



# City of Lewisville, TX

## City Council

### Agenda

151 W Church Street  
Lewisville, Texas 75057

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**Monday, June 2, 2025**

**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 Items](#)
- B. [Nuisance Abatement Program Update](#)

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

- A. **Invocation - Councilmember William Meridith**
- B. **Pledge to the American and Texas Flags - Councilmember Bob Troyer**
- C. **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 Self-Service Storage Facility on Approximately 3.97 Acres Legally Described as Highpoint Oaks Addition, Lot 3R2, Block C, Located at 2710 Denton Tap Road and Zoned Light Industrial \(LI\) Zoning District; and Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Extra Space Storage, Inc. and Masterplan, on Behalf of Sovran Acquisition LP, the Property Owner \(Case No. 25-02-1-SUP\).](#)

### **ADMINISTRATIVE COMMENTS:**

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Extra Space Storage has operated a self-service storage facility at this location since 2007, before the City adopted special use permit (SUP) requirements. In 2022, a fire destroyed one of the buildings used as an office warehouse facility and was subsequently demolished. The applicant proposes a new three-story self-service storage building within the original one-story building's footprint. Section VII.2.4. of the Unified Development Code requires the approval of an SUP since this is an expansion of the original site. The Planning and Zoning Commission recommended unanimous approval (6-0) on May 6, 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

2. [Continued Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Amending Ordinance No. 0428-22-ZON to Amend the Planned Development Concept Plan Set Forth in Exhibit 5B \(The Realm Subdistrict Concept Plan\) Thereto by Amending the Concept Plan for 3.459 Acres Located South of the Intersection of Essex Boulevard and Parker Road \(FM 544\), Legally Described as Castle Hills H3, Lot 2, Block A; Correcting the List of Existing Planned Development Districts; 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 McAdams, on Behalf of Eric Stanley, of Breco Lands CH LLC, the Property Owner. \(Case No. 24-04-2-PZ\)](#)

**ADMINISTRATIVE COMMENTS:**

Ordinance Number 0428-22-ZON adopted a planned development for Castle Hills which included a concept plan and required a rezoning process for major amendments to the concept plan. The concept plan for this area is vague but indicates several lots around a cul-de-sac. Now a single mixed-use building is proposed. The base zoning district of General Business Two (GB-2) District for this area is not changing. The only factor under consideration with this concept plan amendment is the internal site circulation. A similar request was denied in

August 2024. Since then, more information on sight lines, traffic, and community engagement, the primary concerns, has been provided. The Planning and Zoning Commission recommended denial by a vote of 4-3 on April 15, 2025. Since the Planning and Zoning Commission recommended denial, an affirmative vote of at least three-fourths of all members of the City Council is required to approve this request. At the applicant's request, the City Council continued the public hearing to the May 19, 2025 City Council meeting to provide the applicant with additional time to prepare additional details related to the site and the proposed project. On May 19, 2025, the City Council continued the public hearing to the June 2, 2025 City Council meeting so that revisions can be made to the attachments to provide increased clarity related to the proposed amended concept plan.

**RECOMMENDATION:**

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

**PRESENTATION:**

Richard E. Luedke, AICP, Planning Director  
Marisa Brewer, McAdams

**AVAILABLE FOR QUESTIONS:**

Richard E. Luedke, AICP, Planning Director

**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.*

3. [APPROVAL OF MINUTES: City Council Minutes of the May 5, 2025, Workshop Session, and Regular Session; City Council Minutes of the May 8, 2025, Special-Called Workshop Session; City Council Minutes of the May 14, 2025 Special-Called City Council Meeting; and City Council Minutes of the May 19, 2025, Workshop Session, and Regular Session.](#)
4. [Approval of an Amendment to a Professional Services Agreement with LJA Engineering, Inc., in the Amount of \\$38,400 for Design Services Related to the King Arthur Boulevard Traffic Calming Project and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

**ADMINISTRATIVE COMMENTS:**

During the December 2024 public meeting for the King Arthur Boulevard Traffic Calming Project, residents and homeowners expressed a desire for additional crosswalks at various intersections. In response, City staff reviewed the design plans and identified the need to add nearly 30 ADA-compliant pedestrian ramps at multiple locations along the boulevard. These additional elements were not included in the original Professional Services Agreement (PSA). The requested changes require an amendment to the PSA with LJA Engineering, Inc. to include topographic surveys and the design of the additional ADA ramps. The negotiated cost for this amendment is \$38,400. With the original PSA amount of \$49,620, the revised total cost for the project design is now \$88,020. Funding is available in the King Arthur Drive Traffic Calming Capital Project.

**RECOMMENDATION:**

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

**F. Regular Hearing**

5. [Consideration of a Resolution of the City Council of the City of Lewisville, Texas Relating to Duties and Responsibilities of the City Secretary and Reclassifying and Appointing the Acting City Secretary to the City Secretary Position; and Providing for a Repealer, Severability and an Effective Date.](#)

**ADMINISTRATIVE COMMENTS:**

The City Charter specifies that the City Council shall appoint a City Secretary.

Jennifer Malone-Ippolito has served as Acting City Secretary since January 6, 2025. The proposed resolution documents the City Council's continued appointment and removal of the City Secretary position. Day to day supervision will be provided by the City Manager. The resolution reclassifies and appoints Jennifer Malone-Ippolito, the Acting City Secretary, to the City Secretary position.

**RECOMMENDATION:**

That the City Council consider adoption of the resolution 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](#)
2. [Capital Improvements Advisory Committee Semi-Annual Report for the Period of October 1, 2024 - March 31, 2025.](#)

**H. Return to Workshop Session if Necessary**

**I. Closed Session**

*In Accordance with Texas Government Code, Subchapter D,*

1. *Section 551.074 (PERSONNEL): City Secretary. Discuss and consider appointing a City Secretary and all matters incident and related thereto.*
2. *Section 551.072 (Real Estate): Property Acquisition*
3. *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.

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Jennifer Malone, Acting City Secretary