



# City of Lewisville, TX

## City Council

### Agenda

151 W Church Street  
Lewisville, Texas 75057

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**Monday, February 16, 2026**

**6:30 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 5:30 p.m. prior to the meeting.*

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

### **Workshop Session - 6:30 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. [Economic Mobility 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. **Proclamations/Recognitions**
  - 1. [Recognition of the Achievement of Excellence in Libraries Award](#)
- D. **Presentation**
  - 1. [Reading of Poem by City of Lewisville Poet Laureate, James Mardis](#)
- E. **Public Hearing**
  - 1. [Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 1.00 Acre of Land, Legally Described as The Corral, Lot 1, Block 1; Located at](#)

[195 West Corporate Drive; From Public Use \(PU\) District Zoning to General Business \(GB\) 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 Merriman Anderson Architects, the Applicant, on Behalf of Boys & Girls Clubs of Greater Tarrant County Inc., the Property Owner \(Case No. 25-12-11-Z\).](#)

**ADMINISTRATIVE COMMENTS:**

The subject property was previously owned by the City and was historically used as a fire station and as a police facility for the past seven years. This facility was no longer needed with the opening of the Tittle McFadden Public Safety Center and was transferred to the Boys & Girls Club in September 2025 to develop a club to serve the children of our community. The Boys & Girls Club is looking to use this site for after-school and youth programs for children and young adults ages 6 to 18. The Planning and Zoning Commission recommended unanimous (7-0) approval on January 6, 2026.

**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 Warehouse Distribution Facility and Manufacturing, Light Intensity on Approximately 8.086 Acres out of the E. Aday Survey, Abstract Number 11, Located at 421, 451, 475, and 493 Bennett Lane, and Zoned Light Industrial \(LI\) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Lindsey Mayer, Dynamic Engineering Consultants, PC on Behalf of LI Bennett 35 TX Owner LLC, NCI Unlimited Inc, and Teresa Rather LLC, the Property Owners \(Case No. 25-10-14-SUP\).](#)

**ADMINISTRATIVE COMMENTS:**

A special use permit (SUP) is required for warehouse distribution facilities and light

intensity manufacturing due to their proximity to less intense uses nearby. An SUP was previously approved for this site on September 8, 2025; however, the developer has expanded the project to include two additional properties east of the original site. Consequently, a new SUP is needed to cover the expanded project. The Planning and Zoning Commission recommended unanimous approval (7-0) on December 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

3. [Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 0.6158 Acres of Land, Legally Described as Lots 5 and 6 and a Portion of Lots 11 and 12, Block 3, O.B. Dick Subdivision; Located at the Southwest Corner of South Cowan Avenue and Hickory Street; From Old Town Mixed-Use Two \(OTMU-2\) District Zoning to Planned Development Old Town Mixed-Use Two \(PD-OTMU-2\) 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 Steven Homeyer, Homeyer Engineering Inc., on Behalf of 421 S Cowan St LLC., the Property Owner \(Case No. 24-12-3-PZ\).](#)

**ADMINISTRATIVE COMMENTS:**

The owner purchased the property located at 421 South Cowan Avenue and the property to the west in 2023. The applicant is proposing to develop the two properties as a 13-unit townhome community. A Letter of Design Approval from the Old Town Development Review Committee was granted in November 2024 for the exterior elevations and site layout. The Planning and Zoning Commission recommended approval of this request by a vote of 4-1 on December 2, 2025. On January 5, 2026, the City Council continued this public hearing to the January 26, 2026, City Council meeting, which was cancelled due to inclement weather, to give the applicant an opportunity to be present to address City Council concerns. Subsequently, the applicant has requested that the public hearing be continued to

the March 16, 2026, City Council meeting to provide additional time to prepare and submit an economic incentive application related to a revised townhouse layout on the property. Staff readvertised the public hearing to appear on this City Council agenda since the meeting that the original public hearing was continued to was cancelled.

**RECOMMENDATION:**

That the City Council continue the public hearing to the March 16, 2026, City Council meeting.

**AVAILABLE FOR QUESTIONS:**

Richard E. Luedke, AICP, Planning Director

4. [Public Hearing: Consideration of An Ordinance of the Lewisville City Council, Adopting Standards of Care for Youth Recreational Programs by Repealing and Replacing Article VI, “Standards of Care for Youth Recreational Programs”, of Chapter 10, Parks and Recreation, of the Lewisville City Code with a New Article VI, “Standards of Care for Youth Recreation Programs”, and Setting Forth Other Provisions Applicable to the Standards of Care.](#)

**ADMINISTRATIVE COMMENTS:**

The Texas Department of Family and Protective Services (DFPS) regulates various child day-care operations. Under the Texas Human Resources Code 42.041 (b)(14) and DFPS Rules, 40 TAC 745.115(3), the camps and after school programs operated by the City of Lewisville Parks and Recreation Department are exempt from these regulations, provided that the City Council annually adopt Youth Recreational Program Standards of Care. The proposed standards are updated to allow more flexibility in modifications of activities during extreme weather events.

