



City of Lewisville, TX

City Council

Agenda

151 W Church Street
Lewisville, Texas 75057

Monday, July 20, 2026

6:15 PM

Lewisville City Hall

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](#)
- B. [Texas Mobile Food Vendor Regulations](#)

Regular Session - 7:00 P.M.

- A. **Invocation - Mayor Pro Tem William Meridith**
- B. **Pledge to the American and Texas Flags - Councilmember Brent Kuykendall**
- 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 Commercial Amusement \(Outdoor\) on Approximately 5.74 Acres Legally Described as Castle Hills Golf Course Block A, Lot 2B and a Portion of Lot 4R; Located Approximately 2,600 Feet South of the Intersection of Lady of the Lake Boulevard and The Lakes Boulevard and Approximately 860 Feet East of the Intersection of Royal Minister Boulevard and Ireland Avenue, and Zoned Planned Development-General Business Two \(PD-GB-2\) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by McAdams, the](#)

[Applicant on Behalf of CHGC LLC, the Property Owner. \(Case No. 26-02-3-SUP\)](#)

ADMINISTRATIVE COMMENTS:

The Lakes at Castle Hills currently operates a tennis facility featuring six courts, located within the golf course south of Lady of the Lake Boulevard. The original facility was constructed prior to the area's annexation into the City of Lewisville. The property owner is now proposing an expansion of the facility. Because the facility predates annexation, a multi-step approval process is required to bring the expansion into compliance with Lewisville's current development standards. A portion of the property was first rezoned to PD-General Business on July 6, 2026. A special use permit (SUP) now must be approved for the expanded commercial amusement (outdoor) use. An alternative standard to allow a maximum lighting level of 44.5-foot candles on the courts is incorporated as part of the zoning plan associated with this SUP request. The Planning and Zoning Commission recommended unanimous approval (7-0) on June 2, 2026.

RECOMMENDATION:

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

PRESENTATION:

Hannah Haber, AICP, McAdams

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, FAICP, Planning Director

2. [Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 7.082 Acres of Land, out of the S.M. Hayden Survey, Abstract Number 537 and Including Hurst Industrial Park Addition, Block A, Lot 1; Located at 1918 and 1926-1954 East State Highway 121 Business; From Light Industrial \(LI\) District Zoning to Planned Development Multi-Family-Three \(PD-MF-3\) District Zoning; Correcting the Official Zoning Map and List of 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; Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date; as](#)

[Requested by ZoneDev, the Applicant, on Behalf of CP Lewisville MF, LLC. and Joey & Daphne D Hurst, the Property Owners \(26-04-3-PZ\).](#)

ADMINISTRATIVE COMMENTS:

In 2023, Chaparral Partners acquired two automotive salvage yards located west of the subject site at 1910 and 1914 East State Highway 121 Business, successfully redeveloping the properties into a multifamily community. Building on the success of that project, the applicant is now seeking a similar redevelopment for the properties located at 1918 and 1926-1954 East State Highway 121 Business. The subject site sits directly east of their previous multifamily development and currently operates under similar industrial/salvage/automotive uses. The Planning and Zoning Commission recommended unanimous approval (6-0) on June 23, 2026.

RECOMMENDATION:

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

PRESENTATION:

Spence Miller, CP Lewisville MF, LLC

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, FAICP, Planning Director

3. [Public Hearing: In Accordance with Chapter 214 of the Local Government Code and Article VII, Chapter 4 of the Lewisville City Code, a Public Hearing is Required so that City Council Can Consider Whether the Structure Located at 2274 S Uecker Lane \(A 1.31-Acre Tract \(Tract 12\) in the L. Burgois Survey Abstract 52A\) Should be Declared a Substandard Structure and Whether the Structure Must Be Secured, Vacated, Repaired, Removed, or Demolished.](#)

ADMINISTRATIVE COMMENTS:

The property located at 2274 S Uecker Lane, owned by DMR Homes & Constructions LP, has been vacant for an extended period and has sustained extensive damage due to vandalism. Over time, the structure on the property became an attractive nuisance and a safety concern, with reports of unauthorized individuals occasionally occupying the vacant property. On February 3, 2026, the

