



City of Lewisville, TX

City Council

Agenda

151 W Church Street
Lewisville, Texas 75057

Monday, May 18, 2026

6:00 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 p.m. prior to the meeting.

Call to Order and Announce Quorum is Present

Workshop Session - 6:00 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. [Thrive Fee Schedule](#)
- C. [Patriot Pointe: Veteran-Focused Low-Income Housing Tax Credit Project Overview](#)

Regular Session - 7:00 P.M.

- A. **Invocation - Councilmember Lonnie Tipton**
- B. **Pledge to the American and Texas Flags - Councilmember Kristin Green**
- C. **Presentation**
 - 1. [Presentation of Certificate of Election by Mayor Gilmore and Oath-of-Office to Newly Elected City Council Member - Place No. 1.](#)
- 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 an Accessory Structure on Approximately 0.4132 Acres, Legally](#)

[Described as Hivue Addition, Block A, Lot 7, Located at 528 Degan Avenue, and Zoned Single-Family Residential \(R-7.5\) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date as Requested by Larry Seely, the Property Owner \(Case No. 26-04-7-SUP\).](#)

ADMINISTRATIVE COMMENTS:

The property owner is seeking to demolish the existing wooden detached garage and replace it with a new modern metal garage with an attached carport. While Lewisville's Unified Development Code (UDC) includes supplemental regulations for accessory buildings/accessory structures, the applicant cannot meet the specific building maximum or compatibility standards. Consequently, the applicant is requesting a special use permit (SUP). The Planning and Zoning Commission recommended unanimous approval (6-0) on April 21, 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.

2. [APPROVAL OF MINUTES: City Council Minutes of the May 4, 2026,](#)

[Called-Special Workshop Session - Joint Meeting of Lewisville City Council and the Youth Action Council, Workshop Session; and, City Council Minutes of the May 4, 2026, Workshop Session and Regular Session.](#)

3. [Approval of the Economic Development Agreement Between the City of Lewisville and Nevermore Properties, LLC; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

Nevermore Properties, LLC (“Company”) owns property located at 170 W. Main Street and proposes to renovate the first floor of the building to operate Nevermore Tavern, an immersive Edgar Allan Poe themed bar and tavern. The project includes interior and exterior improvements, façade enhancements, and installation of a mural. The proposed economic development incentives include: (1) a grant equal to a percentage of mixed beverage taxes and sales taxes collected by the city for the project for ten years, 75% for years 1-5 and 50% for years 6-10; (2) a grant of up to 50% of the mural installation costs, with a maximum of \$10,000; (3) a grant of up to 50% of the façade improvement costs, with a maximum limit of \$40,000; and (4) a waiver equal to 100% of all fees paid to the City at the time of applying for a building permit for the real property improvements. As part of the agreement, the Company will complete required improvements, operate establishment, install and maintain a mural, and lease 16 parking spaces to the City for public use. Funding is available in Old Town Facade capital project, and the Economic Development Incentives 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.

4. [Approval of Amendment No. 3 to the Professional Services Agreement for Project Control Services for the Lewisville Public Safety Campus Project with Peak Program Value, LLC, in the Amount of \\$287,712; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

On December 20, 2021, City Council approved the Professional Services

Agreement for project control services to Peak Program Value, LLC. Amendment No. 1 was approved by City Council on December 19, 2022, and Amendment No. 2 was approved by City Council on May 19, 2025. Amendment No. 3 will extend the services of PPV to accommodate close-out services past the completion of construction.

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.

5. [Approval of a Professional Services Agreement with Garver, LLC., in the Amount of \\$1,193,929.80 for Design Services Related to the Lewisville Valley 1 Neighborhood Reconstruction Project and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The project consists of street paving replacement, sidewalk replacement, installation of new water and sanitary sewer lines, alley reconstruction, and ADA improvements within the Lewisville Valley 1 Neighborhood. The existing streets are currently 27-foot-wide concrete residential streets with 4-foot-wide sidewalks on each side. City staff has negotiated Phase 1 of the Professional Services Agreement with Garver in the amount of \$1,193,929.80 to include public outreach, conceptual design, topographic surveying, and subsurface utility engineering. This project is funded under the Lewisville Valley 1 capital project.

RECOMMENDATION:

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

6. [Approval of a Professional Services Agreement with Garver, LLC., in the Amount of \\$1,436,347.50 for Design Services Related to the Lewisville Valley 4 Neighborhood Reconstruction Project and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The project consists of street paving replacement, sidewalk replacement, installation of new water and sanitary sewer lines, alley reconstruction, and ADA

improvements within the Lewisville Valley 4 Neighborhood. The existing streets are currently 27-foot-wide concrete residential streets with 4-foot-wide sidewalks on each side. City staff has negotiated Phase 1 of the Professional Services Agreement with Garver in the amount of \$1,436,347.50 to include public outreach, conceptual design, topographic surveying, and subsurface utility engineering. This project is funded under the Lewisville Valley 4 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.

