



City of Lewisville, TX

City Council

Agenda

151 W Church Street
Lewisville, Texas 75057

Monday, July 7, 2025

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 Items](#)
- B. [Legislative Update](#)

Regular Session - 7:00 P.M.

- A. **Invocation - Councilmember Kristin Green**
- B. **Pledge to the American and Texas Flags - Mayor Pro Tem Patrick Kelly**
- C. **Presentation**
 - 1. [Presentation of Certificate of Election by Mayor Gilmore and Oath-of-Office to Councilmember Lonnie E. Tipton - Place No. 4.](#)
- D. **Proclamations/Recognitions**
 - 1. [Proclamation Declaring the Month of July 2025 as Parks and Recreation Month](#)
- E. **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 Manufacturing, Medium Intensity on Approximately 5.5183 Acres Legally Described as Red River Business Park Lot 1, Block A, Located at 900 Arthur's Lane, and Zoned Light Industrial \(LI\) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Angela Hunt, Munsch Hardt Kopf & Harr, on Behalf of Fast Photonics USA Inc., the Tenant, and Arthur's Lane Business Park, LLC, the Property Owner. \(25-04-7-SUP\)](#)

ADMINISTRATIVE COMMENTS:

Fast Photonics USA, Inc., a manufacturer and supplier of telecom products, desires to open a Manufacturing, medium intensity, facility at 900 Arthur's way. The building was designed for manufacturing and warehouse distribution uses and another Manufacturing, Medium Intensity use occupies an adjacent building. The Planning and Zoning Commission recommended unanimous approval (6-0) on June 17, 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 request. 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 June 16, 2025, Workshop Session, and Regular Session and City Council Minutes of the June 18, 2025 Special-Called City Council Meeting.](#)
3. [Approval of a Bid Award for an Annual Requirements Agreement for Ready Mix Concrete to Holcim - SOR, Inc., Lewisville, Texas, for the Estimated Amount of \\$59,230; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The Public Services Department uses ready-mix concrete for various maintenance and repairs, including utility cut restoration in streets, alleys, and other miscellaneous projects. To complete those repairs, staff utilize ready-mix concrete delivery or pick up the concrete at the plant using a city-owned concrete truck, depending on the situation. A total of twenty (20) bid invitations were downloaded from Bonfire. Two (2) bids were received and opened on December 2, 2024. An evaluation of all bids was performed, and Holcim - SOR, Inc. is recommended for award as the lowest responsive bidder. Funding is available in the 2024-2025 Street Division Maintenance budget.

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.

4. [Approval of a Bid Award for an Annual Requirements Contract for Screening and Retaining Wall Maintenance to GFC Contracting, Carrollton, Texas, in the Estimated Amount of \\$702,788; and Authorization for the City Manager, or Her Designee, to Execute the Contract.](#)

ADMINISTRATIVE COMMENTS:

The Public Services Department maintains over 60 screening walls within the City. Repairs are completed using contractors because of the diversity of materials and construction types. A total of twenty-six (26) bid invitations were

downloaded from Bonfire. Two (2) bids were received and opened on March 24, 2025. An evaluation of all bids was performed and one (1) was deemed non-responsive. In view of this, GFC Contracting is recommended for award as the lowest responsive responsible bidder. Funding is available in the Screening Wall Capital Improvement Project.

RECOMMENDATION:

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

5. [Approval of a Bid Award for an Annual Requirements Contract for Wood Screening and Chain-link Fence Replacement and Repair to Llano River Fence Company, LLC, Balch Springs, Texas, for an Estimated Amount of \\$98,362; and Authorization for the City Manager, or Her Designee, to Execute the Contract.](#)

ADMINISTRATIVE COMMENTS:

There are various types of screening fences in the City of Lewisville. While the majority of them are masonry in construction, a significant amount (approximately 4,000 linear feet) is made of wood, in addition to chain-link fencing. Maintenance on these screening fences is also necessary. Staff utilizes an annual requirements contract for this type of maintenance. A total of thirty-five (35) bid invitations were downloaded from Bonfire. Four (4) bids were received and opened on March 3, 2025. An evaluation of all bids was performed, and Llano River Fence Company is recommended for award as the lowest responsible bidder. Funding is available in the Screening Wall Capital Improvement Project.

