



City of Lewisville, TX

City Council

Agenda

151 W Church Street
Lewisville, Texas 75057

Monday, July 6, 2026

6:15 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 5:15 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. [Compensation and Benefits Update](#)

Regular Session - 7:00 P.M.

- A. **Invocation - Mayor TJ Gilmore**
- B. **Pledge to the American and Texas Flags - Mayor Pro Tem William Meridith**
- C. **Presentation**

[Certificates of Appointment and Oaths-of-Offices to Reappointed and Newly Appointed Members of the City's Boards/Commissions/Committees](#)

- D. **Public Hearing**

- 1. [Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Amending Ordinance No. 0428-22-ZON to Rezone Approximately 2,577-Acres of Land, Legally Described as Castle Hills Golf Course Block A, Lot 2B and a Portion of Lot 4B; Located Approximately 2,600 Feet South of the Intersection of Lady of the Lake Boulevard and The Lakes Boulevard and Approximately 860 Feet](#)

East of the Intersection of Royal Minister Boulevard and Ireland Avenue; From Planned Development-Single-Family Residential (PD-R12) District Zoning to Planned Development-General Business Two (PD-GB-2) District Zoning; to Amend the Castle Hills Primary Subdistrict Base Zoning Districts Map set Forth in Exhibit 3B Thereto; Correcting the Official Zoning Map and List of Planned Development Districts; 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 McAdams, the Applicant on Behalf of CHGC LLC, the Property Owner (Case No. 26-02-1-PZ).

ADMINISTRATIVE COMMENTS:

The Lakes at Castle Hills currently operates a tennis facility featuring six courts, located within the golf course south of Lady of the Lake Boulevard. The original facility was constructed prior to the area's annexation into the City of Lewisville. The property owner is now proposing an expansion of the facility. Because the facility predates annexation, a multi-step approval process is required to bring the expansion into compliance with Lewisville's current development standards. A portion of the property will first need to be rezoned and then a Special Use Permit (SUP) must be approved for the expanded commercial amusement (outdoor) use. The SUP will appear before City Council after the zone change is approved. The Planning and Zoning Commission recommended unanimous approval (7-0) on June 2, 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

2. Public Hearing: Consideration of an Ordinance of the Lewisville City Council Amending Ordinance No. 0712-24-SUP in Order to Expand the Special Use Permit Granted Thereby to Allow an Automobile Sales and Leasing Use on Portions of an Approximately 1.5871-Acre Tract, Legally Described as Fairway Business Park Addition, Lot 9, Block A, Located at 1504 Eagle Court, Save for the Portion of the Tract Specified by and Subject to Ordinance 0317-21-SUP, and Zoned Light Industrial (LI) District; Providing

[for a Repealer, Severability, a Penalty, and an Effective Date; as Requested by Under-Over Racing LLC on Behalf of AIP Eagle Court LLC, the Property Owner \(Case No. 26-03-6-SUP\).](#)

ADMINISTRATIVE COMMENTS:

Over-Under Racing is a go kart part supplier that also performs repair services along with sales of ready-built go karts. This business proposes to operate within a portion of the multi-tenant building located on the property and is considered an automobile sales and leasing use and also an automobile repair (minor) use in the Unified Development Code (UDC). Three previous Special Use Permits (SUPs) have been approved for this site, all of which authorize automobile repair (minor) but do not permit automobile sales and leasing. As a result, an amendment to Ordinance No. 0712-24-SUP is necessary to allow automobile sales and leasing as a permitted use. The Planning and Zoning Commission recommended unanimous approval (7-0) on June 2, 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

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.

