



City of Lewisville, TX

City Council

Agenda

151 W Church Street
Lewisville, Texas 75057

Monday, August 3, 2026

6:45 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 5:45 p.m. prior to the meeting.

Call to Order and Announce Quorum is Present

Workshop Session - 6:45 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](#)

Regular Session - 7:00 P.M.

A. Invocation - Councilmember Brent Kuykendall

B. Pledge to the American and Texas Flags - Deputy Mayor Pro Tem Lonnie Tipton

C. Presentation

1. [Presentation of the 2026 North Texas Community Cleanup Challenge Community Champion Award to the City of Lewisville and Keep Lewisville Beautiful](#)
2. [Presentation of the Lewisville Police Department's Texas Law Enforcement Accreditation Certificate from the Texas Police Chiefs Association Foundation](#)

D. 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 a Smoking Establishment on a Portion of 1.828 Acres Legally Described](#)

[as Highpoint Oaks Addition, Lot 3R1, Block C, Located at 2680 Denton Tap Road, and Zoned Light Industrial \(LI\) District; Providing for a Saving Clause, Repealer, Severability, Penalty, and an Effective Date, as Requested by Naheed Vellani, the Applicant, on Behalf of Hilltop Corner LLC, the Property Owner. \(Case No. 26-05-8-SUP\)](#)

ADMINISTRATIVE COMMENTS:

Marhaba Lounge is a proposed 1,765 square-foot hookah lounge to be located within a portion of an existing shopping center on the site. The business will operate from 11:00 am to midnight Sunday through Thursday, and 11:00 am through 2:00 am Friday and Saturday. In addition to offering hookah, light food options and non-alcoholic beverages will be offered. The applicant anticipates 70-75% of sales from hookah sales and 30% from food sales. The Planning and Zoning Commission recommended unanimous approval (7-0) on July 7, 2026. Staff recommends that the public hearing be continued to allow additional time to work with the applicant and ensure that the associated ordinance includes appropriate conditions to protect public safety and nearby properties.

RECOMMENDATION:

That the City Council continue the public hearing to the August 17, 2026 City Council meeting.

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, FAICP, Planning Director

2. [Public Hearing: Consideration of an Ordinance Amending Article III “Development and Zoning Procedures” of Volume II of the Lewisville City Code, Known as the Unified Development Code, by Amending, Chapter III.6, “Zoning Petitions and Procedures” to Clarify and Streamline the Zoning Petition Process, Including Appeals, and Align Notification Procedures With State Statutes, Amending Chapter III.10, “Zoning Regulation Text Amendments and Procedures” to Broaden its Application to all Text Amendments to the Unified Development Code and to Clarify and Streamline the Text Amendment Process, Including Appeals, and Align Notification Procedures With State Statutes; and Deleting Chapter III.11, “Procedures for all Other Text Amendments”; Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date.](#)

ADMINISTRATIVE COMMENTS:

These changes to the Unified Development Code (UDC) are proposed to align with state statute and streamline processes, specifically by updating requirements related to the posting of public hearing notices; by providing exemptions as allowed by the state for "Comprehensive Zoning Changes"; by allowing for concurrent advertising of City Council and Planning and Zoning Commission public hearings; and by clarifying procedures for the protest and withdrawing or rescheduling of an item. The Planning and Zoning Commission recommended unanimous approval (7-0) on July 7, 2026.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, FAICP, Planning Director

3. [Public Hearing: Consideration of a Resolution of the City Council of the City of Lewisville, Texas, Providing for the Adoption of the 2026 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 U.S. Department of Housing and Urban Development (HUD) by August 15, 2026, as a requirement to receive Community Development Block Grant (CDBG) funds of \$821,411 and HOME Investment Partnership Funds (HOME) of \$373,536.84 in FY 2026-2027. The CDBG Advisory Committee reviewed applications submitted by nonprofit agencies and eligible governmental entities for projects that address HUD national objectives and Consolidated Plan priorities. At a meeting on May 19, 2026, the Committee voted 7-0 to recommend a social services budget with CDBG and City Funds (\$240,000). At a meeting on June 16, 2026, the Committee voted 7-0 to recommend public infrastructure projects to be funded with FY 2026-2027 funds. The Plan was made available for a 30 day public comment period.

RECOMMENDATION:

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

4. [Continued 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. At the July 20, 2026 City Council meeting, this item was continued to the August 3, 2026 City Council meeting.

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

5. [Continued 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. At the July 20, 2026 City Council meeting, this item was continued to the August 3, 2026 City Council meeting.

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

6. [Continued 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. At the July 20, 2026

City Council meeting, this item was continued to the August 3, 2026 City Council meeting.

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

7. [Continued 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. At the July 20, 2026 City Council meeting, this item was continued to the August 3, 2026 City Council meeting.

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

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.

