy Mayor Pro Tem Cade, the Council voted six (6) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

Mayor Gilmore closed the public hearing at 7:32 p.m.

MOTION: Upon a motion made by Councilmember Green and seconded by Councilmember Troyer, the Council voted six (6) “ayes” and no (0) “nays” to approve **Ordinance No. 0769-25-SUP** as set forth in the caption. The motion carried.

Visitors Forum

(Agenda Item F)

There were no speakers for Visitors Forum.

CONSENT AGENDA

(Agenda Item G)

MOTION: Upon a motion made by Mayor Pro Tem Kelly and seconded by Deputy Mayor Pro Tem Cade, the Council voted six (6) “ayes” and no (0) “nays” to approve the Consent Agenda as presented, with the exception of Item No. G-8.

2. APPROVAL OF MINUTES: City Council Minutes of the June 16, 2025, Workshop Session, and Regular Session and City Council Minutes of the June 18, 2025 Special-Called City Council Meeting.
3. Approval of a Bid Award for an Annual Requirements Agreement for Ready Mix Concrete to Holcim SOR, Inc., Lewisville, Texas, for the Estimated Amount of \$59,230; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
4. Approval of a Bid Award for an Annual Requirements Contract for Screening and Retaining Wall Maintenance to GFC Contracting, Carrollton, Texas, in the Estimated Amount of \$702,788; and Authorization for the City Manager, or Her Designee, to Execute the Contract.
5. Approval of a Bid Award for an Annual Requirements Contract for Wood Screening and Chain link Fence Replacement and Repair to Llano River Fence Company, LLC, Balch Springs, Texas, for an Estimated Amount of \$98,362; and Authorization for the City Manager, or Her Designee, to Execute the Contract.
6. Approval of a Bid Award for an Annual Requirements Agreement for Clamps, Fittings, and Pipe to Ferguson Enterprises, Inc., Dallas, TX, for the Estimated Amount of \$337,948.44; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
7. Approval of an Interlocal Cooperation Contract Between the City of Lewisville and the City of Denton for an Award of the Department of Justice Assistance Grant Funds; and Authorization for the City Manager, or Her Designee, to Execute the Contract.
9. Approval of an Interlocal Cooperation Agreement with Denton County Texas

Related to Design, Reconstruction, Extension and Funding of Huffines Blvd.; and Authorization for the Mayor to Execute the Agreement.

10. Approval of **Resolution No. 0771-25-RES**, a Resolution of the City Council of the City of Lewisville, Texas, Authorizing the City Manager to Execute a Grant Agreement With Cumberland Youth & Family Services to Receive a Portion of The City Of Lewisville's COVID Emergency Response Fund and Social Service Agency Fund to Provide Mental Health Services to Lewisville Residents; and Providing an Effective Date.

11. Approval of **Resolution No. 0772-25-RES**, a Resolution of the City Council of the City of Lewisville, Texas, Authorizing the Acquisition of a Drainage Easement on Approximately 1.686 Acres Across Portions of Tracts of Land Generally Located at 830 Valley Ridge Blvd Situated in the A.G. King Survey, Abstract Number 698, Further Described as Elm Fork Industrial Park, Lots 5A, 5B, And 5C within the City of Lewisville, Denton County, Texas, for the Construction, Operation, Maintenance, Repair, or Enlargement of Public Drainage Improvements to Provide for Adequate Drainage for the Properties Generally Bounded by East College Street, Valley Ridge Boulevard, State Highway 121 Business, East Main Street and Railroad Street; Determining the Public Use and Public Necessity of Such Acquisition; Authorizing the City Manager (or Her Designee) to do Each and Every Act Necessary to Acquire the Needed Property in Exchange for Consideration as Set Forth Herein and in Compliance with all Applicable Laws; Ratifying any Documents Previously Executed by the City Manager or Her Designee in Order to Acquire the Easement; Providing for Repealing and Severability Clauses; and Providing for an Effective Date.

The motion carried.

Councilmember Meridith recused himself from Agenda Item G-8 and left the Council Chambers.

Ratification of the Bill of Sale and Assignment and Assumption Agreement By Serve Lewisville, Inc. and the City of Lewisville, the Release of Deed of Trust, and Two Leases Agreements with Boys & Girls Clubs of Greater Tarrant County and Adoption of Resolution No. 0770-25-RES, a Resolution Ratifying the First Amendment to the Agreement Between City of Lewisville and Boys & Girls Clubs of Greater Tarrant County to Address Food Insecurity.

