



City of Lewisville, TX

City Council

Agenda

151 W Church Street
Lewisville, Texas 75057

Monday, July 1, 2024

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 Items](#)
- B. [Compensation & Benefits Update](#)

Regular Session - 7:00 P.M.

- A. **Invocation - Council Member Brandon Jones**
- B. **Pledge to the American and Texas Flags - Council Member Ronni Cade**
- C. **Proclamation**
 - 1. [Proclamation Declaring the Week of July 7-13, 2024 as "Police Records Week"](#).
 - 2. [Proclamation Declaring the Month of July 2024 as "Parks and Recreation Month"](#).
- D. **Presentation**
 - 1. [Council Canines](#)

ADMINISTRATIVE COMMENTS:

The Gene Carey Animal Shelter and Adoption Center is currently at capacity for large dogs. A City Council member will highlight a large dog for adoption. The adoption fee for this pet has been waived and all adoptions come with sterilization, microchip, rabies vaccination, and one year of City registration (if Lewisville resident). The Gene Carey Animal Shelter and Adoption Center is located at 995 E. Valley Ridge Blvd. Adoption Center hours are Tuesday from 12 p.m. - 7 p.m., Wednesday - Friday from 10 a.m. - 5 p.m., and Saturday from 12 p.m. - 5 p.m.

E. Public Hearing

1. [Public Hearing: Consideration of an Ordinance Granting a Zone Change From Single-Family Residential \(R-7.5\) District to Old Town Mixed-Use One \(OTMU-1\) District; on Approximately 0.256-Acres, Legally Described as Lot 2, Block A, Tsakonas Addition, Located at 247 West Walters Street; as Requested by Jason and Nikki L Tsakonas, the Property Owners. \(Case No. 24-05-5-Z\)](#)

ADMINISTRATIVE COMMENTS:

The applicants are requesting a rezone of the property to the Old Town Mixed-Use One (OTMU-1) zoning district to facilitate a home renovation and the addition of a new detached workshop on the property. The request is consistent with the recommendations of Old Town Master Plan and the Lewisville 2025 Vision Plan. The Planning and Zoning Commission recommended unanimous approval (5-0) on June 4, 2024.

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 a Ordinance Granting a Zone Change From Single-Family Residential \(R-7.5\) District to Old Town Mixed-Use One \(OTMU-1\) District; on Approximately 0.271-Acres, Legally Described as Portions of Lot 1 and Lot 2, Block 1, Original Town of Lewisville Addition, Located at 227 North Charles Street; as Requested by Steven Homeyer, Homeyer Engineering, the Applicant, on Behalf of the Property Owner, William Parr of Charles Street Resources LLC. \(24-04-4-Z\)](#)

ADMINISTRATIVE COMMENTS:

The owner is requesting to rezone the property to OTMU-1 to expand and convert his childhood home to the administrative offices for his contracting business. The proposed zone change is consistent with the recommendations of the Old Town Master Plan and the Lewisville 2025 Vision Plan. The Planning and Zoning Commission recommended unanimous (5-0) approval of this alternative standard on June 4, 2024.

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 an Ordinance Granting a Special Use Permit for Automotive Repair \(Major\); on a Portion of Approximately 2.038 Acres Legally Described as Lot 2, Block A, Ratliff Masonry Addition, Located at 720 Valley Ridge Circle, Zoned Light Industrial District \(LI\); as Requested by Joseph Ward, DTS Interiors LLC, on Behalf of Hermosa Partners Ltd, the Property Owner. \(Case No. 24-05-7-SUP\).](#)

ADMINISTRATIVE COMMENTS:

DTS interiors is a small business that specializes in custom car upholstery that proposes to operate out of a lease space in the Spencer Place development. They are seeking a special use permit (SUP) to allow for the use of onsite car upholstery, a type of automobile customization which is classified as automotive repair (major). The request is consistent with area uses and zoning and in alignment with the Big Move of Economic Vitality as outlined in the Lewisville 2025 Vision Plan. The Planning and Zoning Commission recommended unanimous (6-0) approval on June 18, 2024.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director

4. [Public Hearing: Consideration of an Ordinance Approving a Special Use Permit for a Boat Sales and Service and Motorcycle Sales and Service; on a Portion of an Approximately 7.662-Acre Lot, Legally Described as Lot 5R, Block A, Crossroads Centre North, Located at 2601 East State Highway 121 Business, Suite 111; Zoned Light Industrial \(LI\) District; as Requested by Andrea Even, Ventura Texas Marine, the Applicant, on Behalf of AR Reddy Castle Hills LLC, the Property Owner. \(Case No. 24-05-8-SUP\).](#)

ADMINISTRATIVE COMMENTS:

Ventura Texas Marine, a business that specializes in the sales of luxury custom boats and electric motorcycles, proposes to occupy a 2,960 square-foot space within the Prime Office Warehouses, located on the west side of Leora Lane north of East State Highway 121. The request is consistent with area uses and zoning and in alignment with the Big Move of Economic Vitality as outlined in the Lewisville 2025 Vision Plan. The Planning and Zoning Commission recommended unanimous approval (6-0) on June 18, 2024.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director

F. Visitor/Citizens 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 citizen so request. For a citizen to request removal of an item, a speaker card or e-comment must be filled out and submitted to the City Secretary.