RECOMMENDATION:

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

6. [Approval of a Bid Award for an Annual Requirements Agreement for Clamps, Fittings, and Pipe to Ferguson Enterprises, Inc., Dallas, TX, for the Estimated Amount of \\$337,948.44; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

This Annual Requirements Agreement is to secure essential materials used in the repair and maintenance of public water and wastewater infrastructure. These parts, including clamps, fittings, valves, service saddles, and meter accessories, are vital for both routine and emergency operations by the Utility Line Maintenance (ULM) and Meter divisions. This agreement will enhance operational readiness and efficiency in maintaining the City's 488 miles of water mains and 379 miles of sewer mains. A total of twenty-four (24) bid invitations were downloaded from Bonfire. Three (3) bids were received and opened on April 7, 2025. An evaluation of all bids was performed and one (1) was deemed non-responsive. In view of this, Ferguson Enterprises, Inc. is recommended for award as the lowest responsive responsible bidder. Funding is available in existing Utility Line Maintenance and Meter Division budgets.

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.

7. [Approval of an Interlocal Cooperation Contract Between the City of Lewisville and the City of Denton for an Award of the Department of Justice Assistance Grant Funds; and Authorization for the City Manager, or Her Designee, to Execute the Contract.](#)

ADMINISTRATIVE COMMENTS:

The City of Lewisville has worked cooperatively with the City of Denton to request funding via a grant from the U.S. Department of Justice - Office of Justice Programs - Edward Byrne Justice Assistance Grant ("JAG Grant"). The purpose of this grant is to allow the city to receive funding to purchase equipment for the Mobile Field Force unit, including uniforms and personal protective equipment. The City of Lewisville will receive \$22,314 for this purpose. The City of Denton will reimburse funds once the equipment is purchased.

RECOMMENDATION:

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

8. [Ratification of the Bill of Sale and Assignment and Assumption](#)

[Agreement By Serve Lewisville, Inc. and the City of Lewisville, the Release of Deed of Trust, and Two Leases Agreements with Boys & Girls Clubs of Greater Tarrant County and Adoption of a Resolution Ratifying the First Amendment to the Agreement Between City of Lewisville and Boys & Girls Clubs of Greater Tarrant County to Address Food Insecurity.](#)

ADMINISTRATIVE COMMENTS:

In November 2022, the City of Lewisville entered into an agreement with Serve Lewisville to provide a ten-year forgivable loan to acquire property at 1001 S. Edmonds Lane (the "Property"), renovate the existing building, and operate a nonprofit center. In May 2025, Serve Lewisville notified the City of Lewisville that it would cease all operations by June 30, 2025. In lieu of foreclosure, Serve Lewisville requested to transfer all of its assets, including the Property, to the City of Lewisville. This further necessitated extending certain agreements with the Boys & Girls Clubs of Greater Tarrant County, one of the primary tenants operating on the Property. Due to the last minute nature of this request, the City Manager had to approve these documents first and is now seeking ratification.

RECOMMENDATION:

That the City Council ratify the agreements and release as set forth in the caption above and adopt the resolution as set forth in the caption above.

9. [Approval of an Interlocal Cooperation Agreement with Denton County Texas Related to Design, Reconstruction, Extension and Funding of Huffines Blvd.; and Authorization for the Mayor to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

Partial funding for reconstruction and extension of Huffines Blvd. was approved in the 2024 City GO bond election. In addition, Denton County approved \$2,325,000 for participation in Huffines Blvd. in their Trip-22 Bond Program. Denton County has requested the City to approve and execute an interlocal cooperation agreement which defines Denton County and City of Lewisville responsibilities regarding construction and funding of the Huffines Blvd. project.

RECOMMENDATION:

That the City Council approve the agreement and authorize the Mayor to execute the agreement as set forth in the caption above.

10. [Approval of a Resolution of the City Council of the City of Lewisville, Texas, Authorizing the City Manager to Execute a Grant Agreement With Cumberland Youth & Family Services to Receive a Portion of The City Of Lewisville's COVID Emergency Response Fund and Social Service Agency Fund to Provide Mental Health Services to Lewisville Residents; and Providing an Effective Date.](#)

ADMINISTRATIVE COMMENTS:

In 2022, The City of Lewisville entered into an agreement with Denton County MHMR Center for mental health services. Six months into the agreement, the funded position became vacant and was never filled by Denton County MHMR. The agreement expired with just over \$51,000 remaining. For FY24-25, the CDBG Advisory Committee recommended \$20,000 of Social Service Agency Funds be allocated to a nonprofit organization. This organization determined they would not be able to successfully run their program with that amount of funding and declined the award. These funds can be merged to fund an impactful mental health program for Lewisville residents. Cumberland Youth & Family Services provided a proposal to City staff to expand their Community Counseling program to offer mental health services in-person at a location within Lewisville to uninsured and underinsured Lewisville residents to fill the current gap in available mental health programs.