**RECOMMENDATION:**

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

**AVAILABLE FOR QUESTIONS:**

Stacie Anaya, Director of Parks & Recreation

**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.*

5. [APPROVAL OF MINUTES: City Council Minutes of the January 30, 2026 Called-Special Meeting; January 30, 2026, Called-Special Workshop Session; and February 2, 2026, Workshop Session and Regular Session](#)
6. [Approval of an Engineering Services Agreement with CDM Smith Inc. for the Mill Street Sanitary Sewer Pipe Upsize Project in an Amount Not to Exceed \\$539,360; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

### **ADMINISTRATIVE COMMENTS:**

The Mill Street sanitary sewer main has experienced increased flows due to upstream development, creating the potential for surcharging and sanitary sewer overflows during peak wet-weather events. The City's Wastewater Collection System Master Plan identified this segment as a priority for capacity improvements. The proposed project includes upsizing approximately 6,500 linear feet of existing sewer main to a 15-inch diameter pipe to improve system reliability and accommodate future growth. CDM Smith Inc. will provide professional engineering services for surveying, geotechnical investigations, easement preparation, design, permitting coordination, and bidding support. The total cost for design and bidding services is \$539,360. Funding for this work is available in the Mill Street Sanitary Sewer Upsize capital project. Completion of the design will allow the City to move forward with construction in a timely manner and reduce the risk of sanitary sewer overflows.

**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.

7. [Approval of a Professional Services Agreement Between the City of Lewisville and Halff Associates, Inc. for Professional Engineering and Consulting Services for the Schematic Design for Lake Park; in the Amount of \\$3,378,100; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

**ADMINISTRATIVE COMMENTS:**

The proposed PSA includes engineering services for 15% preliminary schematic design for all phases of the master plan (A-E for Lake Park, and F-H at the marina), and 30% schematic design for Phase A of Lake Park Day-use and RV areas and Phases F and G for the marina. Deliverables for the agreement include development of design standards, environmental and flood plain assessments for regulatory compliance and USACE review/permitting for the entire park, and schematic design documents and an Opinion of Probable Cost for Phase A, F and G. Funding is available in the Lake Park Improvement 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 Zoning Board of Adjustment Rules of Procedure.](#)

**ADMINISTRATIVE COMMENTS:**

State statute requires the Zoning Board of Adjustment to adopt rules of procedure and for those rules to be approved by the elected body. The Zoning Board of Adjustment unanimously adopted (5-0) the rules of procedure on December 3, 2025. These rules of procedure now need to be approved by the City Council.

**RECOMMENDATION:**

That the City Council approve the Zoning Board of Adjustment rules of procedure as set forth in the caption above.

9. [Approval of a Resolution of the City Council of the City of Lewisville, Texas, Supporting an Application for Competitive \(9%\) Housing Tax Credits From the Texas Department of Housing and Community Affairs For a Proposed Mixed-Income Veteran Focused Development By Titanium Housing Partners, Through its Proposed Entity, TX Fox 2026, Ltd., To Be Located at The Southwest Corner of Fox Avenue and Edmonds Lane, Lewisville, Texas; Committing To a Development Incentive; and Providing an Effective Date.](#)

**ADMINISTRATIVE COMMENTS:**

Titanium Housing Partners, through its proposed entity, TX Fox 2026, Ltd., is requesting City support of their application to the Texas Department of Housing and Community Affairs for Competitive 9% Housing Tax Credits. These tax credits provide the financial mechanism that would allow for future construction of a mixed-income veteran-focused development at the Southwest corner of Fox Avenue and Edmonds Lane, Lewisville, Texas. This resolution only provides the City's support of their tax credit application, which increases Titanium Housing Partners' likelihood of receiving the tax credit. A separate zoning request must be submitted for the property and will be considered by City Council at a future date if the tax credits are awarded.

**RECOMMENDATION:**

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

## **H. Regular Hearing**

10. [Consideration of an Alternative Standard to Warehouse Distribution Facility and Manufacturing, Light Intensity Supplemental Standards Associated With Landscaping; on 8.086 Acres out of the E. Aday Survey, Abstract Number 11; Located at 421, 451, 475, and 493 Bennett Lane; Zoned Light Industrial \(LI\) District, as Requested by Lindsey Mayer, of Dynamic Engineering Consultants PC, on Behalf of LI Bennett 35 TX Owner LLC, the Developer \(25-07-11-AltStd\).](#)

**ADMINISTRATIVE COMMENTS:**

Lovett Industrial, an industrial real estate developer, plans to combine four existing properties into one lot to build two buildings for warehouse distribution or manufacturing facilities. The redevelopment will address existing code violations

and nonconforming uses on the current properties. The applicant is requesting an alternative standard to address site-specific development challenges. The Planning and Zoning Commission recommended unanimous approval (7-0) on December 16, 2025.

**RECOMMENDATION:**

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

**AVAILABLE FOR QUESTIONS:**

Richard E. Luedke, AICP, Planning Director

11. [Consideration of the Acceptance of the Resignation of Abigail Crafton; Declaring a Vacancy Exists for Place Nos. 5 and 6; and Appointments to Place Nos. 5 and 6 on the Library Board.](#)

**ADMINISTRATIVE COMMENTS:**

A resignation was received from Abigail Crafton, Place No. 6, on the Library Board. In addition, the board member serving in Place No. 5 has not attended any meetings since the appointment in July 2025, and staff is requesting that Council declare a vacancy for that place. Eight (8) applications were submitted meeting the qualifications for service in these positions.

**RECOMMENDATION:**

That the City Council accept the resignation, declare vacancies exist and consider appointments to the Library 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**

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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 \_\_\_\_\_, 2026 at \_\_\_\_\_ PM.

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Jennifer Malone-Ippolito, City Secretary