

LEWISVILLE CITY COUNCIL

REGULAR SESSION

January 22, 2024

6:30 P.M.

Present:

TJ Gilmore, Mayor

Council Members:

William Meridith, Mayor Pro Tem
Patrick Kelly, Deputy Mayor Pro Tem
Bob Troyer
Ronni Cade
Brandon Jones
Kristin Green

City Staff:

Claire Powell, City Manager - Absent
Gina McGrath, Deputy City Manager
Shante Akafia, Assistant City Manager
Jim Proce, Assistant City Manager
Lizbeth Plaster, City Attorney – Absent
Lauren Crawford, Deputy City Attorney
Thomas Harris III, City Secretary
Jennifer Malone, Assistant City Secretary

With a quorum of the Council Members present, the workshop session of the Lewisville City Council was called to order by Mayor Gilmore at 6:30 p.m. on Monday, January 22, 2024, in the City Council Conference Room of Lewisville City Hall, 151 West Church Street, Lewisville, Texas. City Department Heads were also in attendance.

WORKSHOP SESSION

Discussion of Regular Agenda Items and Consent Agenda Items

(Agenda Item A)

Mayor Gilmore led a discussion of regular agenda items and consent agenda items and received questions and comments from City Council and City staff.

Mayor Gilmore RECESSED into Closed Session at 6:31 p.m.

Section 551.071 (Consultation with Attorney)

Mayor Gilmore RECOVERED into Workshop Session at 6:39 p.m.

Update on the Business 121 Corridor Plan

(Agenda Item B)

At the request of Mayor Gilmore, Director of Planning Richard Luedke and Planning Manager Michele Berry presented information regarding update on the Business 121 Corridor Plan, answered questions, and comments from the City Council. The Deputy City Manager received questions, comments, and direction from the Mayor and City Council.

REGULAR SESSION

With a quorum of the Council Members present, the regular session of the Lewisville City Council was called to order by Mayor Gilmore at 7:01 p.m. on Monday, January 22, 2024.

Invocation

(Agenda Item A)

At the request of Mayor Gilmore, Councilmember Jones gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

At the request of Mayor Gilmore, Councilmember Troyer gave the pledge to the United States and Texas flags.

PUBLIC HEARING

Public Hearing: Consideration of Whether the Structure Located at 1115 Seneca Place (Indian Oaks Addition, Section 2, Block D, Lot 50) Should be Declared a Substandard Structure and Whether the Structure Must Be Secured, Vacated, Repaired, Removed, or Demolished.

(Agenda Item C-1)

A significant structural fire occurred at 1115 Seneca Place on April 12, 2023, resulting in substantial damage to the existing single family dwelling. In accordance with the Local Government Code and per City ordinance, City Council must declare a structure as substandard before staff can begin abatement procedures including procuring necessary repairs or demolition. It is the opinion of the Building Official that the structure is dangerous and constitutes a hazard to the public health, safety, and welfare.

The City staff's recommendation was that the City Council find that conditions of or defects in the structure at 1115 Seneca Place 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, declare the structure located at 1115 Seneca Place a substandard structure that is in such a condition as to make it immediately dangerous to the health, safety and welfare of the occupants, order that the

structure shall remain vacated and that the property owner be ordered to immediately secure the structure from unlawful entry, and order the property owner to demolish said structure within thirty (30) days from the date of this public hearing. If the owner fails to comply with the ordered actions, any mortgagees or lienholders shall be provided an additional thirty (30) days to comply with the order.

Director of Neighborhood and Inspection Services Chris McGinn and Building Official Jeremy Booker were available for questions posed by the City Council.

Building Official Jeremy Booker gave a presentation.

Mayor Gilmore opened the public hearing at 7:05 p.m.

Gregory Sachnik, 1301 McKinney Street, Suite 1400, Houston, TX, spoke on behalf of the lienholder to request additional time.

Mayor Gilmore RECESSED into Closed Session at 7:23 p.m.