RECOMMENDATION:

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

11. [Approval of a Resolution of the City Council of the City of Lewisville, Texas, Authorizing the Acquisition of a Drainage Easement on Approximately 1.686 Acres Across Portions of Tracts of Land Generally Located at 830 Valley Ridge Blvd Situated in the A.G. King Survey, Abstract Number 698, Further Described as Elm Fork Industrial Park, Lots 5A, 5B, And 5C within the City of Lewisville, Denton County, Texas, for the Construction, Operation, Maintenance, Repair, or Enlargement of Public Drainage Improvements to Provide for Adequate Drainage for the Properties Generally Bounded by East College Street, Valley Ridge Boulevard, State Highway 121 Business, East Main Street](#)

and Railroad Street; Determining the Public Use and Public Necessity of Such Acquisition; Authorizing the City Manager (or Her Designee) to do Each and Every Act Necessary to Acquire the Needed Property in Exchange for Consideration as Set Forth Herein and in Compliance with all Applicable Laws; Ratifying any Documents Previously Executed by the City Manager or Her Designee in Order to Acquire the Easement; Providing for Repealing and Severability Clauses; and Providing for an Effective Date.

ADMINISTRATIVE COMMENTS:

The acquisition of a permanent drainage easement is essential for the construction, operation, maintenance, repair, or enlargement of public drainage facilities to provide for the adequate drainage to support planned developments on the east side of Old Town, such as the Standard at Old Town affordable housing project, and will increase the potential for redevelopment of other adjacent properties. The total purchase price for the easement is \$275,000, which will be shared equally between the City and Ojala Partners or its affiliate, with each contributing \$137,500. Funding for the City's share is available in the Land Acquisition capital project.

RECOMMENDATION:

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

H. Regular Hearing

12. Consideration of a Variance to the Lewisville City Code, Section 2-201, Fee Schedule, Regarding a Waiver of Athletic Field Rental Fees and Temporary Event Permit Fees Associated with the Battle of the Badge Charity Softball Tournament; and Authorization for the City Manager, or Her Designee, to Execute the Contract.

ADMINISTRATIVE COMMENTS:

Since 2005, the Lewisville Citizens Police Academy Alumni Association has hosted the Battle of the Badge Charity Softball Tournament, featuring friendly competition between the Lewisville Police and Fire Departments and other local agencies. Proceeds benefit the Alumni Association and a 501(c)(3) charity selected by the winning team. City Council has historically approved a full fee waiver for this event each year. In recognition of its long-standing tradition and public benefit, a five-year renewable agreement is proposed to streamline future approvals. The

2025 tournament is scheduled for October 18 at Railroad Park, with an estimated City cost of \$1,593 and approximately \$7,965 for the total over five years. Fees for 2026-2029 are expected to be similar, with slight annual variations. A full waiver is requested for all five years and in line with past approvals.

RECOMMENDATION:

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

13. [Consideration of an Ordinance of the City of Lewisville Approving the 2025-26 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.

14. [Consideration of Appointment of a 2035 Steering Committee.](#)

ADMINISTRATIVE COMMENTS:

The City of Lewisville is beginning the process of updating its long-range comprehensive plan through the development of the Lewisville 2035 vision plan. The plan will help guide the city's growth, development and quality of life for the next decade. One of the steps in this process is to form a steering committee made up of engaged residents who will assist in developing the plan over the next 18 months. Committee members will participate in public meetings, serve on focused subcommittees, represent diverse community perspectives, and help promote the planning process. Staff issued a call for applications to serve on the steering

committee and a total of 98 applications were received.

RECOMMENDATION:

That the City Council appoint the 2035 Steering Committee and designate 6-7 future subcommittee chairpersons.

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 551.071 (Consultation with Attorney/Pending Litigation): City of Lewisville, Texas v. Cameron County Housing Finance Corporation, et al., Cause No. 25-4665-367, 367th Judicial District, Denton County, Texas*
2. *Section 551.072 (Real Estate): Property Acquisition*
3. *Section 551.074 (Personnel): Discussion of Election of Mayor Pro Tem and Deputy Mayor Pro Tem.*
4. *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 _____, 2025 at _____ PM.

Jennifer Malone-Ippolito, City Secretary