



City of Lewisville, TX

City Council

Agenda

151 W Church Street
Lewisville, Texas 75057

Monday, November 3, 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. [Capital Improvement Program Update](#)
- C. [Parkland Dedication and Tree Mitigation Ordinance Updates](#)

Regular Session - 7:00 P.M.

- A. **Invocation - Councilmember Patrick Kelly**
- B. **Pledge to the American and Texas Flags - Mayor Pro Tem Ronni Cade**
- C. **Proclamations/Recognitions**
 - 1. [Proclamation Declaring the Week of November 2-8, 2025, as "Police Property and Evidence Week."](#)
- D. **Public Hearing**
 - 1. [Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 52.589 Acres of Land, Legally Described as First Broadcasting Addition, Block A, Lot 1 and Block B, Lot 1, Located on the East Side of Huffines](#)

[Boulevard, on Both the North and South Sides of the Future Corporate Drive; From Light Industrial \(LI\) District Zoning and Specific Use \(SU\) District Zoning to Planned Development Light Industrial \(PD-LI\) 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 Pulley Studios, Inc., and Prologis the Applicant, on Behalf of Dallas Broadcasting LLC, the Property Owners \(25-04-3-PZ\).](#)

ADMINISTRATIVE COMMENTS:

Prologis, an industrial developer that has completed several industrial projects in Lewisville, proposes to build two distribution warehouse buildings at Huffines Boulevard and the future Corporate Drive extension. The developer initially met with staff prior to the adoption of the warehouse distribution supplemental standards that were added to the Unified Development Code on February 17, 2025, and has worked with staff to ensure the design of this development meets the intent of those standards. The Planning and Zoning Commission recommended unanimous approval (6-0) on October 7, 2025.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Jon Beckham, AICP, Senior Planner

2. [Public Hearing: Consideration of a Resolution of the City Council of the City of Lewisville, Texas, Providing for the Adoption of an Amendment to The City's 2020 Citizen Participation Plan to Remove Sections of the Plan Specific to Engagement During the Covid Pandemic and Update Plan Language to Clarify City Engagement Practices.](#)

ADMINISTRATIVE COMMENTS:

The Citizen Participation Plan is a document required by the U.S. Department of Housing and Urban Development (HUD) outlining policies and procedures for public participation in the development and review of funds the City receives from HUD, including Community Development Block Grant (CDBG) and HOME

Investment Partnerships Program (HOME) funds. On August 3, 2020, City Council adopted the amendment to the City's 2019 Annual Action Plan which included an amendment to the Citizen Participation Plan to reflect waivers granted by HUD to public engagement processes due to the COVID pandemic and City practices for meetings held during the pandemic. The Citizen Participation Plan must be amended to remove language specific to the processes and waivers granted during the COVID pandemic and update the plan to clarify the City's planned public engagement practices.

RECOMMENDATION:

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

E. 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.

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 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.

3. [APPROVAL OF MINUTES: City Council Minutes of the October 20, 2025, Workshop Session and Regular Session.](#)
4. [Approval of a Professional Services Agreement with GFF, Inc DBA Good, Fulton, & Farrell, Inc, in the Amount of \\$482,290 for Architectural Services for City of Lewisville Annex Building Remodel Project; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The Annex Remodel Project is a strategic component of the City's broader initiative to optimize space utilization and improve the efficiency of municipal operations. A total of eighty-six (86) invitations were downloaded from Bonfire, and fourteen (14) architectural firms submitted qualifications. Evaluations were conducted, and the highest-ranked firm was identified; however, negotiations did not result in mutually agreed-upon terms. As a result, the next highest-ranked firm, GFF, Inc dba Good, Fulton & Farrell, Inc., was engaged, and negotiations were successful. GFF is therefore recommended for award of a contract for professional architectural services. GFF will provide architectural, structural, technology design, cost estimation and construction documents. Funding for the agreement 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.

5. [Approval of the Professional Services Agreement with OCMI, Inc., in the Amount of \\$1,398,870.89, for Project Control and Cost Management Services During the Construction Phase of the Prairie Creek Wastewater Treatment Plant II \(PCWWTP\) Aeration Basin Expansion Project; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The City of Lewisville's Prairie Creek Wastewater Treatment Plant, originally constructed in the 1950s, requires expansion due to increased flows exceeding 75% of its permitted capacity as of 2018. A Wastewater Plant master plan was completed in 2020, outlining the ultimate site layout, process schematic, and phased capital improvements. The proposed expansion ensures compliance with Texas Commission on Environmental Quality (TCEQ) regulations by increasing treatment capacity and enhancing nutrient removal. In June 2022, the City issued a Request for Qualifications (RFQ) for Project Control and Cost Management services. OCMI, Inc., with nearly 40 years of municipal water infrastructure experience, was selected to provide comprehensive project controls, including cost, schedule, quality, and information management during construction. OCMI will assign a full-time construction manager to assist with

overseeing daily activities, managing Requests for Information (RFI), change orders, and payment applications, and supporting project close-out tasks.

