



# City of Lewisville, TX

## City Council

### Agenda

151 W Church Street  
Lewisville, Texas 75057

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**Monday, April 7, 2025**

**6:15 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 5:15 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. [Proposed Arts Support Grant Evaluation Criteria Changes and Update For Current Public Art Work Plan Projects](#)

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

- A. **Invocation - Council Member William Meridith**
  - B. **Pledge to the American and Texas Flags - Council Member Bob Troyer**
  - C. **Proclamations/Recognitions**
    - 1. [Proclamation Declaring the Month of April, 2025 as "Child Abuse Prevention Month."](#)
    - 2. [Proclamation Declaring the Month of April, 2025 as "National Safe Digging Month."](#)
    - 3. [Life Saving Awards for Incident at Thrive](#)
  - D. **Public Hearing**
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1. [Public Hearing: Consideration of a Resolution of the City Council of the City of Lewisville, Texas, of No Objection to an Application for Non-Competitive \(4%\) Housing Tax Credits from the Texas Department of Housing and Community Affairs for a Proposed Mixed-Income Development by Waters at Stone Creek, LP, or an Affiliate, to be Located at 328 E Southwest Parkway.](#)

**ADMINISTRATIVE COMMENTS:**

Atlantic Housing Foundation is requesting a resolution of no objection of their application to the Texas Department of Housing and Community Affairs for Non-Competitive 4% Housing Tax Credits. These tax credits provide the financial mechanism that would allow for substantial renovations at the Stone Creek Apartments. This resolution only provides the City's support of their tax credit application.

**RECOMMENDATION:**

That the City Council approve the resolution of no objection as set forth in the caption above.

2. [Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for Automotive Repair \(Minor\) and Automobile Sales and Leasing; on an Approximately 0.68-Acre Lot, Legally Described as Lot 1, Block A, Hamed Addition; Located at 647 East State Highway 121 Business, Zoned Light Industrial District \(LI\); as Requested by Fadi Chaar of Ameri Southwest LLC, the Property Owner \(Case No. 24-08-14-SUP\).](#)

**ADMINISTRATIVE COMMENTS:**

Just7 is an existing automotive repair and sales establishment located at 647 E SH 121 Business. The owner proposes to construct a new office building and make improvements to the site. This business is considered both an automotive repair (minor) use and an automobile sales and leasing use in the Unified Development Code and requires the approval of a special use permit (SUP) for both uses based on the supplemental use regulations for vehicle and related uses. The Planning and Zoning Commission recommended unanimous approval (6-0) on March 18, 2025.

**RECOMMENDATION:**

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

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**AVAILABLE FOR QUESTIONS:**

Richard E. Luedke, AICP, Planning Director

3. [Public Hearing: Consideration of an Ordinance Granting a Zone Change From Public Use \(PU\) District to Planned Development - Townhouse 2 \(PD-TH2\) District on 3.211 Acres, Legally Described as Lot 3R Block A, Central Elementary Addition, Located at 701 South Charles Street, as Requested by Benny Jafari, TSMJV, LLC, the Property Owner. \(Case No. 23-08-6-PZ\)](#)

**ADMINISTRATIVE COMMENTS:**

The site was previously owned by Lewisville Independent School District. The proposed development contains 55 town homes. The overall design is inspired by Belleville Village on South Kealy Avene in Old Town. While this project is not within the Old Town Design District, it is within a 10-minute walk of Old Town. Standards applied within the Old Town Design District, such as reduced parking and screening, are requested with this planned development based on its proximity to Old Town. The development supports the two Big Moves of Diverse and Thriving Neighborhoods and Old Town from the Lewisville 2025 Vision Plan. The Planning and Zoning Commission recommended approval (6-1) on March 4, 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

**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.*

4. [APPROVAL OF MINUTES: City Council Minutes of the February 21, 2025, and the February 22, 2025, Annual City Council Retreat and City Council Minutes of the March 17, 2025, Workshop Session, and Regular Session.](#)
5. [Approval of a Professional Services Agreement with Birkhoff, Hendricks & Carter, L.L.P., Dallas, TX, in the Amount of \\$99,000 for Professional Engineering Services for the East Lewisville Elevated Storage Tank Repaint Project; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

#### **ADMINISTRATIVE COMMENTS:**

The City of Lewisville conducts annual inspections of its water storage tanks in compliance with Texas Commission on Environmental Quality (TCEQ) regulations to ensure they remain watertight and free from contamination. The East Lewisville Elevated Storage Tank, constructed in 2002 and included in the Castle Hills annexation, is scheduled for repainting following the 2024 annual inspection. U.S. Underwater performed the inspection, and the findings were reviewed by Birkhoff, Hendricks, and Carter (BHC), who also conducted a site visit. Based on their evaluation and prior experience with similar projects, BHC submitted a proposal of \$99,000 for engineering services and the preparation of bid documents. The project will include both interior and exterior repainting. Funding for the project is available in the East Lewisville Elevated Storage Tank Repainting 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.

