



City of Lewisville, TX

City Council

Agenda

151 W Church Street
Lewisville, Texas 75057

Monday, January 6, 2025

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 Items](#)
- B. [AI Strategy Presentation](#)

Regular Session - 7:00 P.M.

- A. **Invocation - Council Member William Meridith**
- B. **Pledge to the American and Texas Flags - Council Member Bob Troyer**
- C. **Presentation**
 - 1. [Announcement of 2025 ColorPalooza Logo Contest Winner and Unveiling of Design.](#)
- D. **Public Hearing**
 - 1. [Public Hearing: Consideration of an Ordinance Amending Article III, Chapter 6 "Zoning Petitions And Procedures" of Volume II of the Lewisville City Code, Known as the Unified Development Code, by Amending Section III.6.6 to Remove Limitations on Resubmission of Zoning Petitions Following City Council Denial.](#)

ADMINISTRATIVE COMMENTS:

The Unified Development Code prohibits the resubmission of a zoning petition for one year after a City Council vote to deny the request. The proposed amendment would remove that prohibition to allow any applicant the ability to resubmit a new application at any time. The Planning and Zoning Commission recommended unanimous approval (5-0) on December 17, 2024.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director

2. [Public Hearing: Consideration of an Ordinance Repealing Ordinance No. 0129-19-SUP and Rescinding and Terminating the Special Use Permit Granted Therein Allowing Minor Automobile Services Including Tune-up and Repair Services and a Car Wash Facility on Approximately 1.22 Acres, Legally Described as Lot 3, Block A, The Corners at Valley Parkway Addition; Located at 1111 West Round Grove Road \(FM 3040\), Zoned Local Commercial \(LC\).](#)

ADMINISTRATIVE COMMENTS:

On July 15, 2019, the City Council approved a special use permit (SUP) to allow minor automobile services including tune-up and repair services and a car wash facility on the subject property. The City Council has the authority to rescind and terminate the SUP following a public hearing in the event that the abandonment of the structure, lease space, lot or tract of land for 180 days occurs or if one or more of the conditions imposed by the SUP have not been met. The subject property violates two of the conditions: the approved landscape plan and abandonment of the site for 180 days. The Planning and Zoning Commission recommended unanimous approval (5-0) on December 17, 2024.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director

3. [Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for a Car Wash; on a 1.22-Acre Lot, Legally Described as Lot 3, Block A, The Corners at Valley Parkway Addition; Located at 1111 West Round Grove Road, Zoned Local Commercial \(LC\); as Requested by Hailey Peterson, Lonestar Builders, on Behalf of ROYSS, LLC, the Property Owner. \(24-02-2-SUP\)](#)

ADMINISTRATIVE COMMENTS:

The proposed project will remodel a former KwikKar car wash and vehicle repair facility to a new Quick Quack car wash. A special use permit is required since another automotive related use operates within 1,000 feet. The new carwash will provide additional landscape, use less water and provide higher water reclamation than the previous carwash. The Planning and Zoning Commission recommended unanimous approval (7-0) on November 5, 2024.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director

4. [Public Hearing: Consideration of an Ordinance Granting a Zone Change From Light Industrial District \(LI\) to Heavy Industrial District \(HI\) and Heavy Industrial District \(HI\) to Light Industrial District \(LI\), on 8.504 Acres, Legally Described as a Portion of Lot 1, Block A, M.A. Block Addition; Located at 1201 South Railroad Street; as Requested by Arturo Flores, the Applicant, on Behalf of Fluor Enterprises Inc., the Property Owner. \(24-09-10-Z\).](#)

ADMINISTRATIVE COMMENTS:

Currently, the northern portion of the property is zoned Light Industrial District (LI), and the southern portion is zoned Heavy Industrial District (HI). The applicant proposes rezoning the western portion of the property where the existing office building sits as LI, while rezoning the eastern portion of the property behind the building as HI. The property is surrounded by other industrial uses. The Planning and Zoning Commission recommended unanimous approval (7-0) on December 3, 2024.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Richard Luedke, AICP, Planning Director

5. [Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for an Accessory Building/Accessory Structure on 0.0578 Acres Legally Described as Lot 44, Block A, Rockbrook Place, Located at 434 Hamilton Street, Zoned Townhouse Two Residential District \(TH-2\); as Requested by Zantana Tapia, the Applicant, on Behalf of Iresha Lewis the Property Owner. \(Case No. 24-11-19-SUP\).](#)

ADMINISTRATIVE COMMENTS:

The property owner is wishing to add a detached patio cover to the backyard of her townhome. The patio cover does not meet the Unified Development Code Supplemental Use Regulations for accessory buildings/accessory structures and requires approval of a special use permit. Patio covers are common additions in the neighborhood. Staff finds this use to be compatible with the surrounding area. The Planning and Zoning Commission recommended unanimous approval (5-0) on December 17, 2024.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, 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 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.

6. [APPROVAL OF MINUTES: City Council Minutes of the December 9, 2024, Special City Council Meeting, and City Council Minutes of the December 16, 2024, Workshop Session, and Regular Session.](#)
7. [Approval of a Professional Services Agreement with Birkhoff, Hendricks and Carter L.L.P. in the Amount of \\$81,217.50 for Design Services Related to the East Main Street at Railroad Sanitary Sewer Replacement and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The subject sanitary sewer replacement and upsizing was previously designed and funded but, was never constructed due to unfavorable soil conditions and utility conflicts encountered prior to construction. With the recent multi-family development in Old Town, the need for the upsized sewer underneath the DART rail has become more critical. Staff has selected Birkhoff, Hendricks and Carter, L.L.P. to prepare an updated design for the subject sewer replacement. City staff has negotiated a Professional Services Agreement with Birkhoff, Hendricks and Carter, L.L.P. in the amount of \$77,300 plus a 5% contingency for a total cost of \$81,217.50 to include field survey, subsurface utility engineering, geotechnical analysis, construction plans preparation, DART permitting & coordination, utility coordination, bid support and construction support services. Funding is available in the East Main Street Sewer Crossing 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.

