



# City of Lewisville, TX

## City Council

### Agenda

151 W Church Street  
Lewisville, Texas 75057

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**Monday, December 15, 2025**

**6:15 PM**

**Lewisville City Hall**

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*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](#)
- B. [Update on the Hamptons Mixed-Use Project at FM 407 and I-35](#)

### **Regular Session - 7:00 P.M.**

- A. **Invocation - Councilmember William Meridith**
- B. **Pledge to the American and Texas Flags - Deputy Mayor Pro Tem Bob Troyer**
- C. **Public Hearing**
  - 1. [Continued Public Hearing: Consideration of a Boundary Amendment and Increase in Project Costs for Reinvestment Zone Number Four, City of Lewisville, Texas, and Consideration of an Ordinance of the Lewisville City Council Approving a Final Tax Increment Reinvestment Zone Project and Finance Plan for Reinvestment Zone Number Four, City of Lewisville, Texas, Including an Amendment to the Project Costs of Reinvestment Zone Number Four, City of Lewisville, Texas and Adding Certain Property to the Boundaries of Reinvestment Zone Number Four, City of Lewisville, Texas; Making Certain Findings; Providing a Severability Clause; and Providing for an Effective Date.](#)

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**ADMINISTRATIVE COMMENTS:**

In accordance with the Texas Tax Increment Financing Act (Chapter 311, Texas Tax Code), a public hearing is required before the City Council may adopt an ordinance approving certain amendments to a tax increment reinvestment zone. The proposed ordinance seeks to (1) amend the authorized project costs in the Tax Increment Reinvestment Zone Project and Financing Plan for Reinvestment Zone Number Four, City of Lewisville, Texas (the "Zone"); and (2) expand the Zone boundaries to include additional property within the Lake Park area. Notice of this public hearing was published in the Denton Record-Chronicle, a newspaper of general circulation within the City, at least seven (7) days prior to the hearing, as required by statute. During this hearing, interested persons are given the opportunity to speak for or against the proposed amendment to the project costs, the expansion of the Zone boundaries, and/or the concept of tax increment financing. In addition, any owner of property within the Zone was provided a reasonable opportunity to speak for or against the inclusion of their property within the proposed amended boundaries of the Zone, in accordance with the Act. At the close of the public hearing, the City Council will consider approval of the Final Tax Increment Reinvestment Zone Project and Financing Plan for the Zone, including the amendment and boundary expansion referenced above. These actions are necessary to support ongoing redevelopment efforts within the Zone and to implement the participation agreement with Denton County. This item was continued at the December 1, 2025, City Council meeting.

**RECOMMENDATION:**

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

**AVAILABLE FOR QUESTIONS:**

Marichelle Samples, Director of Economic Development & Tourism  
Jordan Sawyer, NTX Regional Director, P3Works

2. [Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 35.694 Acres of Land, Legally Described as Lakeside Crossing, Lots 1-5 & 6X, Block A; Lots 1-7 & 8X, Block B; Lots 1-21 & 22X-23X, Block C; Lots 1-23, Block D; Lots 1-2, Block E; Lots 1-8 & 9X, Block F; Lots 1-8 & 9X, Block G; Lots 1-8 & 9X, Block H; Lots 1-6 & 7X, Block I; Lots 1-3 & 4X, Block J; Lots 1-18 & 19X-21X, Block K; Lots 1-22 & 23X-24X, Block L; Lots 1-19 & 20X-21X, Block M; Lot 1X, Block N; Lots 1-23 & 24X,](#)

Block O; Lot 1, Block P; Lot 1X, Block Q; Lots 1-30 & 31X-32X, Block R; and Lot 1X, Block S; Located at the Northern Terminus of Summit Avenue on the West Side of IH-35E and the East Side of McGee Lane; From Planned Development Mixed Use (PD-MU) District Zoning to Planned Development Mixed Use (PD-MU) 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 Hannah Haber, McAdams, on Behalf of Mehrdad Moayed, MM Fronterra LLC, and WBWT LS Fronterra LLC, the Property Owners (Case No. 25-08-4-PZ).

**ADMINISTRATIVE COMMENTS:**

Lakeside Crossing is a mixed-use development currently under development within the Northern Gateway Plan area, in the Core Subdistrict of the IH-35E Corridor Overlay District and in an area identified as an Identity Focal Point in the Lewisville 2025 Plan. The planned development (PD) was initially approved in April 2021 and has been revised twice (December 2021 and October 2022). The applicant is requesting amendments to the Urban Living District and Mixed-Use Districts of the PD to allow up to 10,000 square feet of the Mixed-Use District to be built as retail-ready, to reduce the multi-family count in the Urban Living District from 794 units to 680 units with an updated concept plan, and to add a new section in the PD to allow staff approval of minor amendments. The Planning and Zoning Commission recommended unanimous approval (6-0) on November 18, 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