6. [Approval of a Professional Services Agreement with Halff Associates, Inc., in the Amount of \\$734,580 for Design Services Related to the](#)

[Summit Avenue Complete Streets Project and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

**ADMINISTRATIVE COMMENTS:**

A concept plan designed by Talley & Associates was presented by the developers of Norra Apartments and Heritage Trail Subdivision in 2019 to convert Summit Avenue, a standard four-lane divided boulevard, into a more pedestrian and bicycle friendly complete streets design. The concept plan suggested dropping a lane in each direction, adding parallel parking, enhanced sidewalks, landscaping, pedestrian lighting and street furniture. A traffic analysis was subsequently performed concluding that 4 lanes of traffic is ultimately not needed for Summit Avenue given future traffic. The City Council funded the final complete streets design in the 2024/25 budget. Staff has negotiated the subject professional services agreement with Halff Associates in the amount of \$734,580 including a 5% contingency to include survey, design, right of way and construction phase services for Summit Avenue based on the Coy Talley concept plan. Construction funding is available in the Summit Avenue Traffic Calming & Landscape 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.

7. [Approval of a Professional Service Agreement With Freese and Nichols Inc., in the Amount of \\$537,500 for Development of the Lewisville 2035 Vision Plan and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

**ADMINISTRATIVE COMMENTS:**

The Lewisville 2025 Vision Plan (2025 Plan) was adopted in July 2014 after extensive public involvement and has served as the basis of decision making over the past eleven years. The consulting firm of Freese and Nichols, Inc. has been selected to facilitate stakeholder engagement and community input in support of the creation of a community vision plan that includes strategies and recommendations related to housing, land use, and other focus areas identified by the community. Karen Walz, FAICP, principal of Strategic Community Solutions, LLC., who served as the lead for community engagement for both the original 2025 Plan and the 2021 update, will serve as an extension of staff

and will provide input and direction for the overall planning process associated with the 2035 Plan under a separate PSA. Rayo Planning, a firm that specializes in Hispanic community outreach and engagement, will serve as a sub-consultant to Freese and Nichols, Inc. and is included in the overall scope of work. The project cost outlined in this professional service agreement is \$537,500. The overall project is estimated to be completed over 18 months. Funding is available in the Lewisville 2035 Implementation 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 a Resolution of the City Council of the City of Lewisville, Texas, Authorizing the Acquisition of a Sanitary Sewer Easement and a Temporary Construction Easement on Approximately 2.096 Acres Across Portions of a Tract of Land Out of the A.G. King Survey, Abstract 698, for the Construction, Operation, Maintenance, Repair, or Enlargement of and Access to a Sanitary Sewer Line to Provide Necessary Sewer Service to the East Side Of Old Town; Determining the Public Use and Public Necessity of Such Acquisition; Authorizing the City Manager \(or Her Designee\) to do Each and Every Act Necessary to Acquire the Needed Property in Exchange for Consideration as Set Forth Herein and in Compliance With all Applicable Laws; Ratifying Any Documents Previously Executed by the City Manager Or Her Designee in Order to Acquire the Easements; Providing for Repealing and Severability Clauses; and Providing for an Effective Date.](#)

**ADMINISTRATIVE COMMENTS:**

The acquisition of both a permanent and temporary sanitary sewer easement is essential for the construction, operation, maintenance, repair, or enlargement of and access to a sanitary sewer line to provide adequate sewer services to support planned developments on the east side of Old Town, such as the Standard at Old Town affordable housing project, and will increase the potential for redevelopment of other properties. The easements have been granted by Saddlebrooke Investments, LTD, with a total purchase price of \$353,752. Funding for this acquisition is available in the Land Acquisition capital project.

**RECOMMENDATION:**

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

## **G. Regular Hearing**

9. [Consideration of the Proposed FY 2025-26 Budget Calendar, Action Priorities, and Strategic Focus Areas.](#)

### **ADMINISTRATIVE COMMENTS:**

During the February 2025 annual City Council retreat, City staff presented a proposed calendar showing the important upcoming dates for City Council meetings regarding the City's budget process. In addition, City Council discussed the remaining incomplete Action Priorities from the Lewisville 2025 Vision Plan and identified thirteen items to focus on for FY 2025-26. Each year, staff brings these items to City Council for formal approval during a regularly-scheduled City Council meeting. The Budget Workshop is currently scheduled for August 9, 2025.

### **RECOMMENDATION:**

That the City Council approve the proposed FY 2025-26 budget calendar, Action Priorities, and Strategic Focus Areas as set forth in the caption above.

- ## **H. Reports**
- Reports about items of community interest regarding which no action will be taken.

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

## **I. Return to Workshop Session if Necessary**

## **J. 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.*

- ## **K. Reconvene**
- into Regular Session and Consider Action, if Any, on Items Discussed in Closed Session.

## **L. 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.

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 April 3, 2025 at 5:30 PM.

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Jennifer Malone, Acting City Secretary