



LEWISVILLE
Deep Roots. Broad Wings. Bright Future.

City of Lewisville, TX

City Council

Agenda

151 W Church Street
Lewisville, Texas 75057

Monday, January 5, 2026

6:30 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 5:30 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**
- B. Update on the Gene Carey Animal Shelter Expansion Project**

Regular Session - 7:00 P.M.

- A. Invocation - Deputy Mayor Pro Tem Bob Troyer**
- B. Pledge to the American and Texas Flags - Councilmember Lonnie Tipton**
- C. Proclamations / Recognitions**
 - 1. Recognition of Parks and Recreation Department Employee Rodrick Mayberry Jr. for Receiving the TAAF Susan Gerred Young Professional Award.**
- D. Presentation**
 - 1. Announcement of 2026 ColorPalooza Logo Contest Winner and Unveiling of Design.**
- E. Public Hearing**

1. Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 0.6158 Acres of Land, Legally Described as Lots 5 and 6 and a Portion of Lots 11 and 12, Block 3, O.B. Dick Subdivision; Located at the Southwest Corner of South Cowan Avenue and Hickory Street; From Old Town Mixed-Use Two (OTMU-2) District Zoning to Planned Development Old Town Mixed-Use Two (PD-OTMU-2) 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 Steven Homeyer, Homeyer Engineering Inc., on Behalf of 421 S Cowan St LLC., the Property Owner (Case No. 24-12-3-PZ).

ADMINISTRATIVE COMMENTS:

The owner purchased the property located at 421 South Cowan Avenue and the property to the west in 2023. The applicant is proposing to develop the two properties as a 13-unit townhome community. A Letter of Design Approval from the Old Town Development Review Committee was granted in November 2024 for the exterior elevations and site layout. The Planning and Zoning Commission recommended approval of this request by a vote of 4-1 on December 2, 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

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 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.

2. APPROVAL OF MINUTES: City Council Minutes of the December 5, 2025, Called-Special Workshop Session; and City Council Minutes of the December 15, 2025, Workshop Session and Regular Session
3. Approval of a Bid Award for an Annual Requirements Contract for Concrete Repairs to HD Way Concrete Service LLC (Primary), in the Estimated Amount of \$4,527,400, and SAZ Global Inc. dba SAZ Infrastructure (Secondary) in the Estimated Amount of \$4,899,953; and Authorization for the City Manager, or Her Designee, to Execute the Agreements.

ADMINISTRATIVE COMMENTS:

The Public Services Department regularly makes repairs on the City's transportation infrastructure. This contract covers various concrete repairs taking place within a geographic area or a neighborhood and is part of the City's Five-Year Street and Drainage Program. Typical repairs can include pavement replacement, as well as repairs to curbs, gutters, sidewalks, and alleys. Due to the volume of work, City staff outsources to third parties to optimize efficiency in response and project completion. A total of forty-six (46) bid invitations were downloaded from Bonfire. Eleven (11) bids were received and opened on August 11, 2025. An evaluation of all bids was performed, where primary and secondary awards are recommended for award as the lowest responsive responsible bidders to facilitate the needs of the department. Funding is available for this contract through various CIP projects.

RECOMMENDATION:

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

4. Approval of the First Amendment to the Agreement with Keep Lewisville Beautiful; and Approval of the Second Amendment to the Office Space Lease Agreement Between the City of Lewisville and Keep Lewisville

[Beautiful; and Authorization for the City Manager, or Her Designee, to Execute the Amendments.](#)

ADMINISTRATIVE COMMENTS:

In 2022, an agreement was executed between the Parks and Recreation Department (PARD) and Keep Lewisville Beautiful (KLB) for the provision of mutual support and services. In return for services regarding beautification and enhancement of public spaces, special event and volunteer support, sustainability education and awareness campaigns, and sharing of metrics for grant and informational purposes, KLB received a rental reduction for the offices at the Visitor Information Center (VIC). As the VIC is scheduled to be decommissioned, KLB will need to relocate to Thrive. The amendment to the lease addresses this change of location. In addition, PARD is working with KLB on a \$10,000 pilot program for litter abatement along Prairie Creek. The amendment to the agreement addresses this pilot program as well. Funding for the pilot program is available through the Parks and Recreation budget.

RECOMMENDATION:

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

H. Regular Hearing

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