

LEWISVILLE CITY COUNCIL

REGULAR SESSION

June 2, 2025

6:30 P.M.

Present:

TJ Gilmore, Mayor

Council Members:

Patrick Kelly, Mayor Pro Tem
Ronni Cade, Deputy Mayor Pro Tem
Bob Troyer
William Meridith
Brandon Jones
Kristin Green

City Staff:

Claire Powell, City Manager
Gina McGrath, Deputy City Manager
Shante Akafia, Assistant City Manager
Jim Proce, Assistant City Manager
Liz Plaster, City Attorney
Lauren Crawford, Deputy City Attorney
Jennifer Malone, Acting City Secretary

With a quorum of the Council Members present, the workshop session of the Lewisville City Council was called to order by Mayor Gilmore at 6:31 p.m. on Monday, June 2, 2025, in the City Council Conference Room of Lewisville City Hall, 151 West Church Street, Lewisville, Texas. City Department Heads were also in attendance.

WORKSHOP SESSION

Discussion of Regular Agenda Items and Consent Agenda Items

(Agenda Item A)

Mayor Gilmore led a discussion of regular agenda items and consent agenda items and received questions and comments from City Council and City staff.

Mayor Gilmore RECESSED into Closed Session at 6:34 p.m. on Item No. C-2.

In Accordance with Texas Government Code, Subchapter D,

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Page 2

1. Section 551.071 (Consultation with Attorney)

Mayor Gilmore RECONVENED into Workshop Session at 6:58 p.m.

Mayor Gilmore RECESSED Workshop Session at 6:58 p.m.

REGULAR SESSION

With a quorum of the Council Members present, the regular session of the Lewisville City Council was called to order by Mayor Gilmore at 7:00 p.m. on Monday, June 2, 2025.

Invocation

(Agenda Item A)

At the request of Mayor Gilmore, Councilmember William Meridith gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

At the request of Mayor Gilmore, Councilmember Bob Troyer gave the pledge to the United States and Texas flags.

Mayor Gilmore RECESSED Regular Session at 7:02 p.m.

Mayor Gilmore RECONVENED Workshop Session at 7:03 p.m.

Nuisance Abatement Program Update

(Agenda Item B)

At the request of Mayor Gilmore, Assistant Police Chief Donald Fulbright gave a presentation on the nuisance abatement program update and received questions and comments from City Council and City staff.

Mayor Gilmore ADJOURNED Workshop Session at 7:27 p.m.

Mayor Gilmore RECONVENED Regular Session at 7:28 p.m.

Public Hearing: Consideration of Ordinance No. 0764-25-SUP, an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for a Self Service Storage Facility on Approximately 3.97 Acres Legally Described as Highpoint Oaks Addition, Lot 3R2, Block C, Located at 2710 Denton Tap Road and Zoned Light Industrial (LI)

Zoning District; and Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Extra Space Storage, Inc. and Masterplan, on Behalf of Sovran Acquisition LP, the Property Owner (Case No. 25-02-1-SUP).

(Agenda Item C-1)

Extra Space Storage has operated a self-service storage facility at this location since 2007, before the City adopted special use permit (SUP) requirements. In 2022, a fire destroyed one of the buildings used as an office warehouse facility and was subsequently demolished. The applicant proposes a new three story self-service storage building within the original one story building's footprint. Section VII.2.4. of the Unified Development Code requires the approval of an SUP since this is an expansion of the original site. The Planning and Zoning Commission recommended unanimous approval (6-0) on May 6, 2025.

The City staff's recommendation was that the City Council approve the ordinance as set forth in the caption above.

Planning Director Richard Luedke was available for questions posed by the City Council.

Mayor Gilmore opened the public hearing at 7:30 p.m.

Dallas Cothrum, 3333 Welborn #200, Dallas, TX was called to speak and spoke in favor of the SUP.

MOTION: Upon a motion made by Councilmember Green and seconded by Mayor Pro Tem Kelly, the Council voted six (6) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

Mayor Gilmore closed the public hearing at 7:32 p.m.

MOTION: Upon a motion made by Councilmember Green and seconded by Councilmember Troyer, the Council voted six (6) "ayes" and no (0) "nays" to approve **Ordinance No. 0764-25-SUP** as set forth in the caption. The motion carried.

Mayor Gilmore RECESSED into Closed Session at 7:32 p.m.

In Accordance with Texas Government Code, Subchapter D,

1. Section 551.071 (Consultation with Attorney)

Mayor Gilmore RECONVENED into Regular Session at 7:34 p.m.

Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Amending Ordinance No. 0428-22-ZON to Amend the Planned Development Concept Plan Set Forth in Exhibit 5B (The Realm Subdistrict Concept Plan) Thereto by Amending the Concept Plan for 3.459 Acres Located South of the Intersection of Essex Boulevard and Parker Road (FM 544), Legally Described as Castle Hills H3, Lot 2, Block A; Correcting the List of Existing 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; and Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date, as Requested by McAdams, on Behalf of Eric Stanley, of Breco Lands CH LLC, the Property Owner. (Case No. 24-04-2-PZ)

(Agenda Item C-2)

Ordinance Number 0428-22-ZON adopted a planned development for Castle Hills which included a concept plan and required a rezoning process for major amendments to the concept plan. The concept plan for this area is vague but indicates several lots around a cul-de-sac. Now a single mixed use building is proposed. The base zoning district of General Business Two (GB-2) District for this area is not changing. The only factor under consideration with this concept plan amendment is the internal site circulation. A similar request was denied in August 2024. Since then, more information on sight lines, traffic, and community engagement, the primary concerns, has been provided. The Planning and Zoning Commission recommended denial by a vote of 4-3 on April 15, 2025. Since the Planning and Zoning Commission recommended denial, an affirmative vote of at least three fourths of all members of the City Council is required to approve this request. At the applicant's request, the City Council continued the public hearing to the May 19, 2025 City Council meeting to provide the applicant with additional time to prepare additional details related to the site and the proposed project. On May 19, 2025, the City Council continued the public hearing to the June 2, 2025 City Council meeting so that revisions can be made to the attachments to provide increased clarity related to the proposed amended concept plan..

The City staff's recommendation was that the City Council approve the ordinance as set forth in the caption above.

Planning Director Richard Luedke was available for questions posed by the City Council.

Planning Director Richard Luedke gave a presentation.

Marissa Brewer, McAdams, gave a presentation.

Mayor Gilmore opened the public hearing at 7:56 p.m.

Mayor Gilmore read the ecomments into the record including: Juan Carmona (opposed), Kasey Buggs (opposed), William Priest (opposed), Joyce Landry (opposed), Thomas Thekkumkara (opposed), Greg Gisiano (opposed), Thomas Roche (opposed), Donna Vidal (opposed), Patricia Hoff (opposed), Eric Miller (opposed), Darcy Welsh (opposed), Falcon Garcia (opposed), Jeff Stacie Richardson (opposed) and Kristen Garcia (opposed),

Mayor Gilmore read the cards that indicated a position into the record including: Heidi Prater (opposition), Tony Angelone (opposition), Glenn Larson (opposition), Taoma Brand (opposition), Sue Larson (opposition), Darcy Welsh (opposition), Scott Tran (opposition), Sydney Tran (opposition), LaDenna Piper (opposition), Amanda Duncan (opposition), Nan Ruiz (opposition), Norma Ruiz (opposition), Mary Pryor (opposition), Robert Burke (opposition), Lisa Reznick (opposition), Beth Kowar (opposition), Melinda McMahan (opposition), Mark Jones (opposition), Patricia Cook (opposition), Britt Dockery (opposition), Jan Miller (opposition), Barbara Martin (opposition), Nancy Hepburn (opposition), Kevin S. Cordner (opposition), Kathleen Dockery (opposition), Sandy Cordner (opposition), Charles Hummer (opposition), Peggy Allemand (opposition), Patti Hoff (opposition), Ken and Jessie Auer (opposition), Karen Hahn (opposition), Jung Park (opposition), Michael Eichenlaub (opposition), Meagan Eichenlaub (opposition), Marshal Ancoin (opposition), Tracy Jacobs (opposition), Joyce Landry (opposition), Bill Priest (opposition), Martin Bogt (opposition), Darrell and Carelyn Basgall (opposition), Charles Fisher (opposition), Gary Vernnorsdel (opposition), James Radcliffe (opposition), Mark and Lori Conley (opposition), Patti Radcliffe (opposition), Rene Lawson (opposition), Tanya Lynn (opposition), Herbert Bates (opposition), William Pomaizl (opposition), William Hepburn (opposition), Laurence Maguire (opposition), AR Porter (opposition), Melissa Piper (opposition), Joan Sigman (opposition), Lyles Bornstad (opposition), John Pleherski (opposition), Chris Lewis (opposition), Julie Lewis (opposition), Beverly Porter (opposition), Chandler and Bethany Tarr (opposition) and Patricia Kropp (opposition).

