



# City of Lewisville, TX

## City Council

### Agenda

151 W Church Street  
Lewisville, Texas 75057

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**Monday, May 4, 2026**

**6:00 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 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. [Project Smarter - Employee-Centered Data and Efficiency Program](#)

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

- A. **Invocation - Deputy Mayor Pro Tem Bob Troyer**
- B. **Pledge to the American and Texas Flags - Councilmember Lonnie Tipton**
- C. **Proclamations / Recognitions**
  - 1. [Proclamation Declaring the Week of May 3-9, 2026, as "57th Annual Municipal Clerks Week."](#)
  - 2. [Proclamation Declaring May 11 - 17, 2026, as "National Police Week" and May 15, 2026 as "Peace Officers Memorial Day."](#)
  - 3. [Proclamation Declaring the Week of May 3-9, 2026, as "National Drinking Water Week" and May 17-23, 2026, as "National Public Works Week."](#)
  - 4. [Proclamation Declaring the Month of May, 2026, as "Bike Month" and May 16, 2026 as "Bike Ride with the Mayors Day"](#)

## 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 Automobile Sales and Leasing on Approximately 15.428 Acres Legally Described as Lot 1, Block A, Frontier Ford and Lot 5, Block B, Valley Ridge Business Park East, Located at 1144 North Stemmons Freeway \(IH-35E\), and Zoned Light Industrial \(LI\) District and General Business \(GB\) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Dynamic Engineering Consultants, on Behalf of Pack Properties II LTD the Property Owner. \(Case No. 25-09-12-SUP\)](#)

### **ADMINISTRATIVE COMMENTS:**

Sam Pack's Five Star Ford operates an auto dealership at the northeast corner of North Stemmons Freeway (IH-35E) and Valley Ridge Boulevard. The dealership has existed since 1979, according to historic aerials. The dealership expanded in 1984, 1992 and finally in 1997 to the current configuration on the site. The property owner is proposing to demolish all buildings on the site and build a new dealership office and service center with an updated design and building elevations. The Unified Development Code (UDC) requires a special use permit (SUP) for all new automobile sales and leasing facilities in the City. The Planning and Zoning Commission recommended unanimous approval (5-0) of this item on April 7, 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 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.*

## **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 February 27, 2026, Annual City Council Retreat, Workshop Session; and, City Council Minutes of the April 20, 2026, Workshop Session and Regular Session](#)
3. [Approval of a Development Agreement with Outfront Media LLC for the Removal of Three Off-Premise Sign Structures and Construction of One New Digital Off-Premise Sign Structure Within the City of Lewisville; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

### **ADMINISTRATIVE COMMENTS:**

Outfront Media LLC (“Outfront”) requested to construct one new digital off-premise sign on the west side of I 35, just north of Justin Road, in exchange for the removal of two static billboards. As part of negotiations, the City secured the removal of a third billboard, which Outfront agreed to include in the agreement. The Development Agreement now contemplates removal three existing static billboards, including two along Business 121 and one along the DCTA trail near Delay Middle School. This results in a net reduction of billboard structures and includes operational restrictions on brightness, message frequency, and a prohibition on animation or flashing content. The City will also receive a percentage of display time at no cost for public messaging and community promotion.

### **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 Bid Award for the Construction of the Lake Avalon Boardwalk and Bridge Replacement to The Fain Group, LLC, in the Amount of \\$866,165.00; and Authorization for the City Manager, or Her Designee, to Execute the Contract.](#)

**ADMINISTRATIVE COMMENTS:**

The scope of the project includes the demolition and reconstruction of the Boardwalk and Bridge at Lake Avalon Park. A total of eighty-eight (88) bid invitations were downloaded from Bonfire. Two (2) bids were received and opened on March 5, 2026. An evaluation of all bids was performed, and The Fain Group LLC is recommended for award as the lowest, responsive, responsible bidder. Construction for this project is expected to take approximately 120 days. Funding for this project is available through the parks capital improvement 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 Professional Services Agreement with Lockwood, Andrews & Newnam, Inc. in the Amount of \\$495,363.75 for Design Services for North Cowan Avenue Improvements and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

**ADMINISTRATIVE COMMENTS:**

The North Cowan Avenue project consists of replacing approximately 2,200 feet of 42-inch water transmission line, rehabilitating approximately 1,500 linear feet of sanitary sewer line, and reconstructing approximately 1,650 feet of roadway. The project also includes the addition of a water line connection to Village North Mobile Home Park. The project requires utility crossing permits and coordination with multiple agencies, including Dallas Area Rapid Transit (DART), Canadian Pacific Kansas City (CPKC), and Upper Trinity Regional Water District (UTRWD). To minimize delays associated with the extended permitting process, the project has been divided into two phases: Phase 1 includes roadway and utility construction from Jones Street to the cul-de-sac, and Phase 2 includes permitting and utility crossing coordination from the

cul-de-sac to Valley Ridge Boulevard. This approach allows construction to proceed while permitting activities continue. Staff has negotiated a Professional Services Agreement with Lockwood, Andrews & Newnam, Inc. in the amount of \$471,775.00 plus a 5% contingency for a total cost of \$495,363.75 for design services related to roadway, utility, and drainage improvements. Funding is available in the Cowan Ave with Water Line Distribution 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.

6. [Approval of Revised Policy Statement 1.0 Administration - Section II - City Council Meeting Speaker Protocol to Update Language Relating to Procedure, Time Limits, and Use of Audio Visual System.](#)

**ADMINISTRATIVE COMMENTS:**

Policy Statement 1.0 - Administration - Section II - City Council Meeting Speaker Protocol has been revised to provide clearer guidance on public participation and to enhance the overall effectiveness of City Council meetings. Staff presented information during workshops on September 15, 2025, and February 2, 2026, and City Council provided input on the proposed updates.

**RECOMMENDATION:**

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

**G. Regular Hearing**

7. [Consideration of the Acceptance of the Resignation of Randy Tetzlaff; Declaring a Vacancy Exists for Place No. 4 on the Old Town Design Review Committee; and Consideration of an Appointment to Place No. 4 on the Old Town Design Review Committee.](#)

**ADMINISTRATIVE COMMENTS:**

A resignation was received from Randy Tetzlaff, Place No. 4, on the Old Town Design Review Committee. The position of Place No. 4 can be filled with any Lewisville resident, as this is an at-large position. Six (6) applications were

submitted meeting the qualifications for service in this position.

**RECOMMENDATION:**

That the City Council accept the resignation, declare a vacancy exists and consider an appointment to the Old Town Design Review Committee as set forth in the caption above.

**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): Consideration of Complaint Filing Related to Public Utility Commission of Texas Substantive Rules § 25.486*
2. *Section 551.072 (Real Estate): Property Acquisition*
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**

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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 \_\_\_\_\_, 2026 at \_\_\_\_\_ PM.

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Jennifer Malone-Ippolito, City Secretary