

## MEMORANDUM

**TO:** Claire Powell, City Manager

**FROM:** Brett Bourgeois, PE, PMP, City Engineer  
Brook Rollins, Chief of Police  
Marichelle Samples, Director of Economic Development & Tourism

**DATE:** June 1, 2026

**SUBJECT:** **Consideration of an Ordinance of the Lewisville City Council Amending Chapter 15, Traffic And Vehicles, Article IV, Parking Regulations, of the Lewisville City Code, Section 15-137, Parking Restrictions in the Old Town Entertainment District, by Limiting Parking in the Marked Public Parking Spaces in Building A of the Main and Mill Apartments, Located at 100 E Main Street, and Building B of the Main and Mill Apartments, Located at 151 South Mill Street, to Four Hours at All Times; Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date.**

### **BACKGROUND:**

With the continued development of Old Town Lewisville, the demand for public parking for visitors and patrons of local businesses has increased. To help address this need, the City reached an agreement with the developers of the Main and Mill Apartments to dedicate a portion of the planned parking spaces for public use. As outlined in the attached easement agreement, the property owners grant the public access and parking rights to the designated spaces identified in Exhibits A and B. Within the first six months of opening, it became apparent that apartment tenants were parking day and night in the public parking spaces rather than in their designated private parking. To ensure these spaces remain available for Old Town visitors and shoppers, staff propose implementing time-limited parking to discourage long-term parking and promote turnover.

Approximately 40% of the spaces were signed as four-hour parking. Since that time, availability of parking spaces has been readily available and the problem seems solved, but the city needs a mechanism by which to enforce the restrictions in the event that the signage stops working and parking becomes an issue again.

### **ANALYSIS:**

The proposed ordinance establishes an enforceable four-hour parking restriction for the designated public parking spaces. Adoption of the ordinance would allow officers to address violations through enforcement action when necessary. Consistent with normal enforcement practices, officers would first seek voluntary compliance where practical, such as locating the vehicle owner and requesting that the vehicle be moved before issuing a citation. The proposed ordinance is

intended to improve turnover and accessibility within the district while providing a mechanism to address ongoing parking violations. If parking compliance issues persist, additional enforcement measures, including towing authority, may be considered in the future.



Figure 1: Location Map of Main and Mill Apartments

**CITY STAFF’S RECOMMENDATION:**

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