



City of Lewisville, TX

City Council

Agenda

151 W Church Street
Lewisville, Texas 75057

Monday, August 4, 2025

6:00 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 5:00 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. [Streetlight Feasibility Study](#)
- C. [Cattle Drive Parade Discussion](#)
- D. [CDBG Annual Action Plan Review](#)

Regular Session - 7:00 P.M.

- A. **Invocation - Mayor Pro Tem Ronni Cade**
 - B. **Pledge to the American and Texas Flags - Mayor TJ Gilmore**
 - C. **Proclamations / Recognitions**
 - 1. [Proclamation Declaring August 4, 2025 as Starship Bagel Day.](#)
 - D. **Presentation**
 - 1. [Certificates of Appointment and Oaths-of-Offices to Reappointed and Newly Appointed Members of the City's Boards/Commissions/Committees](#)
 - E. **Public Hearing**
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1. [Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 3.027-Acres of Land, out of the Edmond Aday Survey, Abstract Number 11; Located at 421 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; Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date, as Requested by James Yu, Lovett Industrial LLC, on Behalf of Eduardo and Ana Ortuno, the Property Owners. \(Case No. 25-04-9-Z\)](#)

ADMINISTRATIVE COMMENTS:

421 Bennett Lane is currently zoned Agriculture Open Space and is requested to be rezoned to Light Industrial, matching the zoning to north, east, and south of the property. The Planning & Zoning Commission unanimously (7-0) recommended approval of this case at their July 15, 2025, meeting.

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. [Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for Automobile Repair \(Minor\) on Approximately 0.61 Acres Legally Described as Thomas Addition, Lot 1, Block A, Located at 500 South Kealy Avenue, and Zoned Light Industrial \(LI\) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Ezekiel Kaufman, Mobile Tire, LLC, the Property Owner \(Case No. 25-06-9-SUP\).](#)

ADMINISTRATIVE COMMENTS:

Mobile Tire is a minor automotive service shop looking to occupy the existing building at 500 South Kealy Avenue. A Special Use Permit is required as the property does not meet the 200 foot distance from a single-family property, has bay doors facing the street and does not have a landscape buffer. The proposed

business only operates on vehicles off-site of their establishment and will not store any customer cars on the premises. The Planning & Zoning Commission unanimously (7-0) recommended approval at their July 15, 2025, meeting.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director

3. [Public Hearing: Consideration of a Resolution of the City Council of the City of Lewisville, Texas, Providing For The Adoption of An Amendment To The City's 2023 Community Development Block Grant Annual Action Plan To Reallocate Funds From The Multifamily Accessibility Program To The Fox Hembry Historical Cemetery Restoration, United Way Of Denton County HVAC Unit Replacement Project, and The Boys and Girls Clubs of Greater Tarrant County HVAC Replacement Project And Authorization for the City Manager, or Her Designee, to Submit the Amendment to the U.S. Department of Housing and Urban Development.](#)

ADMINISTRATIVE COMMENTS:

The 2023-2024 Community Development Block Grant (CDBG) Annual Action Plan (AAP) included allocating \$345,799 to a Multifamily Accessibility Program (MAP) to modify residential units for low-to-moderate income renters in multifamily housing complexes to gain or increase accessibility to the units or common area. City staff encountered challenges identifying a multifamily complex willing to utilize these CDBG funds. Reallocating the funds to other projects will ensure timely expenditure and compliance with the Department of Housing and Urban Development's (HUD) timeliness test. Funding would be reallocated to three projects: Fox Hembry Historical Cemetery Restoration, United Way of Denton County HVAC Unit Replacement, and Boys and Girls Clubs of Greater Tarrant County HVAC Replacement Projects.

RECOMMENDATION:

That the City Council approve the resolution and authorize the City Manager, or her designee, to submit the amendment to the U.S. Department of Housing and Urban Development as set forth in the caption above.

