



# City of Lewisville, TX

## City Council

### Agenda

151 W Church Street  
Lewisville, Texas 75057

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**Monday, October 20, 2025**

**5:30 PM**

**Lewisville City Hall**

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*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 4:30 p.m. prior to the meeting.*

### **Call to Order and Announce Quorum is Present**

### **Workshop Session - 5:30 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. [Lewisville 2035 Big Issues Update](#)
- C. [Green Centerpiece Master Strategy](#)

### **Regular Session - 7:00 P.M.**

- A. **Invocation - Councilmember Kristin Green**
- B. **Pledge to the American and Texas Flags - Councilmember Patrick Kelly**
- C. **Proclamations/Recognitions**
  - 1. [Proclamation Declaring the Week of October 19-25, 2025 as “End Polio Now Week” and October 24, 2025 as “End Polio Now Day.”](#)
  - 2. [Proclamation Declaring October 28, 2025 as “First Responders Day.”](#)
  - 3. [Proclamation Declaring October 21, 2025 as “Unplug Texas Day.”](#)
- D. **Presentation**

1. [Presentation of the National Gold Medal Award to Parks & Recreation.](#)

## **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 a Communication Antenna \(Over 25 Feet in Height\) and a Communication Support Structure on a 2.798-Acre Lot Legally Described as NEC 1171 & Valley Parkway Addition Phase 1, Lot 3R2-B, Block B, Located at 1093 West Main Street, and Zoned General Business \(GB\) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Ralph Wyngarden With Faulk and Foster, on Behalf of Hemphill LLC, the Applicant, and TSCA-224 LP, the Property Owner \(Case No. 25-06-10-SUP\).](#)

### **ADMINISTRATIVE COMMENTS:**

Hemphill LLC is proposing a 135-foot communication antenna and support structure on a vacant area behind an existing retail shopping center at the northeast corner of West Main Street (FM 1171) and Valley Parkway. The proposed antenna and support structure is needed to improve mobile phone signal coverage in the general area. The Planning and Zoning Commission recommended unanimous approval (6-0) on September 16, 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 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.*

2. [APPROVAL OF MINUTES: City Council Minutes of the September 15, 2025, Workshop Session, and of the Regular Session and October 6, 2025, Workshop Session, and Regular Session.](#)
3. [Approval of a Bid Award for East College Street Improvements Project to HQS Construction, LLC in the Amount of \\$2,910,894.95 and Authorization for the City Manager, or Her Designee, to Execute the Contract.](#)

### **ADMINISTRATIVE COMMENTS:**

This project consists of improvements to roadway infrastructure, lighting, landscaping, minor drainage, and utilities along East College Street. A total of eighty-nine (89) bid invitations were downloaded from Bonfire. Six (6) bids were received and opened on July 23, 2025. An evaluation of all bids was performed, and HQS Construction, LLC is recommended for award as the lowest responsive responsible bidder. Funding is available in the East College Street Capital Project.

### **RECOMMENDATION:**

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

4. [Approval of Bid Award for the Construction of the Hebron Parkway Screening, Trail, and Landscape Improvements to C. Green Scaping, L.P. in the Amount of \\$1,356,704.58; and Authorization for the City Manager, or Her Designee, to Execute the Contract.](#)

### **ADMINISTRATIVE COMMENTS:**

The scope of this project includes a 12' wide concrete hike and bike trail along the north side of Hebron Parkway connecting to the existing kayak launch. There will also be wayfinding signage, seating, and sustainable plantings in the medians and along the trail. A total of eighty-seven (87) bid invitations were

downloaded from Bonfire. Five (5) bids were received and opened on August 13, 2025. An evaluation of all bids was performed, and one (1) was deemed non-responsive. In view of this, it was determined that C. Green Scaping, L.P. is recommended for award as the lowest responsible bidder. Construction for this project is expected to take seven (7) months. Funding for this project is available in the Hebron Parkway Streetscaping Project.