7. [Approval of Change Order #6 for Corporate Drive Segments 2 & 3 Project for a Reduction in the Amount of \\$1,393,226.43 and Authorize the City Manager, or Her Designee, to Execute the Change Order.](#)

ADMINISTRATIVE COMMENTS:

On December 4, 2023, City Council approved the construction agreement with Sundt Construction Inc. for \$40,990,000 and work began in February 2024. While the project was under construction, the City Council approved the Midway Branch Force Main Project which was designed to run along the Corporate Drive multipurpose trail. To preserve trees on City Park property (the Duwe property), the alignment was shifted into the Corporate Drive right-of-way creating a conflict with Sundt's ability to finish the bridge water line and the multipurpose trail in Segment 3. Staff and Sundt recommend removing these remaining items from this specific contract and incorporating them into Corporate Drive Segments 4 & 5, which is currently under construction by Sundt. Therefore, Change Order #6 results in a reduction of \$1,393,226.43.

RECOMMENDATION:

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

8. [Approval of a Resolution of the City Council of the City of Lewisville, Texas, Authorizing an Agreement to Disburse Grant Funding to Boys and Girls Clubs of Greater Tarrant County Inc., a Budgeted Subrecipient](#)

[Receiving Portions of the City of Lewisville's U.S. Department of Housing and Urban Development Community Development Block Grant Funding for FY 2023-2024 and FY 2024-2025, for Purchase of Equipment and Materials for Four Heating Ventilation and Cooling \(HVAC\) Units at the New Lewisville Youth Development Center Location; Authorizing the City Manager, or Her Designee, to Execute Said Agreement; and Providing an Effective Date.](#)

ADMINISTRATIVE COMMENTS:

On August 4, 2025, the City Council approved amendments to the 2023-2024 Annual Action Plan and the 2024-2025 Annual Action Plan to reallocate Community Development Block Grant (CDBG) funds that had originally been allocated to the design and engineering of the second phase of the Serve Lewisville facility and to the Multifamily Accessibility Program. City Staff had released a competitive application for public infrastructure projects to utilize FY 2023-2024, 2024-2025, and 2025-2026 CDBG public infrastructure funding, through which Boys and Girls Clubs of Greater Tarrant County Inc. was selected as a subrecipient of reallocated FY 2023-2024 and FY 2024-2025 CDBG funding. CDBG public infrastructure funds will be utilized for the purchase of equipment and materials for four heating ventilation and cooling (HVAC) units at the site acquired to establish a new Lewisville youth development center in the amount of \$108,000.

RECOMMENDATION:

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

9. [Approval of a Resolution of the City Council of the City of Lewisville, Texas, Approving a Grant Agreement with the Federal Highway Administration, a Division of the U.S. Department of Transportation, to Receive the Safe Streets and Roads for All \(SS4A\) Grant for the Development of a Comprehensive Safety Action Plan; Authorizing the City Manager to Execute the Agreement and All Documents Related to the Administration of the Grant; and Providing an Effective Date.](#)

ADMINISTRATIVE COMMENTS:

The City of Lewisville has been awarded a Safe Streets and Roads for All (SS4A) grant through the Federal Highway Administration (FHWA) to develop a Comprehensive Safety Action Plan (CSAP). This plan will provide a data-driven framework to improve roadway safety, identify high-risk locations,

and guide future safety investments across the city. The total project cost is \$600,000, including \$480,000 in federal funding (80 percent) and a required local match of \$120,000 (20 percent). The project will be completed over a 30-month period, with the final plan anticipated by March 31, 2028. The project will include crash data analysis, identification of a High-Injury Network, and community engagement, with an emphasis on underserved areas. Completion of this plan is a key step in positioning the City for future federal funding opportunities.

RECOMMENDATION:

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

G. Regular Hearing

10. [Consideration of an Economic Development Agreement Between the City of Lewisville and TSMA Holdings, LLC; and Authorization for the Deputy City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

TSMA Holdings, LLC (“Owner”) owns property located at 301 S. Mill Street in Old Town, adjacent to the City’s new pocket park, and proposes to install a mural on the building. The mural will be consistent with approved design plans and is intended to enhance the visual character of the property and surrounding area. This agreement provides for a one-time economic development grant equal to up to 50% of the eligible mural installation costs, not to exceed \$10,000. Funding is available in the Old Town Façade capital project.

RECOMMENDATION:

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

11. [Consideration of Initiating the Board/Commission/Committee Appointment Process and the Creation of City Council Subcommittees.](#)

ADMINISTRATIVE COMMENTS:

On June 30, 2026, various terms of office on the city's boards, commissions, and committees will be expiring. Those positions have been identified and current appointees notified. City Council will need to identify City Council subcommittees

to review eligible reappointees, new applicants, and provide nominees for Council's consideration at a future City Council meeting.

RECOMMENDATION:

That the City Council initiate the Board/Commission/Committee appointment process and create the City Council subcommittees as set forth in the caption above.

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

1. [Boards, Commissions and Committees Quarterly Attendance Report for the Period of January 1, 2026 - March 31, 2026](#)
2. [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 551.072 (Real Estate): Property Acquisition*
2. *Section 551.074 (Personnel): Discussion of Election of Mayor Pro Tem and Deputy Mayor Pro Tem*
3. *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 May 12, 2026 at 3:00 PM.

Jennifer Malone-Ippolito, City Secretary