



City of Lewisville, TX

City Council

Agenda

151 W Church Street
Lewisville, Texas 75057

Monday, June 15, 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. [Building Code Updates/Fire Code Updates](#)

Regular Session - 7:00 P.M.

- A. **Invocation - Councilmember Ronni Cade**
- B. **Pledge to the American and Texas Flags - Mayor TJ Gilmore**
- C. **Graduation**
 - 1. [2025-2026 Lewisville Citizens University Graduation](#)
- D. **Public Hearing**
 - 1. [Public Hearing: Consideration of an Ordinance of the Lewisville City Council Amending Article II, Definitions, Article VII, Uses, Parking Requirements, Supplemental Use Regulations, and Certain Distance Requirements, and Article VIII, Off-Street Parking and Loading Standards, of Volume II of the Lewisville City Code, Known as the Unified Development Code, by Adding a new Definition of “Data Center” to Section II.2.1; Adding “Data Center” to Exhibit VII.2-3-4, Non-Residential Zoning Districts, as a new use in the Accessory and Warehouse and Storage Use](#)

[Categories and Allowing Such use in Certain Districts With a Special Use Permit \(“SUP”\); and Adding “Data Center” to the Parking Requirements Outlined in Exhibit VIII.1.4-1, Minimum Parking Requirement; Providing for a Savings Clause, a Repealer, Severability, a Penalty, and an Effective Date.](#)

ADMINISTRATIVE COMMENTS:

Demand for data center facilities has surged over the past few years, driven by market shifts and the rapid expansion of cloud computing and Large Language Model (LLM) systems. These technologies require significant increases in computing and server capacity. Currently, the Lewisville Unified Development Code (UDC) does not provide a specific definition for "Data Center." Under the existing code, these facilities are classified as "Distribution Warehouses," making them permitted "by-right" on any property where a Distribution Warehouse use is allowed. They are also a permitted “by-right” use in any existing warehouse within the City. While they share a similar physical footprint, data centers differ significantly from traditional distribution warehouses in their operational demands regarding resource consumption and environment impact. To address these unique impacts, staff recommends that the special use permit (SUP) process be utilized as a regulatory tool. Implementing an SUP requirement would allow the City to evaluate, on a case-by-case basis, the compatibility of new data centers, or the redevelopment of existing warehouses into data centers, ensuring that infrastructure capacity and environmental impacts are properly mitigated. The Planning and Zoning Commission recommended unanimous approval (5-0), with one member abstaining, on May 19, 2026.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Vashil Fernandez, AICP, Planning Manager

2. [Public Hearing: Consideration of an Ordinance of the Lewisville City Council Amending Ordinance No. 0804-25-SUP in Order to Modify the Special Use Permit Granted Thereby for a Communication Antenna \(Over 25 Feet in Height\) and a Communication Support Structure on a Portion of an Approximately 2.7980-Acre lot, Legally Described as NEC 1171 & Valley Parkway Addition, Lot 3R2-B, Block B, Phase 1, Located at 1093 West Main Street, and Zoned General Business \(GB\) District by Amending the](#)

[Zoning Plan Included Therein; Providing for a Repealer, Severability, a Penalty, and an Effective Date; as Requested by Hemphill LLC, the Applicant and Operator, on Behalf of TSCA-224 LTD P/S, the Property Owner. \(Case No. 26-03-5-SUP\)](#)

ADMINISTRATIVE COMMENTS:

Hemphill LLC is proposing a 135-foot communication antenna and support structure on a vacant area behind an existing retail shopping center at the northeast corner of West Main Street (FM 1171) and Valley Parkway. A special use permit (SUP) for the proposed communication antenna and support structure was approved on October 20, 2025; however, the structure was never constructed. The applicant now wishes to revise the zoning plan by shifting the 3,600 square-foot tower compound area more than 10 feet to the west to avoid underground fiber-optic cables, which requires approval of an amendment to the original SUP. The proposed antenna and support structure is needed to improve mobile phone signal coverage in the general area. The Planning and Zoning Commission recommended unanimous approval (5-0), with one member abstaining, on May 19, 2026.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Vashil Fernandez, AICP, Planning Manager

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 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.

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 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.

3. [APPROVAL OF MINUTES: City Council Minutes of the June 1, 2026, Workshop Session and Regular Session.](#)
4. [Approval of an Economic Development Agreement Between the City of Lewisville and GT & JM Enterprises; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

GT & JM Enterprises (“Owner”) owns the Main Street Cafe located at 208 E. Main Street in Old Town and proposes to install several exterior improvements including new paint, new stain, and gutter repair. In addition to the façade improvements, the Owner also plans to complete repairs to the parking lot. The proposed economic development agreement allows for a grant up to 50% of the costs of façade improvements, not to exceed \$40,000. Funding is available in the Old Town Façade 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.