3. [APPROVAL OF MINUTES: City Council Minutes of the June 15, 2026, Workshop Session and Regular Session](#)
4. [Approval of a Bid Award for DCTA Trail Connection Segment A to Garret Shields Infrastructure, LLC, in the Amount of \\$2,240,244.04 and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

In 2021, the City of Lewisville was awarded a grant of \$2,400,000 through TxDOT's Congestion Mitigation Air Quality Improvement Program (CMAQI) to construct the final segment of the DCTA A-train Rail Trail south of the Hebron Station to the city limits of Carrollton. An Advanced Funding Agreement (AFA) was approved in April 2023 and updated in November 2023. A combination of Transportation Development Credits (TDC) and DCTA Transportation Reinvestment Program (TRiP) funds provide the balance of funding for design and construction of the project. The total project cost with design and construction is \$2,697,744.04. Halff Associates designed the trail segment and assisted with obtaining TxDOT approval for soliciting bids for construction. A total of ninety (90) bid invitations were downloaded from Bonfire. Fourteen (14) bids were received and opened on February 26, 2026. An evaluation of all bids was performed. Three (3) bid packages were deemed responsive, and eleven (11) bid packages were deemed non-responsive. After evaluating all bids received, Garret Shields Infrastructure LLC was deemed the lowest, responsive, responsible bidder. Funding is available in the DCTA Trail 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.

5. [Approval of a Bid Award for the Repair and/or Replacement of Residential Heating Ventilation and Cooling Systems Within Approved Residential Homeowner's Homes Enrolled in the Minor Housing Rehabilitation Program to Ridgewood Solutions, LLC in the Amount of \\$131,197.50; and Authorization for the City Manager, or her Designee, to Execute the Agreement With Ridgewood Solutions LLC.](#)

ADMINISTRATIVE COMMENTS:

The City of Lewisville previously allocated a portion of Community Development Block Grant funding to serve households through the Minor Housing Rehabilitation Program (“Program”). A total of fifty-eight (58) bid invitations were downloaded from Bonfire. Two (2) bids were received and opened on May 6, 2026. An evaluation of all bids was performed, and Ridgewood Solutions, LLC is recommended for award as the lowest, responsive, responsible bidder. Funding for this project is available through the Community Development Block Grant.

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.

6. [Approval of a Resolution Authorizing Submission of an Application to the Texas Water Development Board for Financial Assistance Through the Water Supply and Infrastructure Grant Program for the Combined Pump Station and Clearwell Project.](#)

ADMINISTRATIVE COMMENTS:

The Combined Pump Station and Clearwell Project is a critical water infrastructure improvement identified in the City's Comprehensive Water System Master Plan. The project will replace aging pumping facilities at the C.R. Feaster Water Treatment Plant, provide additional Clearwell storage capacity, improve system reliability, and support future treatment plant expansion. The Texas Water Development Board has made grant funding available through the Water Supply and Infrastructure Grant program. The City is eligible to apply for up to approximately \$21 million in grant funding for the project. Approval of the resolution authorizes submission of the funding application and satisfies the requirements of the Texas Water Development Board application process.

RECOMMENDATION:

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

G. Regular Hearing

7. [Consideration of a Bid Award for Valley Vista & Poydras Street Drainage Improvements Project to Four Star Excavating, Inc. in the Amount of \\$866,516.70 and Authorization for the City Manager, or Her Designee, to Execute the Contract.](#)

ADMINISTRATIVE COMMENTS:

This project consists of improvements to drainage infrastructure and associated street paving improvements within portions of Camelot Drive, Little Den Drive, and Cassion Drive in the Valley Vista neighborhood and along Poydras Street just south of High School Drive. A total of eighty-six (86) bid invitations were downloaded from Bonfire. Nine (9) bids were received and opened on April 30, 2026. An evaluation of all bids was performed, and Four Star Excavating, Inc. is recommended for award as the lowest responsive responsible bidder. Funding is available in the Valley Vista Drainage Improvements 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.