Section 551.071 (Consultation with Attorney)

Mayor Gilmore RECONVENED into Regular Session at 7:28 p.m.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Kelly and seconded by Councilmember Cade, the Council voted six (6) “ayes” and no (0) “nays” to close the public hearing. The motion carried.

Mayor Gilmore closed the public hearing at 7:29 p.m.

MOTION: Upon a motion made by Councilmember Jones and seconded by Councilmember Green, the Council voted six (6) “ayes” and no (0) “nays” to find that conditions of or defects in the structure at 1115 Seneca Place 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, declare the structure located at 1115 Seneca Place a substandard structure that is in such a condition as to make it immediately dangerous to the health, safety and welfare of the occupants, order that the structure shall remain vacated and that the property owner be ordered to immediately secure the structure from unlawful entry, and order the property owner to demolish said structure within thirty (30) days from the date of this public hearing. If the owner fails to comply with the ordered actions, any mortgagees or lienholders shall be provided an additional thirty (30) days to comply with the order.

The motion carried.

Visitors/Citizens Forum

(Agenda Item D)

Erum Ali, 1456 Ashby Drive, Lewisville, TX 75067, spoke to invite City Council members and department heads to a Lewisville Park Alliance event.

CONSENT AGENDA

(Agenda Item E)

MOTION: Upon a motion made by Councilmember Troyer and seconded by Deputy Mayor Pro Tem Kelly, the Council voted six (6) “ayes” and no (0) “nays” to approve the Consent Agenda as presented.

2. APPROVAL OF MINUTES: City Council Minutes of the January 8, 2024, Workshop Session, and Regular Session.
3. Approval of a Contract to Vizcarra Hospitality, LLC for Hedrick House Operational Services; and Authorization for the City Manager, or her Designee, to Execute the Agreement.
4. Approval of a Concessionaire Agreement with JSRDALLAS dba Jet Ski Rental Dallas; and Authorization for the City Manager to Execute the Agreement.
5. Approval of a Bid Award for an Annual Requirements Contract for Mowing & Landscape Services of Zones 1, 2, 3 & 6 to Southlake Landscaping Maintenance Inc., Lewisville, Texas for an Estimated Annual Amount of \$1,322,350 and Authorization for the City Manager, or Her Designee, to Execute the Contracts.
6. Approval of a Professional Services Agreement with Marathon Health for the Near Site Wellness Clinic in the Estimated Amount of \$560,746; and Authorization for the City Manager, or Her Designee, to Execute All Necessary Documents.
7. Approval of **Resolution No. 0633-24-RES**, a Resolution Designating the Director of Parks and Recreation to be Responsible for and Acting for and on Behalf of the City of Lewisville in Dealing with the Texas A&M Forest Service for the Purpose of Participating in the Community Forestry Grant Program for Increasing Human Health, Equity and Accessibility and for the Tree City USA Growth Award; Certifying the City of Lewisville is Eligible to Receive Program Assistance; Certifying the City’s Matching Share is Readily Available.

The motion carried.

REGULAR HEARING

Consideration of Ordinance No. 0634-24-ORD, an Ordinance Setting Forth the Second Amendment to the Solid Waste Collection and Disposal and Recyclable Material Collection and Processing Agreement and the First Amendment to the Solid Waste Collection and Disposal and Recyclable Material Collection and Processing Agreement.

(Agenda Item F-8)

The City Council approved an exclusive franchise agreement for solid waste and recycling collection and disposal with Republic Services for Legacy Lewisville that became effective January 1, 2021. Following the annexation of the Castle Hills area, the city assumed an exclusive franchise agreement for residential solid waste and recycling collection and disposal with Community Waste Disposal (CWD). During the September 18, 2023, City Council Work Session, staff presented options for solid waste and recycling collection for the Castle Hills area. Subsequently, staff was directed to transition solid waste and recycling collection for the Castle Hills area to the Republic Services exclusive franchise agreement making the service consistent throughout Lewisville. Staff has negotiated a transition plan with CWD and Republic that considers challenges for both customers and providers in the Castle Hills area. The City Charter requires that amendments to a franchise ordinance be read twice, 30 days apart, and go into effect no earlier than 30 days after the final reading. The first reading will be on January 22, 2024, and the second reading will be on March 4, 2024, with the amendment effective on April 3, 2024.

