



City of Lewisville, TX

City Council

Agenda

151 W Church Street
Lewisville, Texas 75057

Monday, November 17, 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](#)
- B. [Reallocation of Cattle Drive Funding to Potential Other City Events](#)
- C. [Boundary Adjustment Research Project Update](#)

Regular Session - 7:00 P.M.

- A. **Invocation - Mayor Pro Tem Ronni Cade**
- B. **Pledge to the American and Texas Flags - Mayor TJ Gilmore**
- C. **Proclamation / Recognition**
 - 1. [Proclamation Declaring the Week of November 16-22, 2025 as “Hunger and Homelessness Awareness Week.”](#)
- D. **Presentation**
 - 1. [Presentation of the 2025 Southwest Region Engineering News Record Award of Merit for Highway & Bridge Projects for the Windhaven Parkway Railroad Underpass.](#)
 - 2. [Presentation of the 2025 Gold Level Planning Achievement Award for Public](#)

[Outreach for the Lewisville Backyard Cottage Design Competition and the 2025 Richard R. Lillie, FAICP Planning Excellence Award, Both of Which Were Presented to the City of Lewisville by the American Planning Association, Texas Chapter.](#)

E. Public Hearing

1. [Public Hearing: Consideration of an Ordinance of the Lewisville City Council Amending the Zoning Ordinance by Granting a Special Use Permit for Automobile Repair \(Minor\) and a Car Wash Facility on Approximately 1.22 Acres Legally Described as Lot 3, Block A, Corners at Valley Parkway Addition, Located at 1111 West Round Grove Road \(F.M. 3040\), Zoned Local Commercial \(LC\) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Tarek Bazzi, Kwik Kar, on Behalf of Ryan Ghoutiemeh, Royss LLC, the Property Owner \(Case No. 25-07-11-SUP\).](#)

ADMINISTRATIVE COMMENTS:

The applicant proposes to operate a Kwik Kar automobile repair (minor) and carwash facility on this site, which operated as a Kwik Kar under a different owner for several years after receiving special use permit (SUP) approval in 2019. After the original Kwik Kar ceased operation, the original SUP was terminated and a new SUP was approved for a new Quick Quack car wash on the site in January 2025. This SUP automatically terminated after 90 days since Quick Quack did not move forward with the project and the use of the property as a carwash did not begin operations. The current applicant is seeking a new SUP allowing both minor automotive repair and a carwash similar to the original SUP approved in 2019. The Planning and Zoning Commission recommended unanimous approval (5-0) on October 21, 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

2. [Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for a Contractor's Yard on Approximately 4.967 Acres out of the J.W.](#)

[Haven Survey, Abstract Number 541, Located on the North Side of East Main Street Approximately 200 Feet West of Valley Ridge Boulevard and Zoned Heavy Industrial \(HI\) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Sean Faulkner, Foresite Group, LLC, the Applicant, on Behalf of Koble Investment Property, LLC, the Property Owner \(Case No. 25-03-4-SUP\).](#)

ADMINISTRATIVE COMMENTS:

The site was illegally being used for material storage without the approval of a special use permit (SUP) or engineering site plan. Code Enforcement staff issued the property owner a citation for unsightly matter and illegal use of outside storage in January 2025 and gave a 30-day notice to submit an application for an SUP or cease the use after the property owner attended a Development Review Committee meeting on February 12, 2025. An application for an SUP for a contractor's yard was submitted on March 21, 2025. The Planning and Zoning Commission recommended unanimous approval (5-0) on October 21, 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 of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 4.7134 Acres of Land, Legally Described as Lakepointe Phase Three, Lots 3B and 3C, Block D; Located at 751 Hebron Parkway; From General Business \(GB\) District Zoning to Medical District \(MD\) 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, Penalty, and an Effective Date; as Requested by Neil Felder, the Property Owner \(Case No. 25-09-10-Z\).](#)

ADMINISTRATIVE COMMENTS:

The subject property contains an existing office building. The applicant is proposing to rezone this lot from General Business (GB) to Medical (MD) to allow the leasing of the suites within the building to medical offices and laboratory uses.

The Planning and Zoning Commission recommended unanimous approval (5-0) on October 21, 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

F. 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.

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 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 November 3, 2025, Workshop Session and Regular Session.](#)
5. [Approval of a Professional Services Agreement with Halff Associates, Inc. in the Amount of \\$204,072.75 for Design of the Streambank Stabilization for Timber Creek East of Kenny Court and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

In 2024, City staff discovered severe erosion had occurred along Timber Creek adjacent to the Timber Creek Trail just east of Kenny Court. The erosion is jeopardizing the trail and will eventually jeopardize an existing sanitary sewer

line. Subsequently, the City Council approved a contract with Halff Associates in December 2024 to analyze the erosion and complete a preliminary design for erosion control. Halff Associates has since completed the preliminary design for the improvements needed to stabilize the creek. Staff is recommending Halff & Associates to prepare the final design for the necessary streambank stabilization improvements. Funding is available in the Streambank Stabilization for Timber Creek East of Kenny Court 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.

H. Regular Hearing

6. [Consideration of a Resolution of the City Council of the City of Lewisville, Texas, Casting the City's Sixty-One \(61\) Votes for Candidates to Serve on the Denton Central Appraisal District Board of Directors; Providing for Submittal of Same to the Chief Appraiser; and Providing an Effective Date.](#)

ADMINISTRATIVE COMMENTS:

The City of Lewisville has been asked to cast its votes for the Denton Central Appraisal District Board of Directors. Lewisville has been allocated 61 votes, which may be cast entirely for one candidate or divided among multiple candidates at the Council's discretion. Because several independent school districts control much larger vote totals, it is difficult to determine how Lewisville's votes could best be used. Casting all votes as a block is generally considered more impactful than dividing them among candidates, as splitting votes can dilute their overall effect. All votes must be submitted by December 15, 2025.

RECOMMENDATION:

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

7. [Consideration of an Appointment to Place No. 2 on the Arts Advisory Board.](#)

ADMINISTRATIVE COMMENTS:

One seat on the Arts Advisory Board is reserved by ordinance for a person employed in a professional or managerial position by a large employer (a business,

or a branch of a business, located in the Lewisville city limits that has a minimum of 100 employees). That position is currently vacant. An application has been received from Cristi Gomez, who is the Senior Director of Regulatory, Safety, and Research & Development Compliance at Mary Kay Inc.

RECOMMENDATION:

That the City Council consider the appointment to Place No. 2 on the Arts Advisory Board 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 551.072 (Real Estate): Property Acquisition*
2. *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.

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 _____, 2025 at _____ PM.

Jennifer Malone-Ippolito, City Secretary