Richard Meggs, Jr., 533 Crown of Gold, Lewisville, TX, was called to speak and spoke in opposition.

Justin Birchmeier, 401 Grail Castle, Lewisville, TX, was called to speak and spoke in opposition.

Tom Roche, 2812 Hundred Knights Lewisville, TX, was called to speak and spoke in opposition.

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Rick Vidal, 2801 Hundred Knights Lewisville, TX, was called to speak and spoke in opposition.

Georgia Smiley, 401 Crown of Gold Drive, Lewisville, TX, was called to speak and spoke in opposition.

Phil Smiley, 401 Crown of Gold Drive, Lewisville, TX, was called to speak and spoke in opposition.

MOTION: Upon a motion made by Councilmember Jones and seconded by Councilmember Green, the Council voted six (6) “ayes” and no (0) “nays” to close the public hearing. The motion carried.

Mayor Gilmore closed the public hearing at 8:52 p.m.

Councilmember Green spoke regarding the project.

MOTION: Upon a motion made by Councilmember Jones and seconded by Deputy Mayor Pro Tem Cade, the Council voted six (6) “ayes” and no (0) “nays” to deny the ordinance. The motion carried.

Visitors Forum

(Agenda Item D)

Chandra Christensen with Rescue Me, 248 Ash Street, Lewisville, TX, was called to speak and spoke regarding feral cats in Lewisville.

Amy Turner with Rescue Me, 4608 Oak Springs Drive, Flower Mound, TX, was called to speak and spoke regarding feral cats in Lewisville.

CONSENT AGENDA

(Agenda Item E)

MOTION: Upon a motion made by Councilmember Troyer and seconded by Deputy Mayor Pro Tem Cade, the Council voted six (6) “ayes” and no (0) “nays” to approve the Consent Agenda as presented.

3. APPROVAL OF MINUTES: City Council Minutes of the May 5, 2025, Workshop Session, and Regular Session; City Council Minutes of the May 8, 2025, Special Called Workshop Session; City Council Minutes of the May 14, 2025 Special Called City Council Meeting; and City Council Minutes of the May 19, 2025, Workshop Session, and Regular Session.
4. Approval of an Amendment to a Professional Services Agreement with LJA Engineering, Inc., in the Amount of \$38,400 for Design Services Related to the King Arthur Boulevard Traffic Calming Project and Authorization for the City

Manager, or Her Designee, to Execute the Agreement.

The motion carried.

Mayor Gilmore RECESSED into Closed Session at 9:21 p.m.

In Accordance with Texas Government Code, Subchapter D,

1. *Section 551.074 (PERSONNEL): City Secretary. Discuss and consider appointing a City Secretary and all matters incident and related thereto.*

2. *Section 551.071 (CONSULTATION WITH ATTORNEY)*

Mayor Gilmore RECONVENED into Regular Session at 9:31 p.m.

Consideration of a Resolution No. 0765-25-RES, a resolution of the City Council of the City of Lewisville, Texas Relating to Duties and Responsibilities of the City Secretary and Reclassifying and Appointing the Acting City Secretary to the City Secretary Position; and Providing for a Repealer, Severability and an Effective Date.

(Agenda Item F-5))

The City Charter specifies that the City Council shall appoint a City Secretary. Jennifer Malone-Ippolito has served as Acting City Secretary since January 6, 2025. The proposed resolution documents the City Council's continued appointment and removal of the City Secretary position. Day to day supervision will be provided by the City Manager. The resolution reclassifies and appoints Jennifer Malone-Ippolito, the Acting City Secretary, to the City Secretary position.

The City staff's recommendation was that the City Council consider adoption of the resolution as set forth in the caption above.

MOTION: Upon a motion made by Councilmember Jones and seconded by Deputy Mayor Pro Tem Cade, the Council voted six (6) "ayes" and no (0) "nays" to approve **Resolution No. 0765-25-RES** as set forth in the caption. The motion carried.

Reports

(Agenda Item G-1)

- Mayor Pro Tem Kelly reported on the lake level.

- Mayor Gilmore reminded everyone of early voting for the runoff election and encouraged everyone to vote.

**Capital Improvements Advisory Committee
Semi Annual Report for the Period of October 1,
2024 March 31, 2025.**

(Agenda Item G-2)

Return to Workshop Session if Necessary

(Agenda Item H)

Closed Session

(Agenda Item I)

Mayor Gilmore RECESSED into Closed Session at 6:34 p.m. on Item No. C-2.

In Accordance with Texas Government Code, Subchapter D,

1. *Section 551.071 (Consultation with Attorney)*

Mayor Gilmore RECESSED into Closed Session at 7:32 p.m.