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.

6. [Ratification of a Professional Services Agreement for Data Migration Services to Definian Data, LLC in the Amount of \\$289,650.](#)

ADMINISTRATIVE COMMENTS:

As part of the City's ERP implementation project, data migration is a critical workstream required to ensure successful system deployment. In July 2025, staff identified the need for additional professional services to support complex data conversion requirements. The procurement process was initiated in August, and contract negotiations were completed on October 17, 2025, which did not allow for submission for the October 20, 2025, City Council agenda. The ERP data migration workstream is scheduled to begin on October 27, 2025, which required execution of the contract prior to the November 3, 2025, council meeting. A delay of the scheduled data migration would have jeopardized the City's ability to meet the planned October 1, 2026, go-live date. Funding is available in the ERP Implementation capital project.

RECOMMENDATION:

That the City Council ratify the agreement as set forth in the caption above.

7. [Approval of a Bid Award for the Midway Branch Force Main Project to Wilson Contractor Services, LLC., in the Amount of \\$13,349,673; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The Wastewater Collection System Master Plan 2018 update evaluated the conveyance of wastewater flows generated within Lewisville, determining that an additional lift station would be needed to provide service to address the continued growth in the eastern portion of the city. With the construction of the lift station underway, the new force main which is approximately 23,000 linear feet, will connect the lift station to the Prairie Creek Wastewater Treatment

Plant. A total of one hundred fifteen (115) proposal invitations were downloaded from Bonfire. On August 18, 2025, six (6) proposals were received. Following a thorough evaluation of all proposals, Wilson Contractor Services, L.L.C. was selected as the highest-scoring proposer, offering the best value to the City. Funding is available in the Midway Branch Lift Station and Force Main capital project.

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.

8. [Approval of a Utility Crossing License Agreement Between Dallas Area Rapid Transit \(DART\) and the City of Lewisville for the North Cowan Avenue Improvements Project; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The North Cowan Ave. Improvements Project involves replacing the existing asphalt roadway with a two-lane concrete roadway, adding on-street parking, storm sewer improvements, water and sewer line replacements, and installing sidewalks along N Cowan Ave., from Jones Street to the south terminus just north of the Canadian Pacific Kansas City rail line. As part of this project, a portion of the new utility lines will need to be installed within the DART right of way. The City of Lewisville has negotiated the subject license agreement with DART to allow public utilities to cross underneath the DART right-of-way, approximately 200 ft north of the intersection of N Mill Street and Valley Ridge Blvd. DART will charge the City \$5,650 per year with an annual increase of 3% or the Consumer Price Index, whichever is greater to use the property for the public utilities. This is consistent with other utility crossing agreements between DART and the City.

RECOMMENDATION:

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

9. [Approval of an Interlocal Cooperation Agreement for Animal Control Services Between the City of Allen, City of Arlington, City of Grand Prairie, City of Grapevine, City of Irving, City of Mesquite, City of Plano, City of Richardson and the City of Lewisville; and Authorization for the](#)

[City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

Several municipalities in the Dallas-Fort Worth metroplex have entered into an Interlocal Cooperation Agreement (ILA) to create a mutual aid network. The primary purpose of this ILA is to enhance community safety and well-being by establishing a protocol for participating cities to assist one another with animal control services in the event of a large-scale emergency or disaster. The City of Lewisville submitted a request to the ILA's Coordinating Committee on September 10, 2025, to join the agreement. Following a thorough review, the committee voted to approve the request on September 15, 2025.

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 an Interlocal Cooperation Agreement for Library Services with Denton County and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The City of Lewisville has worked cooperatively with Denton County to provide library service to residents of Denton County since 1991, with Council authorizing an Interlocal Cooperation Agreement for Library Services each year. The proposed agreement states that in return for providing one or more listed programs of library service for the residents of the County, the County agrees to provide \$126,900 during FY 2025/2026. The appropriation is based on the City population per North Central Texas Council of Governments figures and by an allocation of Denton County residents who do not have a library. In the agreement, the City designates the Director of Library Services as the official liaison for the City of Lewisville.

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.

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

H. Return to Workshop Session if Necessary

I. Closed Session

In Accordance with Texas Government Code, Subchapter D,

1. *Section 551.071 (Consultation with Attorney): Legal issues regarding temporary Lewisville Fire Station #1 located at 1150 McGee Lane, Lewisville, Texas.*
2. *Section 551.071 (Consultation with Attorney): Legal issues regarding the application of Section 253.011 of the Texas Local Government Code*
3. *Section 551.072 (Real Estate): Property Acquisition*
4. *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 _____, 2025 at _____ PM.

Jennifer Malone-Ippolito, City Secretary