The City staff's recommendation was that City Council approve the ordinance as set forth in the caption above.

Director of Public Services Aaron Russell gave a presentation.

Deputy City Attorney Lauren Crawford read the ordinance caption into the record as follows:

“An Ordinance of the City Council of the City of Lewisville, Texas Setting Forth the Second Amendment to Solid Waste Collection and Disposal and Recyclable Material Collection and Processing Agreement and the First Amendment to Solid Waste Collection and Disposal and Recyclable Material Collection and Processing Agreement; Providing for Severability; an Effective Date; and Acceptance By Community Waste Disposal, L.P.”

MOTION: Upon a motion made by Deputy Mayor Pro Tem Kelly and seconded by Mayor Pro Tem Meridith, the Council voted six (6) “ayes” and no (0) “nays” approve **Ordinance No. 0634-24-ORD**, as set forth in the caption.

The motion carried.

Consideration of Resolution No. 0635-24-RES, a Resolution Acknowledging the 2024 Republic Services Cost of Service Rates for Franchised Solid Waste and Recycling Services; and Consideration Ordinance No. 0636-24-ORD, an Ordinance Amending the Fee Schedule of the City of Lewisville by Amending Fees Related to Solid Waste and Recycling Services.

(Agenda Item F-9)

On November 16, 2020, the City Council approved an exclusive franchise agreement for the collection of residential garbage, refuse, yard waste, bulky waste, recyclables, containerized waste, and multifamily recycling with Allied Waste Systems, Inc., doing business as Republic Services of Lewisville (Republic). Ordinance No. 0277-11-ORD became effective January 1, 2021, establishing the terms of the agreement. Per the agreement, the cost of service rates are to be adjusted annually by the percentage increase in the Garbage and Trash Index for the Dallas/Fort Worth area for the preceding twelve month period. Adjustments take effect on January 1 of the subsequent contract year. The current Garbage and Trash Index for the Dallas/Fort Worth area as published by the Bureau of Labor Statistics reflects an increase of 7.72 percent, however, per the contract cost adjustments shall not exceed five (5) percent in any contract year and fifteen (15) percent in any four consecutive years. The Republic Services cost of service rates will be increased by 2.4 percent effective February 1, 2024.

The City staff's recommendation was that the City Council approve the resolution and ordinance as set forth in the caption above.

Deputy City Attorney Lauren Crawford read the ordinance caption into the record as follows:

“An Ordinance of the Lewisville City Council Amending the Fee Schedule of the City of Lewisville by Amending Fees Related to Solid Waste and Recycling Services; Providing a Repealer, Severability, and an Effective Date; and Declaring an Emergency.”

MOTION: Upon a motion made by Councilmember Green and seconded by Mayor Pro Tem Meridith, the Council voted six (6) “ayes” and no (0) “nays” approve **Resolution No. 0635-24-RES** and **Ordinance No. 0636-24-ORD** as set forth in the caption.

The motion carried.

Consideration of Ordinance No. 0637-24-ORD, an Ordinance of the City Council Amending the Fee Schedule of the City of Lewisville by Amending Fees Related to Hedrick House Facility Rentals.

(Agenda Item F-10)

The Hedrick House recently underwent significant renovations to become a premier rental facility. The City has identified an event and rental management company to operate the facility. The management company has recommended the proposed fee changes to better align with its operational plan for the Hedrick House.

The City staff's recommendation was that the City Council approve the ordinance as set forth in the caption.

Director of Parks and Recreation Stacie Anaya was available for questions posed by the City Council.