Building Official, alongside the Fire Marshal and Code Enforcement Officers, conducted a joint inspection of the property including the structure. During this inspection, staff observed that the structure was uninhabitable. The interior drywall had been completely removed, doors and windows were broken or missing (leaving the structure open to the elements and unauthorized entry), and all mechanical, electrical, and plumbing systems had been stripped from the structure. Furthermore, the structure was not adequately secured to prevent continued unauthorized entry. It is the opinion of the Building Official that the structure is dangerous and constitutes a hazard to the public health, safety, and welfare. Further, based on the inspection, it is the Building Official's opinion that the repairs needed to bring the structure into compliance with current codes would significantly exceed ninety (90) days and that, due to the current condition of the structure, repair is not financially feasible as the cost of repairing the structure would exceed its market value after completion of the repairs. In accordance with the Local Government Code and City ordinance, this public hearing is for the City Council to determine if the structure is a substandard structure, and if so, declare it so and issue a compliance order so that abatement may begin.

RECOMMENDATION:

That the City Council finds the conditions of and defects in the structure located at 2274 S Uecker Lane exist to an extent that the structure is dilapidated, substandard, or unfit for human habitation and constitutes a hazard to the public health, safety and welfare; declares the structure located at 2274 S Uecker Lane a substandard structure that is in such a condition as to make it immediately dangerous to the public health, safety and welfare; further finds, based on the Building Official's inspection report and testimony, that the repairs necessary to bring the structure into compliance with current codes would significantly exceed ninety (90) days to complete and that, due to the current condition of the structure, repair is not financially feasible because the cost of repairing the structure to compliance would exceed the market value of the structure after completion of the repairs; concludes that demolition is the appropriate remedy and that repair is not a reasonable or feasible alternative; and thus orders the owner to: (1) ensure the structure remain vacated; (2) immediately relocate all occupants, if any, at the owner's expense; (3) immediately secure the structure from unauthorized entry; and (4) within 30 days, demolish said structure; except that, any mortgagees or lienholders shall be provided an additional thirty (30) days to comply with the order if the owner fails to comply with the order but no further notice shall be required to be furnished to a mortgagee or lienholder other than a copy of this order in the event the owner fails to timely take the ordered action.

AVAILABLE FOR QUESTIONS:

Chris McGinn, Director of Neighborhood & Inspection Services

Jeremy Booker, Building Official

Andy Barbara, Chief Code Enforcement Officer

Beth Adams, Senior Code Enforcement Officer

4. [Public Hearing: In Accordance with Chapter 214 of the Local Government Code and Article VII, Chapter 4 of the Lewisville City Code, a Public Hearing is Required so that City Council Can Consider of Whether the Structure Located at 2304 S Uecker Lane \(A 1.5-Acre Tract \(Tract 14\) in the L. Burgois Survey Abstract 52A\) Should be Declared a Substandard Structure and Whether the Structure Must Be Secured, Vacated, Repaired, Removed, or Demolished.](#)

ADMINISTRATIVE COMMENTS:

The property located at 2304 S Uecker Lane, owned by DMR Homes & Constructions LP, has been vacant for an extended period and has sustained extensive damage due to vandalism. Over time, the structure on the property became an attractive nuisance and a safety concern, with reports of unauthorized individuals occasionally occupying the vacant property. On February 3, 2026, the Building Official, alongside the Fire Marshal and Code Enforcement Officers, conducted a joint inspection of the property including the structure. During this inspection, staff observed that the structure was uninhabitable. The interior drywall had been completely removed, doors and windows were broken or missing (leaving the structure open to the elements and unauthorized entry), and all mechanical, electrical, and plumbing systems had been stripped from the structure. Furthermore, the structure was not adequately secured to prevent continued unauthorized entry. It is the opinion of the Building Official that the structure is dangerous and constitutes a hazard to the public health, safety, and welfare. Further, based on the inspection, it is the Building Official's opinion that the repairs needed to bring the structure into compliance with current codes would significantly exceed ninety (90) days and that, due to the current condition of the structure, repair is not financially feasible as the cost of repairing the structure would exceed its market value after completion of the repairs. In accordance with the Local Government Code and City ordinance, this public hearing is for the City Council to determine if the structure is a substandard structure, and if so, declare it so and issue a compliance order so that abatement may begin.