(Agenda Item G-8)

In November 2022, the City of Lewisville entered into an agreement with Serve Lewisville to provide a ten year forgivable loan to acquire property at 1001 S. Edmonds Lane (the "Property"), renovate the existing building, and operate a nonprofit center. In May 2025, Serve Lewisville notified the City of Lewisville that it would cease all operations by June 30, 2025. In lieu of foreclosure, Serve Lewisville requested to transfer all of its assets, including the Property, to the City of Lewisville. This further necessitated extending certain agreements with the Boys & Girls Clubs of Greater Tarrant County, one of the primary tenants operating on the Property. Due to the last minute nature of this request, the City Manager had to approve these documents first and is now seeking ratification.

The City staff's recommendation was that the City Council ratify the agreements and release as set forth in the caption above and adopt the resolution as set forth in the caption above.

MOTION: Upon a motion made by Councilmember Troyer and seconded by Mayor Pro Tem Kelly, the Council voted five (5) "ayes" and no (0) "nays" to ratify the agreements and release as set forth in the caption and adopt **Resolution No. 0770-25-RES** as set forth in the caption. The motion carried.

Councilmember Meridith returned to the Council Chambers.

Consideration of a Variance to the Lewisville City Code, Section 2-201, Fee Schedule, Regarding a Waiver of Athletic Field Rental Fees and Temporary Event Permit Fees Associated with the Battle of the Badge Charity Softball Tournament; and Authorization for the City Manager, or Her Designee, to Execute the Contract.

(Agenda Item H-12)

Since 2005, the Lewisville Citizens Police Academy Alumni Association has hosted the Battle of the Badge Charity Softball Tournament, featuring friendly competition between the Lewisville Police and Fire Departments and other local agencies. Proceeds benefit the Alumni Association and a 501(c)(3) charity selected by the winning team. City Council has historically approved a full fee waiver for this event each year. In recognition of its long standing tradition and public benefit, a five year renewable agreement is proposed to streamline future approvals. The 2025 tournament is scheduled for October 18 at Railroad Park, with an estimated City cost of \$1,593 and approximately \$7,965 for the total over five years. Fees for 2026-2029 are expected to be similar, with slight annual variations. A full waiver is requested for all five years and in line with past approvals.

The City staff's recommendation was that the City Council approve the variance and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption above.

MOTION: Upon a motion made by Mayor Pro Tem Kelly and seconded by Deputy Mayor Pro Tem Cade, the Council voted six (6) “ayes” and no (0) “nays” to approve the variance and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption.

**Consideration of Ordinance No. 0773-25-ORD,
an Ordinance of the City of Lewisville
Approving the 2025-26 Annual Service Plan
Update to the Service and Assessment Plan
and Assessment Roll for Public Improvements
for the Lakeside Crossing Public Improvement
District; and Providing a Repealer,
Severability, and an Effective Date.**

(Agenda Item H-13)

On March 20, 2023, the City created the Lakeside Crossing Public Improvement District for construction of public improvements in a designated area that contains approximately 25.546 acres located along McGee Lane north of Justin Road and west of Interstate Highway 35E. An update to the Service and Assessment Plan and Assessment Roll must be considered and approved by City Council annually. This plan identifies public improvement costs to be provided by the PID along with the manner of assessing the property in the PID and the assessment roll.

The City staff’s recommendation was that the City Council approve the ordinance as set forth in the caption above.

MOTION: Upon a motion made by Councilmember Meridith and seconded by Deputy Mayor Pro Tem Cade, the Council voted six (6) “ayes” and no (0) “nays” to approve Ordinance No. 0773-25-ORD, as set forth in the caption. The motion carried.

**Consideration of Appointment of a 2035
Steering Committee.**

(Agenda Item H-14)

The City of Lewisville is beginning the process of updating its long range comprehensive plan through the development of the Lewisville 2035 vision plan. The plan will help guide the city’s growth, development and quality of life for the next decade. One of the steps in this process is to form a steering committee made up of engaged residents who will assist in developing the plan over the next 18 months. Committee members will participate in public meetings, serve on focused subcommittees, represent diverse community perspectives, and help promote the planning process. Staff issued a call for applications to serve on the steering committee and a total of 98 applications were received.

The City staff’s recommendation was that the City Council appoint the 2035 Steering Committee and designate 6-7 future subcommittee chairpersons.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Cade and seconded by Councilmember Green, the Council voted six (6) “ayes” and no (0) “nays” to appoint Brandon Jones, Angela Lewallen, Joshua Chanin, John E. Tidwell, Jr., Jen Marvel, Adrian Doko and Erum Ali as subcommittee chairpersons, and to appoint all applicants to the 2035 Steering Committee, and to extend the application deadline to July 18, 2025 at 5:00 p.m. The motion carried.

The motion carried.