**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.

5. [Approval of a First Amended and Restated Economic Development and Utility Participation Agreement Between the City of Lewisville, Old Town Lewisville Tenant I, LP, and Old Town Lewisville Tenant II, LP, and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

**ADMINISTRATIVE COMMENTS:**

On December 18, 2023, the City Council approved an Economic Development and Utility Participation (EDUP) Agreement with Old Town Lewisville Tenant I, LP, and Old Town Lewisville Tenant II, LP (the "Developer"). The purpose of this agreement was to facilitate the construction of The Standard at Old Town, a two-phase, 600-unit affordable multifamily housing project located at approximately 701 East Main Street. The project is owned by the Lewisville PFC and leased to the Developer. Since the original agreement was executed, City staff and the Developer have more specifically identified the needs for sanitary sewer capacity and a regional detention solution to support future development in Old Town. This new agreement makes several key changes: (1) it establishes a not-to-exceed reimbursement amount of \$2,000,000 for utility costs, with an additional \$350,000 available for potential price increases subject to City Manager approval (while these costs were anticipated in the original agreement, the new agreement provides more specifics and sets a maximum amount); (2) the Developer will invest an additional \$2,000,000; (3) the project commencement deadlines for Phase I and II have been extended due to easement negotiation delays; and (4) the City will provide a \$70,000 grant, a waiver of Phase II, and reimbursement of Phase I engineering site plan fees (estimated \$102,632) in consideration for additional investment in the project and acquisition of the easements necessary for construction. Funding is available in the Standard at Old Town Capital Project, general fund, and plan

review fees paid to the City.

**RECOMMENDATION:**

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

6. [Approval of a Professional Services Agreement with Weaver & Tidwell, LLP to Provide Internal Audit Services; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

**ADMINISTRATIVE COMMENTS:**

The City implemented a formal internal audit (IA) program in FY2006 to ensure business processes reflect documented policies and directives, strengthen internal controls, and protect against the loss or misuse of City assets. The City's internal audit program continues to operate under a hybrid model that combines the expertise of external professionals and in-house Finance staff. Under this proposed Professional Services Agreement, Weaver & Tidwell, LLP will provide professional internal audit services to assist the City in completing the annual internal audit plan and managing assigned audit projects. The Consultant will collaborate with management to identify critical risk areas, conduct testing and evaluation of internal controls, and prepare written reports for City management. Weaver & Tidwell will also maintain independence in accordance with professional auditing standards, as they continue to serve as the City's external audit provider. The proposed agreement establishes a three-year term with the option to renew for two additional one-year periods, providing consistency in audit oversight while allowing for future program adjustments. The annual fee for internal audit assistance is structured based on estimated hours needed to complete the audit plan and individual projects, consistent with prior agreements. Funding for these services is available in the City's Non-Departmental budget.

**RECOMMENDATION:**

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

7. [Ratification of the Amendment to the Extension to the Concession Agreement Between LJV, LTD. and the City of Lewisville.](#)

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**ADMINISTRATIVE COMMENTS:**

In November 2024, the United States Army Corps of Engineers (USACE) executed Lease No. DACW63-1-24-0613 for Park and Recreational Areas on Lewisville Lake with the City of Lewisville to replace Lease No. DACW63-1-00-0820 upon expiration on April 14, 2025. LJH was the concessionaire for Eagle Point Marina under the former lease. In May 2025, City Council approved an agreement to extend the terms of the original concession agreement with LJH but excluded the property leased to Sneaky Pete's and its operations, allowing LJH to continue operation of the marina and uplands area during the term of the agreement. The first extension of the agreement was set to expire on October 14, 2025. The planned marina operator, Suntex, has been negotiating a buy-out of the marina business and improvements from LJH but due to the complexity of the deal it was not feasible to close before the term of the original concession agreement or the first extension. This continuation of this short-term agreement with LJH is needed to allow the parties the ability to close the deal while maintaining continuity of operations. It is contingent upon LJH continuing to work toward the close of the Suntex purchase transaction. Accordingly, the term of this agreement expires on the earlier of November 28, 2025, or the closing date of the purchase agreement between Suntex and LJH.

**RECOMMENDATION:**

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

8. [Approval of Revised Policy Statement 3.0 Finance - Section V - Purchasing to Update Language, Raise the Dollar Threshold for Approvals by the City Council and Delegate Approval Authority for the City Manager, or Her Designee, and Clarify Bonding Requirements.](#)

**ADMINISTRATIVE COMMENTS:**

This is a request to revise Policy Statement 3.0, Finance - Section V - Purchasing, which will raise dollar thresholds for Council approval and delegation authority for the City Manager or her designee, and clarify bonding requirements. This policy revision streamlines processes and enables departments to procure products and services more efficiently, while reducing

procedural burdens.