Deputy City Attorney Lauren Crawford read the ordinance caption into the record as follows:

“An Ordinance of the Lewisville City Council Amending the Fee Schedule of the City of Lewisville by Amending Fees Related to Hedrick House; Providing for a Repealer, Severability, and an Effective Date; and Declaring an Emergency.”

MOTION: Upon a motion made by Mayor Pro Tem Meridith and seconded by Councilmember Green **Ordinance No. 0637-24-ORD** as set forth in the caption.

The motion carried.

Reports

(Agenda Item G)

City Council Reports

(Agenda Item G-1)

- Mayor Pro Tem Meridith reported on upcoming Lewisville Library activities.
- Councilmember Troyer reported on upcoming Lewisville Grand events.
- Councilmember Green announced that the call for vendors for the 2024 Colorpalooza is now open. Colorpalooza is April 27th. St. Paddy's Texas Style is scheduled for March 16th in Old Town.
- Councilmember Jones announced that Youth Action Council Summit will be held in Lewisville on February 3rd.
- Mayor Gilmore reported on a workshop that he attended with the Master Naturalists, Friends of LLELA and the Parks and Recreation Department and also reported on the Champion Macedonia Cemetery where many came together to rebuild a historic black cemetery in our city.

Staff Reports

(Agenda Item G-2)

- Assistant City Manager Shante Akafia thanked Police Chief Kevin Deaver for his service.
- Public Services Director Aaron Russell gave the lake level report.
- Chris McGinn announced that on Sunday, January 8, 2024, Operation Kindness will be at the Gene Carey Animal Shelter and Adoption Center performing low cost vaccines and micro-chipping for dogs and cats.
- Police Chief Kevin Deaver thanked the City Council for their support over the years.

Return to Workshop Session if Necessary

(Agenda Item H)

Closed Session

(Agenda Item I)

Mayor Gilmore RECESSED into Closed Session at 6:31 p.m.

In Accordance with Texas Government Code, Subchapter D,

Section 551.071 (Consultation with Attorney)

Mayor Gilmore RECESSED into Closed Session at 7:23 p.m.

In Accordance with Texas Government Code, Subchapter D,

Section 551.071 (Consultation with Attorney)

**Reconvene and Consider Action, if any, on
Items Discussed in Closed Session**

(Agenda Item J)

Mayor Gilmore RECONVENED into Workshop Session at 6:39 p.m.

There was no action taken on items discussed in Closed Session.

Mayor Gilmore RECONVENED into Regular Session at 7:28 p.m.

There was no action taken on items discussed in Closed Session.

Adjournment

(Agenda Item K)

There being no further business to come before the Council, Mayor Gilmore adjourned the meeting of the Lewisville City Council at 7:51 p.m. on Monday, January 22 2024.

**LEWISVILLE CITY COUNCIL
REGULAR SESSION
JANUARY 22, 2024**

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These minutes approved by the Lewisville City Council on the 5th day of February, 2024.

APPROVED

TJ Gilmore
MAYOR

ATTEST:

Thomas Harris III,
CITY SECRETARY

DRAFT MINUTES



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

Lewisville City Council Meeting

January 22, 2024

Update on the Business 121 Corridor Plan.