**D. 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.*

## **E. 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.*

3. [APPROVAL OF MINUTES: City Council Minutes of the December 1, 2025, Workshop Session and Regular Session](#)
4. [Approval of a Professional Services Agreement with HDR Engineering, Inc. for the C.R. Feaster Water Treatment Plant Process Study - Phase 2 Testing in the Amount of \\$1,263,724; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

### **ADMINISTRATIVE COMMENTS:**

The City of Lewisville's Comprehensive Water System Master Plan recommended a plant process study to support planned treatment process improvements at the C.R. Feaster Water Treatment Plant. These improvements include the addition of ozone treatment and biofiltration to enhance taste and odor control, address future regulatory requirements for contaminants, and optimize the City's chemical feed and filtration systems. Phase 1 of the study was completed by HDR Engineering, Inc. It developed the testing plan for these process changes. Phase 2 includes bench-scale and pilot-scale testing to collect water quality data and confirm the viability of ozone and biofiltration at the plant. The results will inform the design and implementation of future facility upgrades. The total cost for Phase 2 is \$1,263,724 as outlined in the attached Professional Services Agreement. Funding is available in the Ozonation 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.

5. [Approval of the Fourth Amendment to the Developer Agreement Between Russell Glen, LLC and the City of Lewisville; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

**ADMINISTRATIVE COMMENTS:**

Russell Glen LLC (the “Developer”) and the City of Lewisville entered into a Developer Agreement on December 20, 2021. Under this agreement, the City will sell a 25.668-acre tract of land located at the southwest corner of I-35 and FM 407 (the “Property”) to the Developer for a pedestrian-oriented commercial project envisioned to include restaurants, a grocery store, office space, and/or hotel uses. Previous amendments to the Developer Agreement were approved by the City Council to grant the Developer additional time to secure tenants for the site. The Developer is now prepared to proceed with the rezoning process and is requesting a Fourth Amendment to the Agreement to allow additional time (not to exceed twelve months) to complete rezoning and close on the Property.

**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.

6. [Approval of a Supplemental Appropriation for Prior Year Encumbrances in the Following Amounts: General Fund - \\$97,049; Asset Forfeiture Department of Justice Fund - \\$1,691; Community Activities Fund - \\$5,000; Grant Fund - \\$19,477; Crime Control and Prevention District Fund - \\$504,197; Utility Fund - \\$223,000; Maintenance and Replacement Fund - \\$952,483; Self-Insurance Risk Fund - \\$131,774; LPLDC \(4B\) Fund - \\$17,428; Tax Increment Reinvestment Zone 3 - \\$29,458; And Approval of Supplemental Appropriations to Properly Fund Donation Projects, the Annual Park Development, Parkland Dedication, and Tree Mitigation Transfers, and the Annual Hotel/Motel Tax Fund Transfer: General Fund - \\$1,016,792; Fire and Police Training Fund - \\$6,430; Community Activities Fund - \\$1,329; Hotel/Motel Tax Fund - \\$169,182.](#)

**ADMINISTRATIVE COMMENTS:**

Each year, a recommendation is made to supplementally appropriate funds for open purchase orders from the prior fiscal year. As a result, when the items or

services are received in the current fiscal year, they are charged to the current year. Unless the current fiscal year appropriations are amended to provide for these charges, funds in the affected line-item accounts will be short at year-end. In addition, supplemental appropriations are needed to increase the budget for donations received in excess of the anticipated donation amounts, increase the budget for the annual Park Development, Parkland Dedication, and Tree mitigation transfers, and increase the budget for the annual Hotel/Motel Tax Fund transfer for public arts.

**RECOMMENDATION:**

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

**F. Regular Hearing**

7. [Consideration of a Resolution Acknowledging the 2026 Republic Services Cost of Service Rates for Franchised Solid Waste and Recycling Services; and Consideration of an Ordinance Amending the Fee Schedule of the City of Lewisville by Amending Fees Related to Solid Waste and Recycling Services; Providing a Repealer, a Savings Clause, Severability, and an Effective Date.](#)

**ADMINISTRATIVE COMMENTS:**

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 1st 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 5.97 percent. Per the contract, cost adjustments shall not exceed five (5) percent in any contract year and fifteen (15) percent in any four consecutive years. As a result of this calculation, the Republic Services cost of service rates will be increased by four (4) percent effective January 1, 2026, based on the four-year limitation.

**RECOMMENDATION:**

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

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

1. [Quarterly Investment Report for the period July 1, 2025 to September 30, 2025.](#)
2. [City Council and Staff Reports](#)

**H. Return to Workshop Session if Necessary****I. 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.*

**J. Reconvene** into Regular Session and Consider Action, if Any, on Items Discussed in Closed Session.**K. Adjournment**

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## 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.

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Jennifer Malone-Ippolito, City Secretary