8. [APPROVAL OF MINUTES: City Council Minutes of the July 20, 2026, Workshop Session and Regular Session](#)
9. [Approval of an Easement Amendment to Atmos Energy Corporation on City of Lewisville Property, Stephen Riggs Survey Abstract 1088, Tract 28A for an Existing Gas Pipeline and Authorization for the City Manager, or Her Designee, to Execute the Easement.](#)

ADMINISTRATIVE COMMENTS:

In 2020, Atmos Energy relocated their gas pipeline within the subject property on the southwest corner of FM 407 and IH-35E. The previous property owner granted Atmos Energy a new Atmos Pipeline Easement for this relocation in 2020. City of Lewisville bought the property in 2021. Atmos Energy has agreed to release the old gas pipeline easement to unencumber the City property. In exchange, the City will authorize this easement amendment to ensure the gas pipeline at the southern connection is properly contained within a new Atmos Pipeline Easement.

RECOMMENDATION:

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

10. [Approval of Change Order #5 for Corporate Drive Segment 4 & 5 Project in the Amount of \\$2,039,695.14; Authorize the City Manager, or Her Designee, to Execute the Change Order; and Authorize the City Manager, or Her Designee, to Invoice the City of Carrollton for Pavement Improvements on the Existing Carrollton Parkway in an Amount not to Exceed \\$354,138.77 Pursuant to an Existing Interlocal Agreement](#)

ADMINISTRATIVE COMMENTS:

On April 15, 2024, City Council approved the construction agreement with Sundt Construction Inc. for \$28,340,989.75 and work began in June 2024. While the project was under construction, the City Council approved the Midway Branch Force Main Project which was designed to be installed inside of the Corporate Drive right of way from east of the Trinity River bridge over the Elm Fork to Holfords Prairie Road. The proposed alignment of the force main has impacted the contractor's ability to complete the work as part of Segments 2 and 3. Therefore, this work is being added to the Segments 4 and 5 project. To build Segment 5, in October 2013, the City of Lewisville entered an Interlocal Agreement with the City of Carrollton for the construction of the uncompleted portions of Carrollton Parkway between Holfords Prairie Road and Old Denton Drive. The existing pavement has deteriorated to a condition that the City of Carrollton has requested additional pavement be installed at the

Kiowa intersection. Therefore, Change Order #5 results in an increase in the contract amount of \$2,039,695.14.

RECOMMENDATION:

That the City Council approve Change Order #5, authorize the City Manager, or her designee, to execute the change order and invoice the City of Carrollton as set forth in the caption above.

11. [Approval of Bid Award for the Construction of the LLELA Kayak Launch to North Rock Construction, LLC, in the Amount of \\$721,826.01; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The project includes construction of an ADA-accessible kayak launch facility at the Lewisville Lake Environmental Learning Area (LLELA), including a stabilized launch ramp, reinforced gravel parking and access drives, sidewalks, signage, fencing, erosion control measures, and related site improvements. A total of sixty-two (62) bid invitations were downloaded from Bonfire. Six (6) bids were received and opened on May 7, 2026. An evaluation of all bids was performed and North Rock Construction, LLC is recommended for award as the lowest, responsive, responsible bidder with a base bid of \$721,826.01. Funding for this project is available in the Kayak Access Points capital project.

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.

12. [Approval of a Professional Services Agreement with Kimley-Horn and Associates, Inc., in the Amount of \\$374,325 for Design Services Related to the South Kealy Avenue, Phase 2 Project and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The project consists of the reconstruction of South Kealy Avenue, Phase 2, from Mill Street to Purnell Street. Staff negotiated a Professional Services Agreement with Kimley-Horn and Associates, Inc. to include paving,

underground storm drainage improvements, sanitary sewer replacement, water main improvements, pavement markings, signage, traffic control, erosion control, and associated infrastructure. The negotiated fee is within the accepted range for the type and size of project. Funding is available in the South Kealy Ave 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.

13. [Approval of a Professional Services Agreement with Halff Associates, Inc., in the Amount of \\$251,383.30 for Design Services Related to the Timber Creek Acres Park Erosion Project and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The project consists of the conceptual design of streambank and sanitary sewer improvements along a 1400 linear foot reach of Timber Creek just east of Valley Parkway along the south side of the Timber Creek Acres Addition. Staff is concerned that continued erosion along this stretch of Timber Creek will destabilize the existing 27-inch sanitary sewer line and the adjacent private properties. Staff has negotiated a Professional Services Agreement with Halff Associates, Inc. to include sanitary sewer CCTV and condition assessment, topographic surveys, site investigation, geotechnical engineering services, conceptual design and environmental documentation. Design funding is available in the Timber Creek Acres 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.

14. [Approval of a Professional Services Agreement with WSP USA Inc., in the Amount of \\$138,222 for Design Services Related to the South Mill Street Landscape Improvements Project and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The project consists of landscape design, including median planting, irrigation

coverage areas, street trees and planting beds, and streetscape design including ADA-compliant sidewalk connections, decorative street lighting, and decorative crosswalk and median pavement. City staff has negotiated the Professional Services Agreement with WPS USA Inc. in the amount of \$138,222 to include conceptual and final design, and conduit design for the current TxDOT South Mill Street realignment project. Funding is available in the Mill Street at Bus 121 Intersection 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.

