



City of Lewisville, TX

City Council

Agenda

151 W Church Street
Lewisville, Texas 75057

Monday, July 21, 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 Items](#)
- B. [Presentation of Denton County Transportation Authority - Transit Oriented Development Plan and RFQ Process.](#)
- C. [Presentation of Old Town Master Plan Update.](#)

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. **Public Hearing**
 - 1. [Public Hearing: Consideration of an Ordinance of the Lewisville City Council Amending the Zoning Ordinance by Rezoning Approximately 0.304 Acres of Land out of the J. Craft Survey, Abstract Number 295, Located at 572 Richland Street, From Single-Family Residential \(7,500 Square Foot Lot\) \(R-7.5\) District Zoning to Old Town Mixed-Use One \(OTMU-1\) 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; and Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date; as Requested by Deborah Lynn Wright, the Property Owner \(Case No. 25-03-8-Z\).](#)

ADMINISTRATIVE COMMENTS:

The zone change from R-7.5 to OTMU-1 is requested as the property owner proposes to create two dwelling units on the property, one for herself and one to rent. The Planning and Zoning Commission recommended unanimous approval (7-0) on July 1, 2025.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Michele Berry, AICP, Planning Manager

2. [Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for a Communication Antenna \(Over 25 Feet in Height\) on Approximately 1.544 Acres out of the S. Riggs Survey, Abstract Number 1088, Located at 1550 North Stemmons Freeway, and Zoned General Business \(GB\) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Daniel Pettis, Integrisite Inc. on Behalf of Verizon Wireless, the Operator, and Cecil Dalton Family Funeral Home, Ltd., the Property Owner. \(Case No. 24-09-17-SUP\).](#)

ADMINISTRATIVE COMMENTS:

Verizon Wireless is proposing to construct a telecommunication tower collocated at the rear of the existing Dalton & Son Funeral Home. This site was chosen due to a gap in service in this area. Originally, the applicant looked for collocation opportunities in the general area, but determined a new tower was needed. The Planning and Zoning Commission recommended unanimous approval (7-0) on July 1, 2025.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Michele Berry, AICP, Planning Manager

3. [Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 20.11-Acres of Land, Legally Described as Lots 3AR-1 and 3AR-2, Block J, Vista Ridge, Located at 800 State Highway 121 Bypass and 2780 Lake Vista Drive, From Light Industrial \(LI\) 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 Halff Associates, Inc., on Behalf of TCDFW Acquisitions, LLC and Winstead PC, the Applicants, and Bank of American N A, the Property Owner. \(25-04-4-PZ\)](#)

ADMINISTRATIVE COMMENTS:

The subject property contains two office buildings that have been vacant for over a year. The developer, Trammell Crow, proposes to demolish the existing structures on the site and construct three large buildings on the site that could accommodate warehouse distribution, manufacturing, office/showroom and similar uses. The developer has worked with staff to produce a proposed planned development for the site to provide greater clarity, to establish design details intended to lessen the impact of the development as well as to balance the current standards with previous standards and to recognize the unique adjacency of the levee district trail. The Planning and Zoning Commission recommended unanimous approval (7-0) on July 1, 2025.

RECOMMENDATION:

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

PRESENTATION:

Scott Krekorian, Trammell Crow Company

AVAILABLE FOR QUESTIONS:

Michele Berry, AICP, Planning Manager

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 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.

4. [APPROVAL OF MINUTES: City Council Minutes of the July 7, 2025, Workshop Session, and Regular Session.](#)
5. [Approval of a Bid Award for Annual Custodial Services for Various City-Owned Buildings to Southlake Leasing & Management dba Regent Services in the Estimated Annual Amount of \\$646,085; and Authorization for the City Manager, or Her Designee, to Execute the Contract.](#)

ADMINISTRATIVE COMMENTS:

This contract will provide custodial services for most City buildings. The primary scope of work for custodial services includes cleaning all offices, restrooms, and public areas, emptying trash and recycling containers, and cleaning the City buildings. A total of one hundred-fourteen (114) proposal invitations were downloaded from Bonfire. Seventeen (17) proposals were received and opened on June 23, 2025. An evaluation of all proposals was performed, and one (1) was deemed non-responsive. Southlake Leasing & Management dba Regent Services is recommended as the highest-scoring firm offering the best value to the City. Regent Services has served as the custodial provider for Thrive since 2020 and completed the final construction cleaning for the grand opening of the Tittle McFadden Public Safety Complex. Funding for this contract is available in the operating budget.

RECOMMENDATION:

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

6. [Approval of a Bid Award for an Annual Requirements Agreement for Video Inspection of Storm Sewer Lines to Pro-Pipe, Inc, Grand Prairie, Texas, for the Estimated Amount of \\$207,900; and Authorization for the City Manager to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

Previously, storm sewer inspections were limited, manual, and time-consuming. The proposed contract will provide comprehensive inspections using video and geolocation for storm sewer lines, inlets, and manholes. The data collected will guide repairs, update Geographic Information System (GIS) maps, and support long-term maintenance and replacement planning. A total of twenty-six (26) bid invitations were downloaded from Bonfire. Six (6) bids were received and opened on March 3, 2025. An evaluation of all bids was performed and Pro-Pipe, Inc. is recommended for award as the lowest responsive responsible bidder. Funding is available in the Storm Sewer Video Inspection 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.