5. [APPROVAL OF MINUTES: City Council Minutes of the June 17, 2024, Workshop Session, and Regular Session; and City Council Minutes of the June 26, 2024, Special City Council Meeting.](#)
6. [Approval of a Lease Agreement Between the City of Lewisville and SEMA Construction Inc. for SEMA Construction's Temporary Use of 4.68 Acres of City-Owned Property Also Known as Part of Tract 5, Abstract 0255A, R. Craft Survey, Denton County, Texas, Located on the East Side of I-35 E, South of Valley Ridge Circle and North of Milligan Drive; and Providing Authorization for the City Manager, or Her Designee, to Execute the Agreement on Behalf of the City.](#)

ADMINISTRATIVE COMMENTS:

The Texas Department of Transportation hired SEMA Construction Inc. to reconstruct the interchange on I-35E at FM 1171 (Main Street) within the City of Lewisville. Construction has been ongoing for several months and is expected to continue until sometime in 2026. SEMA Construction approached City staff several months ago to lease a parcel of city-owned property adjacent to I-35. SEMA Construction intends to use the property for staging and storage of equipment and materials related to construction of the I-35E at Main Street interchange. The lease provides for a two-year term in exchange for an annual lump sum payment of \$20,000 with options to extend the lease on a month-to-month basis on the same terms.

RECOMMENDATION:

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

H. Regular Hearing

7. [Consideration of Two Alternative Standards Related to Landscape Islands and Tree Variety for a Proposed Warehouse Building Expansion on a 0.53-Acre Lot, Legally Described as Watson Properties Addition, Block A,](#)

[Lot 2; Located at 960 North Mill Street; Zoned Light Industrial \(LI\) District, as Requested by Blaze Bownds, Kimley-Horn, on Behalf of JBMS Realty LLC, the Property Owner. \(Case No. 24-04-7-AltStd\)](#)

ADMINISTRATIVE COMMENTS:

The warehouse at 960 North Mill Street was originally built in 1997 and is currently used as a tile and plaster service contractor. The property owner is seeking to expand the warehouse on the eastern and western portions of the building. This expansion requires that the entire site be brought up to Lewisville's current development standards, which requires more landscaping than was originally provided on the site. The applicant is seeking the following two alternative standards: a) to waive the landscape island requirement at the end of each row of parking; and b) to allow an understory tree in lieu of the required shade tree. The Planning and Zoning Commission recommended unanimous (5-0) approval on June 4, 2024.

RECOMMENDATION:

That the City Council approve the two alternative standards as set forth in the caption above.

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director

8. [Consideration of a Variance to the Lewisville City Code, Section 2-201, Fee Schedule, Waiving Athletic Field Rental Fees and Temporary Event Permit Fees Associated with the Texas Firefighter Summer Games.](#)

ADMINISTRATIVE COMMENTS:

The Texas Firefighter Games (TFFG), a 501(c)3 organization, has been organizing statewide athletic events since 1983. This year, Lewisville will host the event from July 21 through 26, utilizing both city and private facilities, including Lake Park soccer fields, Railroad Park baseball fields, and pickleball at Sun Valley Tennis Courts. The games feature a variety of sports such as soccer, basketball, and sand volleyball, attracting over 1,500 firefighters and their families from across Texas. The tournament director is working with the Lewisville Convention and Visitor Bureau to arrange accommodation with the Hilton Garden Inn as the host hotel and other additional venues as overflow accommodations. The Lewisville Fire Department will actively participate in the games. The estimated fees for field

rentals, Parks & Recreation staff support, and temporary event permits total approximately \$6,403, with a request for a full waiver of these fees. TFFG will be required to meet the City's liability insurance standards and adhere to the facility rental agreement.

RECOMMENDATION:

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

9. [Consideration of an Appointment to the Zoning Board of Adjustment](#)

ADMINISTRATIVE COMMENTS:

Historically, one seat on the Zoning Board of Adjustment (ZBOA) has been held by a Planning and Zoning Commission member who was selected by the Planning and Zoning Commission. The Planning and Zoning Commission voted 6-0 to select Rick Lewellen to the ZBOA at their June 18, 2024 meeting. Article III, Chapter III.1, Section III.1.4 of the Unified Development Code provides that the City Council shall appoint all members of the ZBOA.

RECOMMENDATION:

That the City Council That the City Council appoint Rick Lewellen to the Zoning Board of Adjustment.

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

1. [Keep Lewisville Beautiful Annual Report 2024](#)
2. [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 551.074 (Personnel): Discussion of Election of Mayor Pro Tem and Deputy Mayor Pro Tem.*
3. *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.

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 28, 2024 at 10:30 AM.

Thomas Harris III, City Secretary