5. [Approval of a Professional Services Agreement with Ramel Company, LLC, for Providing Project Control Services During the Construction of the Lewisville Nature Center, in the Amount of \\$371,000 and Authorization for the City Manager, or Her Designee, to Execute the Contracts.](#)

ADMINISTRATIVE COMMENTS:

In anticipation of the design and construction of the Lewisville Nature Center, Ramel Company, LLC is recommended for the agreement based on its experience providing construction services for multiple City projects. For this project, Ramel Company will expand its role and will support the City throughout the design and construction phases by providing cost control

services (pre-construction & construction phases), procurement management services and design management services. Funding is available through the Nature Center 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.

G. Regular Hearing

6. [Consider and Take Action on an Ordinance of the City Council of the City of Lewisville, Texas, Authorizing the Issuance of City of Lewisville, Texas, General Obligation Improvement Bonds, Series 2026 in the Aggregate Principal Amount of Not to Exceed \\$14,255,000; Awarding the Sale Thereof; Levying a Tax in Payment Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; Approving the Official Statement; and Enacting Provisions Incident and Relating to the Subject and Purposes of this Ordinance.](#)

ADMINISTRATIVE COMMENTS:

City staff is planning to issue approximately \$14.3 million in General Obligation Improvement Bonds this fiscal year. Authority for issuing bonds to be repaid from property taxes must be approved by voters. This authority was granted through the successful passage of the four (4) bond propositions that were placed on the May 4, 2024, ballot. In order to allow flexibility in setting the sale date for the bonds, Hilltop Securities, the City's financial advisor, is recommending the Council adopt a parameters ordinance which will allow the City Council to authorize the sale of bond obligations at a future date, as long as specific parameters are met. A parameters ordinance has traditionally been done by the City providing the flexibility needed to ensure the issuance is sold when most practical and economically feasible. Authority granted by the ordinance expires one year from the date of approval. Projects planned to be funded through the issuance include work on South Kealy-Phase 2, West College Street-Phase 2, Lake Park Infrastructure Development, Lake Park Marina, the Vista Ridge Amphitheatre, Castle Hills Trails, and costs associated with the issuance of the bonds.

RECOMMENDATION:

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

7. [Consider and Take Action on an Ordinance of the City Council of the City of Lewisville, Texas, Authorizing the Issuance and Sale of City of Lewisville, Texas, Waterworks and Sewer System Revenue Refunding and Improvement Bonds, Series 2026 in the Aggregate Principal Amount of Not to Exceed \\$42,000,000; Providing for the Security for and Payment of Said Bonds; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement, an Escrow or Deposit Agreement; Approving the Official Statement; and Enacting Other Provisions Relating Thereto.](#)

ADMINISTRATIVE COMMENTS:

City staff is planning to issue \$42 million in Waterworks and Sewer System Revenue Refunding and Improvement Bonds this fiscal year. In order to allow flexibility in setting the sale date for the bonds, Hilltop Securities, the City's financial advisor, is recommending the Council adopt a parameters ordinance which will allow the City Council to authorize the sale of bond obligations at a future date, as long as specific parameters are met. A parameters ordinance has traditionally been done by the City providing the flexibility needed to ensure the issuance is sold when most practical and economically feasible. Authority granted by the ordinance expires one year from the date of approval. Planned projects to be funded through the issuance include additions and extensions to the City's waterworks and sewer system and costs associated with the issuance of the bonds. A portion of the proceeds will also be used to refund the Series 2016 Waterworks and Sewer System Revenue Refunding and Improvement bonds.

RECOMMENDATION:

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

8. [Consideration of Appointments to Various City Boards/Commissions/Committees.](#)

ADMINISTRATIVE COMMENTS:

Various terms of office on the City's boards, commissions, and committees are set to expire on June 30, 2026. The process was initiated at the May 18, 2026, City Council meeting and City Council sub-committees were created. The City Council sub-committees will provide their recommendations for appointments to the various boards, commissions, and committees and the City Council will engage in discussion, consideration and appointment to the various boards, commissions and committees.

RECOMMENDATION:

That the City Council proceed with the appointments to various City Boards/Commissions/Committees, 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): Legal issues related to the proposed development at 1002 Fox Avenue, Lewisville, TX 75067*
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.

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 June 9, 2026 at 9:30 AM.

Jennifer Malone-Ippolito, City Secretary