7. [Approval of a Professional Services Agreement with Teague Nall and Perkins, Inc. in the Amount of \\$519,996.75 for Right of Way Services for Holford's Prairie Road Improvements and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

On September 19, 2018, City Council approved a PSA with Teague, Nall and Perkins, Inc for engineering design services for Holford's Prairie Road. The road improvements include replacing and widening the existing asphalt roadway with concrete pavement, storm sewer improvements, a new bridge structure, sidewalks and realigning the roadway across Midway Branch Creek. Teague, Nall and Perkins has completed the design and right of way acquisition is pending. These additional services were not included in the original Professional Services Agreement (PSA). Staff has negotiated a Professional Services Agreement with Teague, Nall and Perkins, Inc. in the amount of \$495,235 plus a

5% contingency for a total cost of \$519,996.75 to provide right of way acquisition services for 17 parcels to include negotiation services, title & closing, appraisal services, personal property services, residential relocation services, non-residential relocation services and associated engineering support. Funding is available in the Holford's Prairie Road 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 Agreements for Ad Valorem Tax and Assessment Billing and Collection Services Between the City of Lewisville and Denton County for Fiscal Year 2026; and Authorization for the City Manager, or Her Designee, to Execute the Agreements.](#)

ADMINISTRATIVE COMMENTS:

The City began utilizing the Assessor's services for ad valorem tax collection in Fiscal Year 1998, recognizing the cost-effectiveness compared to in-house processing. The Josey Lane PID assessments were added in 2016, followed by the Lakeside Crossing PID in 2025. Due to an increase in the per-parcel fee, updated agreements are now necessary. These agreements include provisions for automatic annual renewal unless explicitly terminated by either party. The contract rates for the new agreements have increased from the prior year due to rising service delivery costs. This marks the first rate adjustment since 2018, with the rate increasing from \$1.00 to \$1.41 per parcel. Budget allocations for these services have been proposed in the Finance Department's General Fund and the Josey Lane PID Administration Fund for Fiscal Year 2026. Costs associated with Lakeside Crossing are funded through an administrative trust account established at the time the Lakeside Crossing bonds were issued.

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 Resolution of the City of Lewisville, Texas Suspending the July 31, 2025 Effective Date of Oncor Electric Delivery Company's Requested Rate Change to Permit the City Time to Study the Request and to Establish Reasonable Rates; Approving Cooperation With the Steering Committee of Cities Served by Oncor to Hire Legal and](#)

[Consulting Services and To Negotiate With the Company and Direct Any Necessary Litigation and Appeals; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by law; Requiring Notice of This Resolution to the Company and Legal Counsel for The Steering Committee.](#)

ADMINISTRATIVE COMMENTS:

Oncor Electric Delivery Company has filed a request to increase its system-wide transmission and distribution rates by approximately \$834 million, which represents a 13 percent increase over current revenues. Specifically, the company is seeking a 12.3 percent increase in residential rates and a 51 percent increase in street lighting rates. If approved, an average residential customer would see a monthly bill increase of approximately \$7.90. The City of Lewisville is a member of a 170-city coalition known as the Steering Committee of Cities Served by Oncor ("Steering Committee"). In response to this request, the proposed resolution suspends the July 31, 2025, effective date of the Company's rate increase for the maximum period permitted by law to allow the City, working in conjunction with the Steering Committee, to evaluate the filing, determine whether the filing complies with the law, and if lawful, to determine what further strategy, including settlement, to pursue.

RECOMMENDATION:

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

F. Regular Hearing

10. [Consideration of Appointments to the 2035 Steering Committee.](#)

ADMINISTRATIVE COMMENTS:

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. At the July 7, 2025 City Council meeting, all applicants to the 2035 Steering Committee were appointed by the Council. Due to continued interest expressed by residents wishing to serve on the committee, the Council extended

the application deadline to July 18, 2025, at 5:00 p.m.

RECOMMENDATION:

That the City Council consider the additional appointments to the 2035 Steering Committee.

11. [Consideration of Appointments to Various City Boards/Commissions/Committees.](#)

ADMINISTRATIVE COMMENTS:

Various terms of office on the City's boards, commissions, and committees were set to expire on June 30, 2025. Due to the runoff election, the initiation of the board/commission/committee appointment process was postponed to allow the new Councilmember Place No. 4 to participate and board/commission/committee members are continuing to serve through July 31, 2025. The process was initiated at the June 16, 2025 City Council meeting and City Council sub-committees were created. The City Council sub-committees will provide their recommendations for appointments to the various boards, commissions, and committees and the City Council will engage in discussion, consideration and appointment to the various boards, commissions and committees.

RECOMMENDATION:

That the City Council proceed with the appointments to various City Boards/Commissions/Committees, as set forth in the caption above.

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

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

H. Return to Workshop Session if Necessary

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.

The City Council reserves the right, upon an approved motion, to suspend the rules to consider business 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