4. [Public Hearing: Consideration of a Resolution of the City Council of the City Of Lewisville, Texas, Providing For The Adoption of an Amendment To The City's 2024 Community Development Block Grant Annual Action Plan To Reallocate Funds From The Multifamily Accessibility Program To The Boys and Girls Clubs of Greater Tarrant County HVAC Replacement Project and Denton County Friends of the Family's Family Justice Center Development Project and Authorization for the City Manager, or Her Designee, to Submit the Amendment to the U.S. Department of Housing and Urban Development.](#)

ADMINISTRATIVE COMMENTS:

The 2024-2025 Community Development Block Grant (CDBG) Annual Action Plan (AAP) included allocating \$166,166 to a Multifamily Accessibility Program (MAP) to modify residential units for low-to-moderate income renters in multifamily housing complexes to gain or increase accessibility to the units or common area. City staff encountered challenges identifying a multifamily complex willing to utilize these CDBG funds. Reallocating the funds to other projects will ensure timely expenditure and compliance with the Department of Housing and Urban Development's (HUD) timeliness test. Funding would be reallocated to two projects: Boys and Girls Clubs of Greater Tarrant County HVAC Replacement and Denton County Friends of the Family's Family Justice Center.

RECOMMENDATION:

That the City Council approve the resolution and authorize the City Manager, or her designee, to submit the amendment to the U.S. Department of Housing and Urban Development as set forth in the caption above.

5. [Public Hearing: Consideration of a Resolution of the City Council of the City of Lewisville, Texas, Providing for the Adoption of the 2025 Annual Action Plan as Required by the U.S. Department Of Housing And Urban Development And Authorization for the City Manager, or Her Designee, to Submit the Plan to the U.S. Department of Housing and Urban Development.](#)

ADMINISTRATIVE COMMENTS:

An Annual Action Plan must be submitted to the Department of Housing and Urban Development (HUD) by August 15, 2025 as a requirement to receive Community Development Block Grant (CDBG) funds of \$847,606 and HOME Investment Partnership Funds (HOME) of \$347,555.08 in FY 2025-2026. The

CDBG Advisory Committee reviewed applications submitted by non-profit agencies for projects that address HUD national objectives and Consolidated Plan priorities. At a meeting on June 17, 2025, the Committee voted 5-0 to recommend a social services budget. The Plan was made available for a 30 day public comment period.

RECOMMENDATION:

That the City Council approve the resolution and authorize the City Manager, or her designee, to submit the plan to the U.S. Department of Housing and Urban Development as set forth in the caption above.

F. 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.

G. 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.

6. [APPROVAL OF MINUTES: City Council Minutes of the July 21, 2025, Workshop Session, and Regular Session.](#)
7. [Approval of a Bid Award for an Annual Requirements Agreement for Underground Utility Repairs to Four Star Excavating, Dallas, Texas, in the Estimated Amount of \\$944,960; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

This Annual agreement consists of utility item repairs, including underground pipelines, water services, valves, sewer services, fire hydrants, storm drainage

pipe. This agreement is intended to be used for both scheduled and emergency work. The quantity of each type of repair is estimated on an annual basis and is not indicative of the actual quantity of work. Quantities may vary each year based on City staffing levels and the needs of the Utility. A total of forty-seven (47) bid invitations were downloaded from Bonfire. Four (4) bids were received and opened on May 29, 2025. An evaluation of all bids was performed, and Four Star Excavating is recommended for award as the lowest, responsible bidder. Funding for this project is available in the capital project titled Miscellaneous Water and Sewer Line Repair.

RECOMMENDATION:

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

8. [Approval of Amendment No. 3 to the Professional Services Agreement with OCMI, Inc., Richardson, TX, Reducing the Agreement Amount by \\$555,211 for the Prairie Creek Wastewater Treatment Plant II \(PCWWTP\) Aeration Basin Expansion Project, Removing Construction Phase Services but Increasing Pre-construction Support; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The Prairie Creek Wastewater Treatment Plant, built in the 1950s, requires expansion as current flows approach 90% of its permitted capacity, triggering TCEQ requirements for increased treatment and nutrient removal. HDR completed the master plan in 2020, and OCMI, Inc. was engaged for project controls under a Construction Manager at Risk (CMAR) delivery method. The Professional Services Agreement with OCMI, originally \$908,062, has undergone three amendments. Amendment #1 corrected a fee miscalculation, reducing the contract to \$802,188. Amendment #2 reallocated funds for additional pre-construction services to transition from CMAR to Competitive Sealed Proposal (CSP) delivery, with no change in the total amount. Amendment #3 will revise the scope to remove construction-phase services, extend pre-construction support, and further reduce the contract by \$555,211, bringing the new not-to-exceed amount to \$246,977. Funding is available in the WWTP Capacity Improvements Capital Project.

RECOMMENDATION:

That the City Council approve Amendment No. 3 and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption above.