**RECOMMENDATION:**

That the City Council approve the revised purchasing policy as set forth in the caption above.

9. [Approval of Revised Policy Statement 2.0, Human Resources - Section IV - Employee Performance Evaluation/Compensation Plan; Increasing the Fleet Mechanic Tool Stipend and Changing the Distribution of all Special Pays From Bi-annual to Annual.](#)

**ADMINISTRATIVE COMMENTS:**

Policy Statement 2.0, Human Resources - Section IV - Employee Performance Evaluation / Compensation Plan outlines the types of pay that employees receive in addition to base pay. The FY26 budget includes an increase to the fleet mechanic tool stipend from \$500 to \$1,500 per year. This policy revision reflects that change as well as changing the distribution of all special pays from bi-annual to annual.

**RECOMMENDATION:**

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

10. [Approval of a Resolution of the City of Lewisville, Texas Finding That Oncor Electric Delivery Company LLC's Application to Change Rates Within the City Should Be Denied; Finding that the City's Reasonable Rate Case Expenses Shall be Reimbursed by the Company; 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.](#)

**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 denies Oncor's rate change application. Once the Resolution is adopted, Oncor will have 30 days to appeal the decision to the Public Utility Commission of Texas ("PUC") where the appeal will be consolidated with Oncor's filing (PUC Docket No. 58306) currently pending at the PUC.

**RECOMMENDATION:**

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

**H. Regular Hearing**

11. [Tabled Item: Consideration of an Alternative Standard Associated With Exterior Lighting for Vistara Sports Outdoor Courts; on an Approximately 1.10-Acre Tract out of the H.H. Smith Survey, Abstract No. 1576; Located on the South Side of West Vista Ridge Mall Drive, Approximately 200 Feet West of Highview Lane; Zoned Light Industrial \(LI\) District, as Requested by Saurabh Shah, PE, of AARI Engineering LLC, on Behalf of Feathers Smash LLC, the Property Owner \(25-08-12-AltStd\).](#)

**ADMINISTRATIVE COMMENTS:**

Vistara Sports is an existing indoor badminton facility which recently received special use permit approval for a commercial amusement (outdoor) use to allow the facility to expand with outdoor pickleball courts. The property owner is seeking an alternative standard to allow exterior lighting intensity up to 53-foot candles in lieu of the allowed 20-foot candles for a non-residential use. The Planning and Zoning Commission recommended unanimous approval (7-0) on September 16, 2025. This item was tabled at the October 6, 2025, City Council meeting.

**RECOMMENDATION:**

That the City Council approval the alternative standard as set forth in the caption above.

**AVAILABLE FOR QUESTIONS:**

Richard E. Luedke, AICP, Planning Director

12. [Consideration of the Nomination of Councilmember Patrick Kelly to the North Central Texas Council of Governments Regional Emergency Preparedness Planning Council; and Consideration of the Nomination of Mayor Pro Tem Ronni Cade as Alternate Representative to the North Central Texas Council of Governments Regional Emergency Preparedness Planning Council.](#)

**ADMINISTRATIVE COMMENTS:**

The North Central Texas Council of Governments (NCTCOG) Regional Emergency Preparedness Planning Council (EPPC) is composed of elected officials from participating cities and counties. Cities are grouped into population brackets in accordance with current population estimates. Councilmember Patrick Kelly was nominated by City Council on May 1, 2023, to fill a vacancy, and was subsequently appointed as a member to the EPPC. His current term expires in December 2025. City Council will also need to consider an Alternate Representative to fill in for the representative if needed. Mayor Pro Tem Ronni Cade currently serves as the Alternate Representative for this committee. Councilmember Patrick Kelly and Mayor Pro Tem Ronni Cade have expressed the desire to continue to serve. The nomination form needs to be returned to the NCTCOG Executive Board no later than November 7, 2025.

**RECOMMENDATION:**

That the City Council consider the nomination of Councilmember Patrick Kelly to EPPC appointment and the nomination of Mayor Pro Tem Ronni Cade as an alternate appointment 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**

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## 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.

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Jennifer Malone-Ippolito, City Secretary