



# City of Lewisville, TX

## City Council

### Agenda

151 W Church Street  
Lewisville, Texas 75057

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**Monday, June 16, 2025**

**6:00 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 5:00 p.m. prior to the meeting.*

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

### **Workshop Session - 6:00 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. [Compensation & Benefits Update](#)
- C. [Neighborhood Grants Update](#)

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

- A. **Invocation - Councilmember Bob Troyer**
- B. **Pledge to the American and Texas Flags - Councilmember Brandon Jones**
- C. **Graduation**
  - 1. [2024-2025 Lewisville Citizens University Graduation](#)
- D. **Public Hearing**
  - 1. [Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 0.189 Acres of Land out of the Edmond Aday Survey, Abstract Number 11, Located at 563 Bennett Lane, From Agriculture-Open Space \(AO\) District Zoning to Light Industrial \(LI\) 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; and Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date; as Requested by Steven Broughton, RPB Holdings LLC, the Property Owner. \(Case No. 25-02-3-Z\)](#)

**ADMINISTRATIVE COMMENTS:**

This small lot is surrounded by Light Industrial zoning but maintains Agriculture Open Space zoning, which is considered a residential zoning district. Rezoning this lot will allow for development on the lot to the south. The Planning and Zoning Commission recommended unanimous approval (7-0) on May 20, 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.*

2. [APPROVAL OF MINUTES: City Council Minutes of the June 2, 2025, Workshop Session, and Regular Session](#)
3. [Ratification of the Letter Agreement Regarding the Future Use and](#)

[Occupancy of Certain Real Property By the Slalom Shop, LLC and Singleton Assets & Operations, LLC and the City of Lewisville.](#)

**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; together, the Slalom Shop and Singleton were a sub-concessionaire of LJH offering commercial boat sales. In May 2025, the City approved a short-term extension of the original concession agreement with LJH to facilitate Suntex negotiations for a buy-out of the marina business and improvements from LJH while maintaining continuity of operations. The letter agreement with the Slalom Shop and Singleton extends the sub-concessionaire rights until the LJH short-term extension expires and ensures a future concession agreement with the City or Suntex for continued commercial operations for a term of two years.

**RECOMMENDATION:**

That the City Council approve the ratification of the agreement as set forth in the caption above.

4. [Approval of a Revocable License for Use of Premises Between the City of Lewisville and the US Department of Veterans Affairs for the Free Use of Thrive Once a Month to Offer Readjustment Counseling Services; and Authorization for the City Manager to Execute the License.](#)

**ADMINISTRATIVE COMMENTS:**

The Revocable License for Use of Premises agreement between the City of Lewisville and the U.S. Department of Veterans Affairs (USDVA) formalizes the provision of readjustment counseling services for veterans, service members, and their families. The USDVA is transitioning to this updated agreement format as part of a nationwide standardization effort. The partnership promotes inclusivity, community resilience, and equitable access to mental health and support services and support the City's strategic priorities. Counseling sessions are held at Thrive once a month at no cost to the participants or the City.

**RECOMMENDATION:**

That the City Council approve the revocable license and authorize the City Manager to execute the revocable license as set forth in the caption above.

5. [Approval of an Agreement Between the City of Lewisville and the John R. McAdams Company, Inc., for Landscape Architectural Schematic Design Services for the Castle Hills Trails Corridor I Project in the amount of \\$59,500; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

**ADMINISTRATIVE COMMENTS:**

The proposed agreement provides for surveying and landscape architectural services to prepare a schematic design for the Castle Hills Corridor Trail Phase I. The agreement includes technical services including UAS flight and data services, easement verification, GIS services, civil engineering due diligence, and construction cost estimating advanced planning. Landscape architectural schematic design services will include project management, community engagement, site inventory, project programming, spatial analysis, and schematic trail/linear park master plan design. McAdams will require six (6) months to complete the design. The project will be funded through the PARD CIP Fund.