Reports

(Agenda Item H-1)

- Councilmember Meridith reported on upcoming Lewisville Library activities.
- Councilmember Troyer reported on upcoming events at the Lewisville Grand Theater.
- Mayor Pro Tem Kelly thanked everyone who was involved with the 4th of July activities.
- Councilmember Green reported on the My Water Advisor 2.0 app, and encouraged everyone to download the app.
- Deputy Mayor Pro Tem Cade mentioned the social media app My Three Words, encouraging families to explore it. She also reported that two Lewisville residents remain missing due to the flooding and expressed hope for their return soon.
- Fire Chief Mark McNeal reported on members of the Lewisville Fire Department who were deployed to Kerrville for the rescue mission.
- City Engineer David Salmon reported that the Corporate Drive contractor is setting the final beams on the Trinity River Bridge this week, and council tours of the project will be scheduled in the coming weeks.

Return to Workshop Session if Necessary

(Agenda Item I)

Closed Session

(Agenda Item J)

Mayor Gilmore RECESSED into Closed Session at 8:01 p.m.

In Accordance with Texas Government Code, Subchapter D,

1. *Section 551.071 (Consultation with Attorney/Pending Litigation): City of Lewisville, Texas v. Cameron County Housing Finance Corporation, et al., Cause No. 25 4665 367, 367th Judicial District, Denton County, Texas*
2. *Section 551.072 (Real Estate): Property Acquisition*
3. *Section 551.074 (Personnel): Discussion of Election of Mayor Pro Tem and Deputy Mayor Pro Tem.*
4. *Section 551.087 (Economic Development): Deliberation Regarding Economic Development Negotiations.*

**Reconvene and Consider Action, if any, on
Items Discussed in Closed Session**

(Agenda Item K)

Mayor Gilmore RECONVENED into Regular Session at 8:19 p.m.

MOTION: Upon a motion made by Mayor Pro Tem Kelly and seconded by Councilmember Tipton, the Council voted six (6) “ayes” and no (0) “nays” to elect Ronni Cade as Mayor Pro Tem and Bob Troyer as Deputy Mayor Pro Tem. The motion carried.

Adjournment

(Agenda Item L)

There being no further business to come before the Council, Mayor Gilmore adjourned the meeting of the Lewisville City Council at 8:20 p.m. on Monday, July 7, 2025.

These minutes approved by the Lewisville City Council on the 21st of July, 2025.

APPROVED

TJ Gilmore
MAYOR

ATTEST:

Jennifer Malone-Ippolito
CITY SECRETARY

Lewisville Legislative Update: 2025 Session

July 7, 2025





2025 Legislative Priorities

- Oppose Sales Tax Sourcing Changes
- Provide Reasonable Property Tax Relief
- Support Efforts to Encourage Affordable Housing
- Support State Investment in Public Transit



2025 Legislative Priorities

- Support State Funding for TSTC Land Acquisition and Construction in Denton County
- Preserve the Voice of Local Government
- Increased TxDOT Funding for Maintenance and Litter Control



Sales Tax Sourcing

Destination Sourcing

- HB 134 by Rep. Morgan Meyer- Voted out of committee, never placed on a calendar in the House

Clarifying Origin Sales Tax Sourcing

- HB 924 by Rep. Mike Schofield- Never received a hearing in committee



Other Priorities

Reasonable Property Tax Relief

- Over a dozen appraisal cap bills filed- None received a hearing

Affordable Housing/ HFCs

- HB 21 by Rep. Gary Gates- Eliminates traveling HFC loophole

State Investment in Public Transit

- 3 bills filed to create a state funding source for public transit- Received a committee hearing



TSTC Funding

TSTC Funding

- SJR 59 by Senator Birdwell/ Rep. Lambert
- Creates an \$850 M Endowment Fund for TSTC Campuses
- Constitutional Amendment- will go before the voters in November



Other Priorities

Preserve the Voice of Local Governments

- SB 19

Super Pre-emption Expansion

- SB 2858 and SB 3016

Debt Limitation Bills

- SB 1024, HB 19, HB 1453

Third Party Review

- HB 23/ SB 1450



Land Use Bills

Minimum Lot size

- SB 15 by Senator Bettencourt/ Rep. Gates

Commercial Conversion to Multi-Family

- SB 840 by Senator Hughes/ Rep. Hefner

Accessory Dwelling Units

- SB 673 by Senator Hughes/ Rep. Gates

Multi-Family on Religious Land

- SB 854 by Senator Middleton/ Rep. Gates



Legislation Impacting Lewisville

- **HB 1522- Public Meeting Notices**
- **HB 2844- Mobile Food Vendors**
- **SB 1008- Food Establishments**
- **HB 2464- Home-Based Businesses**
- **HB 24- Zoning Change Protests**



Next Steps

- Thank Delegation
- Special Session begins 7/21
- 2026 Elections
- Interim Hearings
- Next Session begins January 12, 2027