8. [Consideration of an Ordinance of the Lewisville City Council, Amending Chapter 7, Article XVII, Sale of Alcoholic Beverages, of the Lewisville City Code by Amending Section 7-572 in Order to Clarify the Local Alcoholic Beverage Permit Application Process and Waive Certain Local Alcoholic Beverage Permit Fees; and Amending the Fee Schedule of the City of Lewisville by Amending Certain Fees Related to Alcoholic Beverage Permits; Providing a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date.](#)

ADMINISTRATIVE COMMENTS:

The City of Lewisville requires businesses selling alcoholic beverages to obtain a local alcoholic beverage permit after receiving the applicable state license or permit. Neighborhood & Inspection Services administers the City's local permit review process and oversees ongoing compliance with local regulations. Recent amendments to the Texas Alcoholic Beverage Code changed the circumstances under which municipalities may assess local alcoholic beverage permit fees. To comply with these statutory changes, staff reviewed the City's ordinance and fee schedule to identify provisions that are no longer consistent with state law. The proposed amendments revise the City's permitting requirements and fee schedule to reflect the updated statutory requirements while maintaining the City's local permitting and compliance processes.

RECOMMENDATION:

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

9. [Consider and Act Upon Adoption of a Resolution of the City Council of the City of Lewisville, Texas, Authorizing the Acquisition of Fee Simple Title to Approximately 105,546 Square Feet \(2.423 Acres\) Legally Described as all of Lot 5B, Block A of the Elm Fork Industrial Park, in the A. G. King Survey, Abstract 698 Generally Located at 830 Valley Ridge Boulevard Temporary Construction Easement to Approximately 13,024 Square Feet \(0.299 Acres\) Legally Described as Part of Lot 5A, Block A and Part of Lot 5C, Block A of the Elm Fork Industrial Park, in the A. G. King Survey Abstract 698 Generally Located at 830 Valley Ridge Boulevard; for the Use as a Regional Public Detention Pond and the Undertaking of all Associated Improvements; Having Determined the Public Use and Public Necessity of Such Acquisitions; Authorizing the Appointment of an Appraiser and Negotiator as Necessary; Authorizing the City Manager \(or Her Designee\) to Establish Just Compensation for the Property to be Acquired in Accordance With All Laws; Authorizing the City Manager \(or Her Designee\) to Take All Steps Necessary to Acquire the Needed Property in Compliance With all Applicable Laws and Resolutions; and Authorizing the City Attorney \(or Her Designee\) to Institute Condemnation Proceedings, if Necessary, to Acquire the Property if Purchase Negotiations are Not Successful; Providing for Repealing, Savings, and Severability Clauses; and Providing for an Effective Date.](#)

ADMINISTRATIVE COMMENTS:

The rapid pace of mixed-use redevelopment in eastern Old Town has pushed the area's existing drainage infrastructure to maximum capacity. To sustain current construction - such as phase 2 of the *Ellis at Old Town* development - and to secure future economic growth within Tax Increment Reinvestment Zone (TIRZ) Number One, the City must construct a regional public detention pond. The project's engineering design is currently between 60% and 90% complete. However, final design work and critical onsite geotechnical testing cannot proceed without securing property access. This item requests authorization to acquire the necessary Fee Simple property and Temporary Construction Easements (TCE) from the affected property owner via donation, friendly purchase, or through the power of eminent domain.

RECOMMENDATION:

That the City Council consider and adopt the Resolution as set forth in the caption

above by using the following motion, which is prescribed by the Texas Government Code Section 2206.053 (e): “I move that the City of Lewisville, Texas, adopt the Resolution described in Agenda Item No. G-9 and authorize the use of the power of eminent domain, if necessary, to acquire for public use the property described and depicted in Attachment 1 attached to the Resolution, said description and depiction being incorporated into this motion for all purposes, for the construction, access, and maintenance of a regional public detention pond and other associated storm improvements. This vote applies to all units of property described and depicted in Attachment 1 attached to the Resolution.”

AVAILABLE FOR QUESTIONS:

Brett Bourgeois, PE, PMP, City Engineer

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

1. [City Council and Staff 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 Article 4, Section 4.02 of the Lewisville City Charter.*
2. *Section 551.072 (Real Estate): Property Acquisition*
3. *Section 551.074 (Personnel): Municipal Court Judge Brian Holman*
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 June 29, 2026 at 6:30 PM.

Jennifer Malone-Ippolito, City Secretary