**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 an Agreement with Brandstetter Carroll, Inc. in the Amount of \\$72,840 For Design Services For an Outdoor Storage Facility at Lewisville Grand Theater, and Authorization for the City Manager, or Her Designee, to Sign the Agreement.](#)

**ADMINISTRATIVE COMMENTS:**

In 2023, a feasibility study was conducted regarding possible expansion of the Lewisville Grand Theater. One aspect of assessment for the feasibility study, if expansion was not possible, was called “Home” and made recommendations of possible renovations to consider for the existing facility to refresh some aspects and update technology to keep the venue viable and desirable for clients for the next decade or more. Staff was given direction to proceed with exploring the “Home” renovation recommendations further and did so with consultants

TheatreDNA. Their “Home Design” assessment included recommendations for an outdoor storage facility to safely house equipment that has been added to the department’s inventory over time, technology updates, space renovations, and budget estimates done in three phases. This was presented to City Council on September 18, 2023. The recommendation was to proceed with Phase One and some select elements from other phases. This PSA with Brandstetter Carroll, Inc is for the design of the outdoor storage facility element of these recommendations. Brandstetter is the firm that designed both the Fleet and Facilities building and City Hall basement remodel, and has recently completed the design phase for the indoor renovations for the Lewisville Grand Theater. Funding is available in the Facilities Renovation and Repairs Project.

**RECOMMENDATION:**

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

7. [Approval of a Resolution of the Lewisville City Council Supporting the City of Lewisville’s Application to the Texas Department of Transportation’s 2025 Transportation Alternatives Set-Aside \(TA\) Call for Projects to Include Pedestrian Improvements Along State Highway 121 Business, in an Amount Not to Exceed \\$5,200,000 and Authorizing the City Manager or Her Designee to Execute All Documents Relating Thereto; And Providing an Effective Date.](#)

**ADMINISTRATIVE COMMENTS:**

The City of Lewisville is submitting for a Texas Department of Transportation (TxDOT) Transportation Alternative (TA) grant not to exceed \$5.2 million to design and install sidewalks and improve pedestrian crossings on State Highway 121 Business. This grant requires a 20% match, half of which has been budgeted in the Business 121 Capital Improvements Project while the other half has been requested in the proposed FY 2025-2026 budget.

**RECOMMENDATION:**

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

**G. Regular Hearing**

8. [Consideration of an Alternative Standard Associated With Landscaping Standards for Northside Air Conditioning; on 1.125 Acres, Located at 816](#)

[Office Park Circle, Legally Described as Hillside Office Park Addition, Lots 7, 8, and 9, Block C; Zoned Light Industrial \(LI\) District, as Requested by Jason Kilpatrick, of Ridinger Associates, Inc, on Behalf of LUCKY 13 INVESTMENTS LLC, the Property Owner. \(25-05-8-AltStd\)](#)

**ADMINISTRATIVE COMMENTS:**

Northside Air Conditioning, an HVAC contractor operating in Lewisville since 2004, has relocated to 816 Office Park Circle, a site originally developed in 1999. To accommodate the business expansion, a new 3,500 square-foot metal building is proposed on the site. Since the existing site conditions do not accommodate the required landscape buffer due to its parking lot location, the applicant is requesting an alternative standard to the landscape requirements. The Planning and Zoning Commission recommended unanimous approval (7-0) on May 20, 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

9. [Consideration of Initiating the Board/Commission/Committee Appointment Process and the Creation of City Council Subcommittees.](#)

**ADMINISTRATIVE COMMENTS:**

On June 30, 2025, various terms of office on the City's boards, commissions, and committees will be expiring. Those positions have been identified and current appointees notified. 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. Current board/commission/committee members will continue to serve through July 31, 2025. City Council will need to identify City Council subcommittees to review eligible reappointees, new applicants, and provide nominees for Council's consideration during a future meeting.

**RECOMMENDATION:**

That the City Council initiate the Board/Commission/Committee appointment

process and create the City Council subcommittees 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 551.071 (Consultation with Attorney/Pending Litigation): City of Lewisville, Texas v. Cameron County Housing Finance Corporation, et al., Cause No. 25-4665-367, 367th Judicial District, Denton County, Texas*
2. *Section 551.072 (Real Estate): Property Acquisition*
3. *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**

## 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 June 12, 2025 at 5:15 PM.

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Jennifer Malone, City Secretary