RECOMMENDATION:

That the City Council finds the conditions of and defects in the structure located at 2304 S Uecker Lane exist to an extent that the structure is dilapidated, substandard, or unfit for human habitation and constitutes a hazard to the public health, safety and welfare; declares the structure located at 2304 S Uecker Lane a substandard structure that is in such a condition as to make it immediately dangerous to the public health, safety and welfare; further finds, based on the Building Official's inspection report and testimony, that the repairs necessary to bring the structure into compliance with current codes would significantly exceed ninety (90) days to complete and that, due to the current condition of the structure, repair is not financially feasible because the cost of repairing the structure to compliance would exceed the market value of the structure after completion of the repairs; concludes that demolition is the appropriate remedy and that repair is not a reasonable or feasible alternative; and thus orders the owner to: (1) ensure the structure remain vacated; (2) immediately relocate all occupants, if any, at the owner's expense; (3) immediately secure the structure from unauthorized entry; and (4) within 30 days, demolish said structure; except that, any mortgagees or lienholders shall be provided an additional thirty (30) days to comply with the order if the owner fails to comply with the order but no further notice shall be required to be furnished to a mortgagee or lienholder other than a copy of this order in the event the owner fails to timely take the ordered action.

AVAILABLE FOR QUESTIONS:

Chris McGinn, Director of Neighborhood & Inspection Services

Jeremy Booker, Building Official

Andy Barbara, Chief Code Enforcement Officer

Beth Adams, Senior Code Enforcement Officer

5. [Public Hearing: In Accordance with Chapter 214 of the Local Government Code and Article VII, Chapter 4 of the Lewisville City Code, a Public Hearing is Required so that City Council Can Consider Whether the Structure Located at 2316 S Uecker Lane \(A 1.5-Acre Tract \(Tract 15\) in the L. Burgois Survey Abstract 52A\) Should be Declared a Substandard Structure and Whether the Structure Must Be Secured, Vacated, Repaired, Removed, or Demolished.](#)

ADMINISTRATIVE COMMENTS:

The property located at 2316 S Uecker Lane, owned by DMR Homes &

Constructions LP, has been vacant for an extended period and has sustained extensive damage due to vandalism. Over time, the structure on the property became an attractive nuisance and a safety concern, with reports of unauthorized individuals occasionally occupying the vacant property. On February 3, 2026, the Building Official, alongside the Fire Marshal and Code Enforcement Officers, conducted a joint inspection of the property including the structure. During this inspection, staff observed that the structure was uninhabitable. The interior drywall had been completely removed, doors and windows were broken or missing (leaving the structure open to the elements and unauthorized entry), and all mechanical, electrical, and plumbing systems had been stripped from the structure. Furthermore, the structure was not adequately secured to prevent continued unauthorized entry. It is the opinion of the Building Official that the structure is dangerous and constitutes a hazard to the public health, safety, and welfare. Further, based on the inspection, it is the Building Official's opinion that the repairs needed to bring the structure into compliance with current codes would significantly exceed ninety (90) days and that, due to the current condition of the structure, repair is not financially feasible as the cost of repairing the structure would exceed its market value after completion of the repairs. In accordance with the Local Government Code and City ordinance, this public hearing is for the City Council to determine if the structure is a substandard structure, and if so, declare it so and issue a compliance order so that abatement may begin.

RECOMMENDATION:

That the City Council finds the conditions of and defects in the structure located at 2316 S Uecker Lane exist to an extent that the structure is dilapidated, substandard, or unfit for human habitation and constitutes a hazard to the public health, safety and welfare; declares the structure located at 2316 S Uecker Lane a substandard structure that is in such a condition as to make it immediately dangerous to the public health, safety and welfare; further finds, based on the Building Official's inspection report and testimony, that the repairs necessary to bring the structure into compliance with current codes would significantly exceed ninety (90) days to complete and that, due to the current condition of the structure, repair is not financially feasible because the cost of repairing the structure to compliance would exceed the market value of the structure after completion of the repairs; concludes that demolition is the appropriate remedy and that repair is not a reasonable or feasible alternative; and thus orders the owner to: (1) ensure the structure remain vacated; (2) immediately relocate all occupants, if any, at the owner's expense; (3) immediately secure the structure from unauthorized entry; and (4) within 30 days, demolish said structure; except that, any mortgagees or lienholders shall be

provided an additional thirty (30) days to comply with the order if the owner fails to comply with the order but no further notice shall be required to be furnished to a mortgagee or lienholder other than a copy of this order in the event the owner fails to timely take the ordered action.