BUSINESS 121
CORRIDOR
PLAN

PRE-COUNCIL WORKSHOP

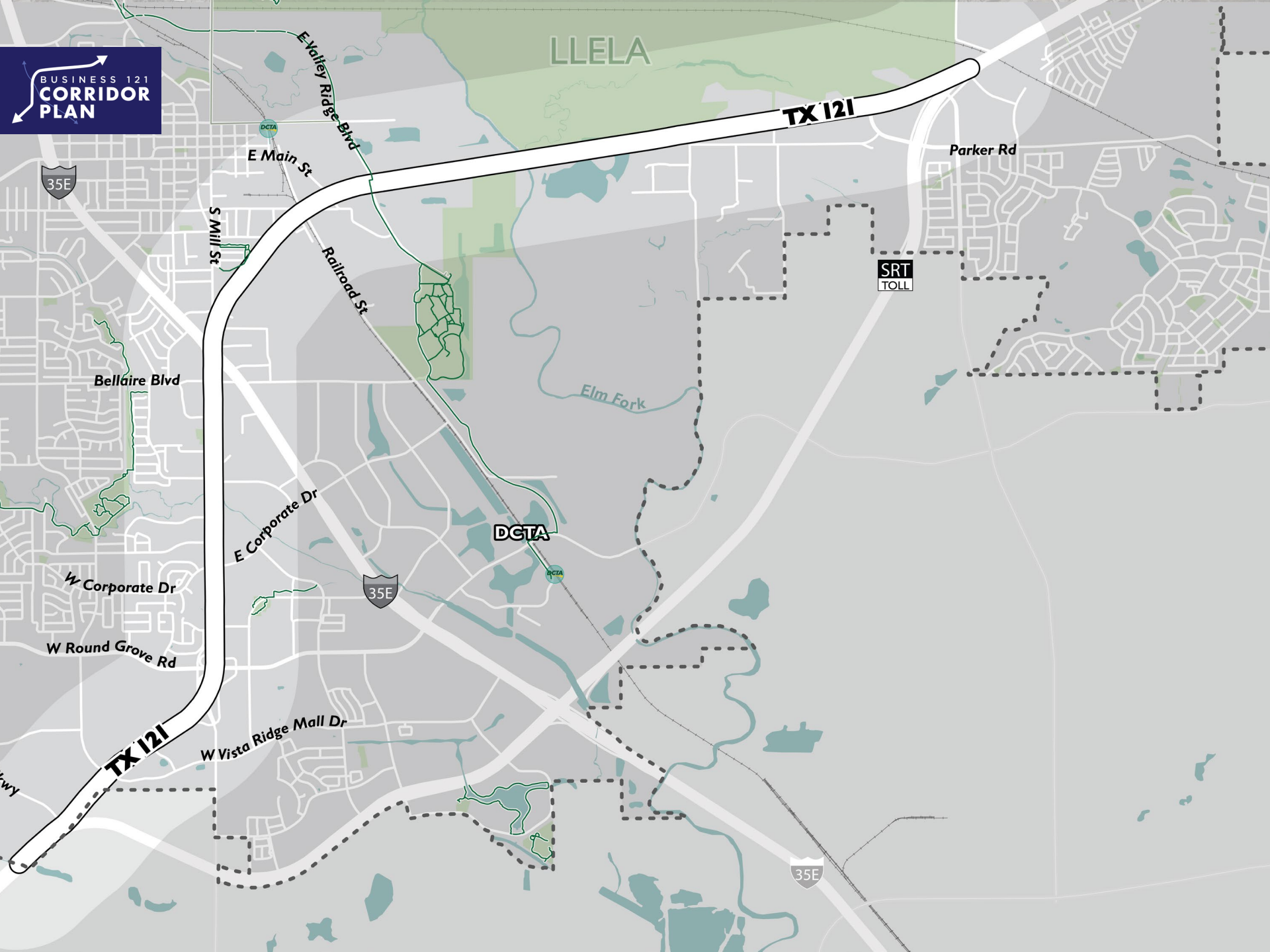
JANUARY 22, 2024

Why Plan for Business 121?

- It **connects many residents and businesses** within Lewisville and beyond
- It serves as a **gateway** and is often the first impression visitors have of Lewisville

What will be the Outcomes?