15. [Approval of Professional Services Agreement with Kimley-Horn and Associates to Provide Design Services for the 2027-2028 Green Ribbon Program Project; in the Amount of \\$243,800; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

In 2026, the City of Lewisville was awarded a Green Ribbon Grant by the Texas Department of Transportation (TxDOT) for beautification efforts at the intersections of IH-35/Main Street and IH-35/Fox Avenue. Kimley-Horn assisted with the development of the grant application and has worked with the City of Lewisville on previous TxDOT Green Ribbon projects at IH-35/Valley Ridge Boulevard and FM 3040/SB-121 intersections. The construction documents for the project must be submitted to TxDOT by February 13, 2027. Construction Concurrence is expected by July 28, 2027 with a target date to begin construction by October 1, 2027.

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.

16. [Approval of a Resolution Accepting a Grant Award from the Texas Office of the Governor, Homeland Security Grant Program, eGrant Number 5494801, FY2025 State Homeland Security Program - City of Lewisville Variable Message Signs; Designating the Fire Chief or his Designee to Accept, Reject, Alter, or Terminate the Grant; Designating the Director of Finance or his Designee to Submit Financial and/or Performance Reports or Alter the Grant; Affirming That in the Event of](#)

[Loss or Misuse of Grant Funds, the Grant Funds Shall be Returned; and Providing an Effective Date.](#)

ADMINISTRATIVE COMMENTS:

The Office of Emergency Management received notice from the Texas Office of the Governor's Homeland Security Grants Division that the City of Lewisville has been awarded a grant in the amount of \$21,000 to purchase a Variable Message Board. This grant is part of the State's ongoing investment in enhancing local and regional capabilities to prepare for, respond to, and recover from terrorism-related incidents and other large-scale emergencies.

RECOMMENDATION:

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

17. [Approval of a Resolution of the City Council of the City of Lewisville, Texas, Reappointing Mayor TJ Gilmore as Primary Representative to the Regional Transportation Council and Providing for an Effective Date.](#)

ADMINISTRATIVE COMMENTS:

The Regional Transportation Council (RTC) of the North Central Texas Council of Governments allocates seats on the Council by region and city population. Lewisville is in a cluster region along with Highland Village, Justin, Flower Mound, and Northlake. The appointee is required to be an elected official who serves on the governing body they represent. This cluster's current primary representative to the Regional Transportation Council is Mayor TJ Gilmore. Mayor Gilmore has expressed interest in continuing to serve in this capacity.

RECOMMENDATION:

That the City Council approve the resolution reappointing Mayor TJ Gilmore as primary representative to the Regional Transportation Council as set forth in the caption above.

G. Regular Hearing

18. [Consideration of Three Alternative Standards Associated With Landscape Standards and Building Materials in the IH-35E Corridor Overlay Core Subdistrict; on 0.5211 Acres Legally Described as Jeswood Addition, Lot 1, Block A; Located at 1844 North Stemmons Freeway; Zoned General](#)

[Business \(GB\) District, as Requested by Mozharul Islam, of Civil Urban Associates, LLC., on Behalf of Myasin Investments LLC, the Property Owner \(Case No. 26-04-5-AltStd\).](#)

ADMINISTRATIVE COMMENTS:

Floor N More is a flooring business with locations in Dallas, Rockwall, and Lewisville. The business owner proposes to expand the footprint and make improvements to the existing storefront. Due to existing site constraints, three alternative standards are requested to bring the site closer to current development code requirements. The Planning and Zoning Commission recommended unanimous approval (7-0) on July 7, 2026.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, FAICP, Planning Director

19. [Consideration of an Ordinance of the City of Lewisville Approving the 2026 Annual Service Plan Update to the Service and Assessment Plan and Assessment Roll for Public Improvements for the Lakeside Crossing Public Improvement District; and Providing a Repealer, Severability, and an Effective Date.](#)

ADMINISTRATIVE COMMENTS:

On March 20, 2023, the City created the Lakeside Crossing Public Improvement District for construction of public improvements in a designated area that contains approximately 25.546 acres located along McGee Lane north of Justin Road and west of Interstate Highway 35E. An update to the Service and Assessment Plan and Assessment Roll must be considered and approved by City Council annually. This plan identifies public improvement costs to be provided by the PID along with the manner of assessing the property in the PID and the assessment roll.

RECOMMENDATION:

That the City Council approve the ordinance 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](#)

2. [2025 PARD Partner 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 Economic Development Agreement with TSMJV, LLC for the property located at the northwest corner of S. Charles Street and Lake Haven Drive*
2. *Section 551.072 (Real Estate): Property Acquisition*
3. *Section 551.074 (Personnel): City Secretary Jennifer Malone-Ippolito*
4. *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 _____, 2026 at _____ PM.

Jennifer Malone-Ippolito, City Secretary