AVAILABLE FOR QUESTIONS:

Chris McGinn, Director of Neighborhood & Inspection Services

Jeremy Booker, Building Official

Andy Barbara, Chief Code Enforcement Officer

Beth Adams, Senior Code Enforcement Officer

6. [Public Hearing: In Accordance with Chapter 214 of the Local Government Code and Article VII, Chapter 4 of the Lewisville City Code, a Public Hearing is Required so that City Council Can Consider Whether the Structure Located at 2328 S Uecker Lane \(A 1.5-Acre Tract \(Tract 16\) in the L. Burgois Survey Abstract 52A\) Should be Declared a Substandard Structure and Whether the Structure Must Be Secured, Vacated, Repaired, Removed, or Demolished.](#)

ADMINISTRATIVE COMMENTS:

The property located at 2328 S Uecker Lane, owned by DMR Homes & Constructions LP, has been vacant for an extended period and has sustained extensive damage due to vandalism. Over time, the structure on the property became an attractive nuisance and a safety concern, with reports of unauthorized individuals occasionally occupying the vacant property. On February 3, 2026, the Building Official, alongside the Fire Marshal and Code Enforcement Officers, conducted a joint inspection of the property including the structure. During this inspection, staff observed that the structure was uninhabitable. The interior drywall had been completely removed, doors and windows were broken or missing (leaving the structure open to the elements and unauthorized entry), and all mechanical, electrical, and plumbing systems had been stripped from the structure. Furthermore, the structure was not adequately secured to prevent continued unauthorized entry. It is the opinion of the Building Official that the structure is dangerous and constitutes a hazard to the public health, safety, and welfare. Further, based on the inspection, it is the Building Official's opinion that the repairs needed to bring the structure into compliance with current codes would significantly exceed ninety (90) days and that, due to the current condition of the structure, repair is not financially feasible as the cost of repairing the structure would exceed its market value after completion of the repairs. In accordance with

the Local Government Code and City ordinance, this public hearing is for the City Council to determine if the structure is a substandard structure, and if so, declare it so and issue a compliance order so that abatement may begin.

RECOMMENDATION:

That the City Council finds the conditions of and defects in the structure located at 2328 S Uecker Lane exist to an extent that the structure is dilapidated, substandard, or unfit for human habitation and constitutes a hazard to the public health, safety and welfare; declares the structure located at 2328 S Uecker Lane a substandard structure that is in such a condition as to make it immediately dangerous to the public health, safety and welfare; further finds, based on the Building Official's inspection report and testimony, that the repairs necessary to bring the structure into compliance with current codes would significantly exceed ninety (90) days to complete and that, due to the current condition of the structure, repair is not financially feasible because the cost of repairing the structure to compliance would exceed the market value of the structure after completion of the repairs; concludes that demolition is the appropriate remedy and that repair is not a reasonable or feasible alternative; and thus orders the owner to: (1) ensure the structure remain vacated; (2) immediately relocate all occupants, if any, at the owner's expense; (3) immediately secure the structure from unauthorized entry; and (4) within 30 days, demolish said structure; except that, any mortgagees or lienholders shall be provided an additional thirty (30) days to comply with the order if the owner fails to comply with the order but no further notice shall be required to be furnished to a mortgagee or lienholder other than a copy of this order in the event the owner fails to timely take the ordered action.

AVAILABLE FOR QUESTIONS:

Chris McGinn, Director of Neighborhood & Inspection Services
Jeremy Booker, Building Official
Andy Barbara, Chief Code Enforcement Officer
Beth Adams, Senior Code Enforcement Officer

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 city of residence prior to beginning their remarks. Speakers will be allowed 3 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 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.

7. [APPROVAL OF MINUTES: City Council Minutes of the July 6, 2026, Workshop Session and Regular Session](#)

F. Regular Hearing

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

H. Return to Workshop Session if Necessary

I. 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.*

- 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.

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.

Jennifer Malone-Ippolito, City Secretary