- Explore opportunities to improve the **look, feel, and functionality** of the corridor
- Identify **safety, beautification, and economic development** strategies to improve the roadway



STUDY AREA

8.4-MILE PRINCIPAL ARTERIAL ENTIRELY OWNED AND MANAGED BY TXDOT

½ MILE BUFFER AREA REPRESENTS ROUGHLY A 10-MINUTE WALKSHED

LEGEND

- - - CITY LIMITS
- WATER
- PARKS
- TRAILS
- FLOODPLAIN
- DCTA STOP
- RAILS



ANTICIPATED PROJECT SCHEDULE

Summer/Fall 2023

Fall/Winter 2023

Spring 2024

Spring/Summer 2024

Fall 2024



PHASE 1
DIAGNOSE



PHASE 2
LISTEN



PHASE 3
ENVISION



PHASE 4
CALIBRATE



PHASE 5
EXECUTE

EXISTING CONDITIONS ANALYSIS

Corridor-wide Analysis

CORRIDOR CONTEXT

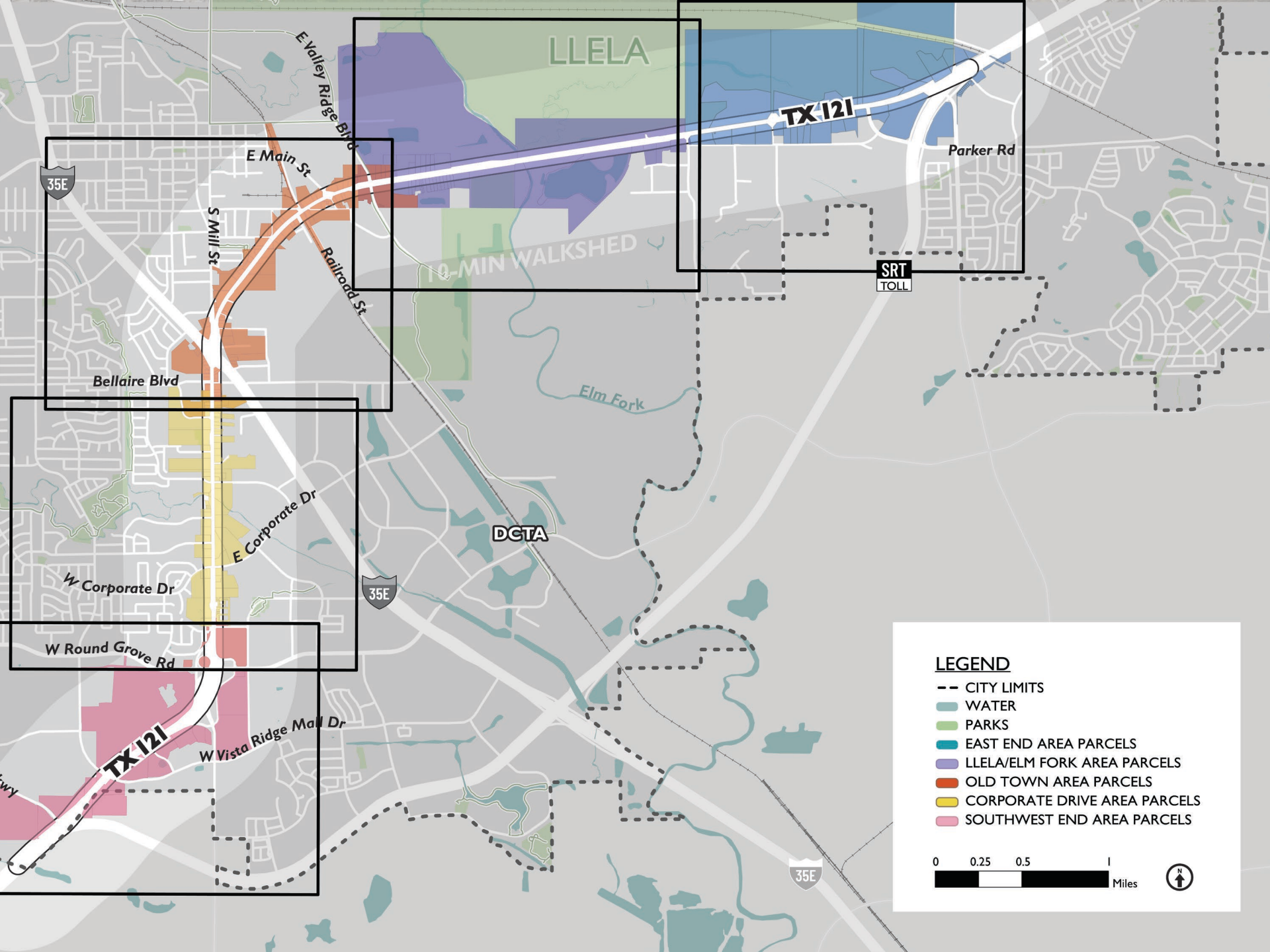
Significance of Corridor
Relevant Studies
Study Area Assets
Land Use & Zoning
Population Profile