9. [Approval of Renewal of a New Five-Year Agreement with Hilltop Securities Asset Management, LLC for Arbitrage Rebate Compliance Service; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

Hilltop Securities has been engaged by the City to perform arbitrage rebate services related to municipal bond issuances since 1991. The most recent Arbitrage Rebate Compliance Service Agreement was for a five-year period ending FY2025. Arbitrage liability and rebate computation is a highly specialized and complex procedure and requires a thorough understanding and continued monitoring of changes of the Internal Revenue Service Tax Code as it relates to arbitrage. The proposed agreement includes an increase in the base fee from the previous five-year contract. The base fee for each debt obligation will increase from \$1,400 to \$1,600. The fee is only applicable when a computation is performed. A 10% discount is available when all required documentation is submitted in electronic format. For services involving the preparation of an IRS refund request, a flat fee of \$3,000 will apply when additional work is necessary.

RECOMMENDATION:

That the City Council approve the arbitrage rebate compliance service agreement as set forth in the caption above.

10. [Approval of Subdivision Improvement Agreement for Park Improvements Between the City of Lewisville and Josey Lane LLC, and Authorization for the City Manager, or Her Designee to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The proposed agreement creates a framework for the Developer to construct a small park according to city guidelines and dedicate parkland in a new residential development east of Josey Lane. The agreement will also provide the

City with a means to meet its 10-Minute Walk to Park goals without compromising staff capacities for managing improvement projects. The agreement aligns with variances in the timeline for payment of the Park Development fee granted by the City Council in March 2024 and provides for a waiver of Cash-in-Lieu requirements in Section X.1.4 of the Unified Development Code.

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.

11. [Approval of an Interlocal Agreement Between the City of Lewisville and the Town of Flower Mound to Combine Efforts for the Provision of a Youth Services Program to Include Teen Court and Youth Diversion in Municipal Court; and Authorize the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

This Agreement replaces in its entirety the Interlocal Agreement between the Parties dated September 21, 2009 ("2009 Agreement") which allowed the two cities to share in the cost of running a Teen Court Program. This new Agreement will establish the Lewisville/Flower Mound Youth Services Program, which will consist of (a) teen court services pursuant to Article 45A of the Texas Code of Criminal Procedure and Chapter 54 of the Texas Family Code ("Teen Court"); and (b) youth diversion services pursuant to Article 45 of the Texas Code of Criminal Procedure.

RECOMMENDATION:

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

12. [Approval of a Resolution for the Acceptance of the 2025 State and Local Cybersecurity Grant Award in the Amount of \\$39,201.74.](#)

ADMINISTRATIVE COMMENTS:

The Information Technology Services Department received notice from the State of Texas Office of the Governor's Homeland Security Grants Division

that the City of Lewisville has been awarded a grant in the amount \$39,201.74 under the State and Local Cybersecurity Grant Program. The intent of the SLCGP grant program is to support state and local government efforts in reducing and managing systemic cyber risk. The funding will be used to implement a new network access control solution to improve overall security and access to the city's network. The original proposal and resolution submitted for approval inadvertently omitted the designation of the authorized official, which is a required component of the grant process. As a result, this item is being resubmitted for approval with the necessary designation included.

RECOMMENDATION:

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

H. Regular Hearing

13. [Consideration of One Alternative Standard Associated With Landscape Standards for Broken Halo's Haven; on Approximately 0.0918 Acres, Legally Described as Lot 6, Block 10, Kealy Addition, Zoned Old Town Mixed Use Two \(OTMU-2\); Located at 334 East Walters Street as Requested by Brittany Youngblood, McAdams, on Behalf of Leif Kjell Knutson and Natalie Reid-Knutson Capital LLC, the Property Owner \(Case No. 25-05-9-AltStd\).](#)

ADMINISTRATIVE COMMENTS:

Broken Halo's Haven, a non-profit organization, is constructing a new facility at 334 East Walters Street. One alternative standard is requested based on the existing unfinished street section; a. to plant trees in the ROW without the tree grates as required per section VI.8.3.8. The Planning and Zoning Commission recommended approval unanimously (7-0) at their July 15, 2025, meeting.

RECOMMENDATION:

That the City Council approve the item as listed in the caption above.

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director

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

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

J. Return to Workshop Session if Necessary

K. 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.*

L. Reconvene into Regular Session and Consider Action, if Any, on Items Discussed in Closed Session.

M. 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 _____, 2025 at _____ PM.

Jennifer Malone-Ippolito, City Secretary