8. [Approval of an Agreement Between the City of Lewisville and Halff Associates, Inc., for Landscape Architecture and Engineering Design Services for the Vista Ridge Park and Vista Ridge Amphitheater Project in the amount of \\$519,500; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The scope of the proposed agreement includes schematic design for Vista Ridge Park and construction design for phase one of the Vista Ridge Amphitheater along Lake Vista Drive in South Lewisville. The agreement also includes hydraulic analysis, construction administration, environmental requests, and bidding services. Halff will require eight (8) months for design and estimates five (5) months for construction oversight of the amphitheater site. Once complete, the City will work to identify a partner to assist with development of the ultimate vision of the amphitheater. The schematic design for the park will be used by the Lewisville Park Alliance for fundraising efforts for the playground included in the project, as well as to determine if construction will need to be achieved in phases. The project will be funded through Bond 2024 proceeds.

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.

9. [Approval of an Interlocal Agreement Between Denton County MHMR Center and the City of Lewisville for the Provision of Services Through the Adult and Youth Counseling Program; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

On an annual basis, the Community Development Block Grant (CDBG) Advisory Committee reviews applications from non-profit organizations seeking Social Service funding from the city of Lewisville. The Committee reviews and scores applications then recommend allocations of CDBG and Lewisville Social

Service Agency Funding to the City Council. The Committee reviewed and scored all non-profit applications that were submitted in March 2024. The Committee then recommended awards and allocations that were presented to Council on August 5, 2024, for approval as part of the Annual Action Plan. Denton County MHMR was awarded \$15,000 in City Funds. Denton County MHMR is a governmental entity, and it was determined that an Interlocal Agreement would be utilized to fund the services through the Adult and Youth Counseling Program.

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.

10. [Approval of an Interlocal Cooperation Agreement with Denton County Texas Related to Funding of Design, Right-of-Way, and Construction for McKenzie-Hembry Neighborhood Rehabilitation Phase 2; and Authorization for the Mayor to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The McKenzie-Hembry Phase 2 neighborhood rehabilitation project includes reconstruction of select streets, utilities, and drainage in the Mckenzie-Hembry Neighborhood. The design will include sidewalks and concrete streets. Funding for design and construction of the McKenzie-Hembry Phase 2 neighborhood rehabilitation project totaling \$5,200,000 was included in the Denton County TRIP-22 bond program to cover roughly 70% of the project cost. The City included \$2,067,180 in the City's 2024 Bond Program to cover the City's portion of the project funding. To date, Denton County has sold \$1,000,000 in debt for the project with the remaining debt being sold in a future bond sale. The City sold \$2,067,180 in debt for the subject project in 2024. The available funding is sufficient to perform design and begin the right-of-way acquisition for the McKenzie-Hembry Phase 2 project. The subject agreement defines Denton County and City of Lewisville responsibilities regarding design, construction, and funding of the McKenzie-Hembry Phase 2 neighborhood rehabilitation project.

RECOMMENDATION:

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

11. [Approval of the Fiscal Year 2024-2025 Fire Protection and Emergency Ambulance Services Interlocal Cooperation Agreement Between Denton County and the City of Lewisville; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The Lewisville Fire Department provides fire protection and emergency ambulance services to Denton County through an interlocal cooperation agreement. By providing fire protection and emergency ambulance services to designated unincorporated areas of Denton County, revenue is generated for the City in the amount of \$78,103. The term of this agreement is for the period of October 1, 2024, through September 30, 2025.

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.

G. Regular Hearing

12. [Consideration of an Alternative Standard Related to Architectural Standards of the I-35E Corridor Overlay District Standards; on 6.7970 Acres, Located at 420 Oakbend Drive, Legally Described as Lot 1A, Block B, Vista Ridge Village Addition; Zoned Light Industrial \(LI\), as Requested by Diego Perez-Garcia, of Westwood Professional Services, on Behalf of the Owner, CH Realty X-GAP I DFW Oakbend LP \(24-11-16-AltStd\)](#)

ADMINISTRATIVE COMMENTS:

The applicant is requesting an alternative standard to exterior building material requirements associated with the redevelopment of an old movie theater site into two distribution warehouse facilities. The Planning and Zoning Commission recommended unanimous approval (4-0) on December 17, 2024.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director

13. [Consideration of Declaring a Vacancy Exists on the Animal Services Advisory Committee; and Consideration of an Appointment to Place No. 4 on the Animal Services Advisory Committee.](#)

ADMINISTRATIVE COMMENTS:

Historically, Place No. 4 on the Animal Services Advisory Committee has been filled by the Animal Services Administrator. Due to this position being vacant as of December 16, 2024, Place No. 4 is also vacant. Danni Alcantara is the Animal Services Field Supervisor and would meet the requirements to serve in Place No. 4 on this committee.

RECOMMENDATION:

That the City Council declare a vacancy exists and consider the appointment of Animal Services Field Supervisor Danni Alcantara to the Animal Services Advisory 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. *Tabled Item: Section 551.074 (PERSONNEL):
(a) City Secretary Thomas Harris III*
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**

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 _____, 2024 at _____ AM.

Thomas Harris III, City Secretary