MOBILITY NETWORK

Safety & Access
Crash Analysis
Commute Characteristics
Multi-Modal
Connectivity

LOCAL MARKET

Industrial Trends
Residential Trends
Retail Trends
Office Trends
Hospitality Trends



SUB-AREA ANALYSIS

CORRIDOR WAS DIVIDED INTO FIVE (5) SUB-AREAS BASED ON EXISTING CHARACTER

ANALYSIS FOR EACH SUB-AREA INCLUDED:

- CHARACTER & BUILT FORM
- EXPERIENCE
- STREETScape
- ROADWAY PROFILE
- INTERSECTION AUDIT

EXISTING CONDITIONS KEY TAKEAWAYS

CHARACTER & BUILT FORM KEY FINDINGS

- **Business 121 is a gateway to Lewisville, but it doesn't feel like it.** For many, Business 121 is the first or only impression visitors may have of Lewisville.
- **Old Town connections are hidden away.** Key connections to Old Town from Mill Street and Main Street don't adequately announce the presence of Lewisville's town center.
- **Cars are the king of the corridor.**
- **Sidewalks and buffers vary widely, but they never feel big enough for Business 121.** Facilities for non-motorized modes feel undersized, disconnected, or are missing entirely for much of the corridor.
- **Business 121 needs coordinated aesthetic improvements to make the biggest visual impact.** Even as properties are redeveloped under the local UDC, Business 121 won't evolve into a stand-out street.
- **The entire corridor needs aesthetic and functional improvements, but the same interventions won't work everywhere.**


 PEDESTRIAN!

EXISTING CONDITIONS KEY TAKEAWAYS

MOBILITY KEY FINDINGS

- **Motor vehicle accident hotspots exist at Bellaire, Corporate, Mill, Southwest Parkway, and Valley Ridge.** Roadway geometry, sight visibility, and concentration of signalized intersections are factors in accident hotspots.
- **Reported pedestrian and cyclist accidents are mostly concentrated in the Corporate Drive area.** While the overall number of these types of accidents is low, many are located away from intersections, indicating a lack of safe and useful crossings.
- **Primary intersection issues include lack of lighting, unsafe pedestrian crossing features, and visibility issues.** Enhanced pedestrian crossings are needed at most intersections along the corridor and potentially at other locations based on crash data.
- **The high number of driveways along the corridor impedes traffic flow and safety for other users.** At many intersections there is a driveway located within 250 feet of the intersection.
- **The most common destination for trips originating and ending along the corridor is home.** Over 150,000 trips are taken in block groups intersecting the corridor area.

EXISTING CONDITIONS KEY TAKEAWAYS

MARKET SUMMARY KEY FINDINGS



MULTIFAMILY RESIDENTIAL

Strong growth market, limited by land capacity. Target multifamily near Old Town and infill locations.



FOR-SALE RESIDENTIAL

Strong market performance, particularly for detached housing. Opportunities for creative redevelopment of shopping centers.



INDUSTRIAL

Substantial new investment in industrial across the Corridor. Priority needs to be compatibility with other uses and job generation.



OFFICE

Very limited near-term office potential due to economic downturn.



RETAIL

The majority of new investment is predominately single tenant, single use retail. Priority is activating existing retail centers.



HOSPITALITY

Limited near-term opportunity for hospitality due to market conditions and distance from interstate.

PUBLIC & STAKEHOLDER INPUT



*Does not include @CityofLewisville email addresses

IDEAS & OPINIONS

FOCUS GROUPS, INTERVIEWS, TOWN HALL, & SURVEY RESPONSES

“Sidewalk is too narrow to ride a bike. Down by Autumn breeze the sidewalk condition is dangerous for biking.”

- Non-Profit Leader

“Traffic is terrible from the Railroad to where it opens up - all the way to the toll road.”

- Business owner

“Everybody wants a curb cut”

- Business owner

“My whole life, the business 121 corridor has been a place where you find resources...Not retail businesses... a cabinet maker, stone supply, warehouse. It’s business resources...”

- Business-owner

“Feels dangerous to turn out of the apartment complexes and on to busy streets...”

- Lewisville Apartment Complex Manager

“The walkways across 121 business is tough. I wouldn’t want to do it, let alone with little kids.”

- Non-Profit Leader

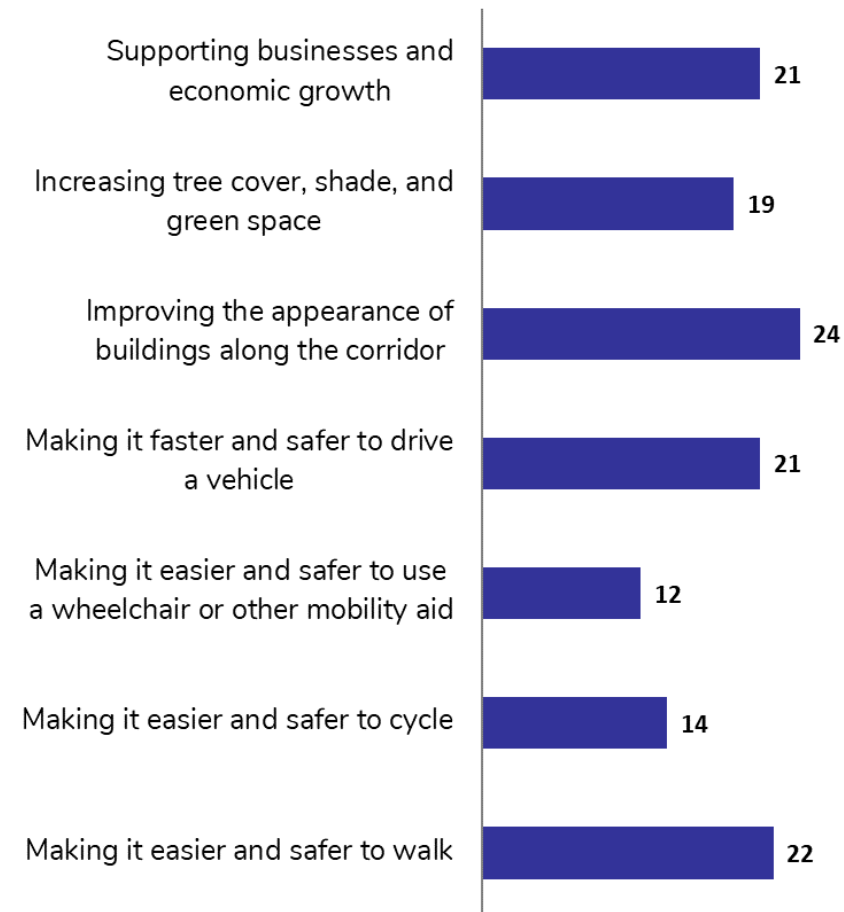
“Look at school bus stops and routes. [They are] not safe!”

-Resident

“...it’s just scary, the number of people walking or running across the street, the sidewalk being all uneven...that’s the stuff that’s scary.”

- Business-owner

What do you think are the most important priorities for Business 121?



NEXT STEPS

- Finalize Existing Conditions Memo
- Develop Corridor Vision and Goals
- Additional Focus Group Discussions
- Scenario Development for Catalytic Sites