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2. *Section 551.071 (CONSULTATION WITH ATTORNEY)*

**Reconvene and Consider Action, if any, on
Items Discussed in Closed Session**

(Agenda Item J)

Mayor Gilmore RECONVENED into Workshop Session at 6:58 p.m.

There was no action taken on items discussed in closed session.

Mayor Gilmore RECONVENED into Regular Session at 7:34 p.m.

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There was no action taken on items discussed in closed session.

Mayor Gilmore RECONVENED into Regular Session at 9:31 p.m.

Adjournment

(Agenda Item K)

There being no further business to come before the Council, Mayor Gilmore adjourned the meeting of the Lewisville City Council at 9:34 p.m. on Monday, June 2, 2025.

These minutes approved by the Lewisville City Council on the 16th of June, 2025.

APPROVED

TJ Gilmore
MAYOR

ATTEST:

Jennifer Malone-Ippolito
CITY SECRETARY

Nuisance Abatement Program (NAP)

6/2/2025



Agenda

Program's Purpose & Our Authority to Enforce

History & Evolution of Program

Review of Revamped Program

Feedback from Council

Program Purpose and Legal Authority



Purpose:

Encourage voluntary compliance from property owners

Reduce crime and enhance public safety

Minimize strain on public safety resources



Legal Authority:

Texas Civil Practice & Remedies Code,
Chapter 125

Texas Alcoholic Beverage Code,
Section 101.70

Examples of Nuisance Crimes

Prostitution

Obscenity

Gambling

Engaging in
Organized
Crime

Robbery

Gang activity

Murder

Weapons
violations

Massage
therapy
violations

Drug
Possession

Sexual assault

Alcohol
violations

Evolution of our Nuisance Abatement Program

2017–2018

In 2017-2018, the City of Lewisville originally launched the Nuisance Abatement Program (NAP) to reduce criminal activity through property-owner cooperation. Focus at this time was limited to hotels and apartments.

Aug. 2023

In August 2023 LPD presented a revamped program to Council, however due to RMS issues we were unable to pull data needed to run program.

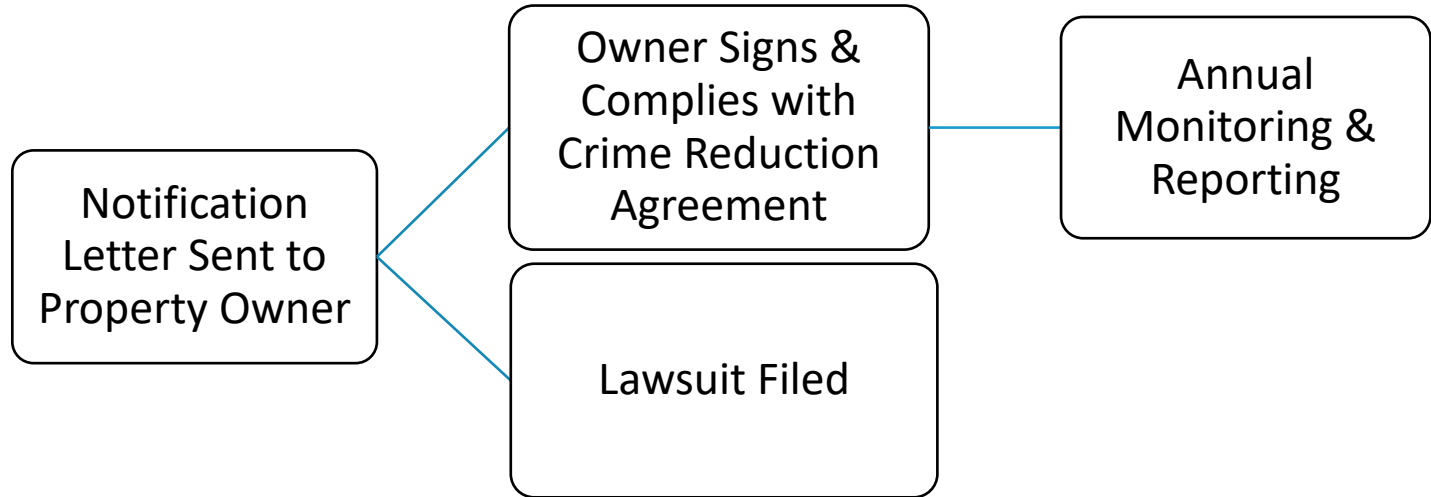
Program was paused in 2020 due to the COVID-19 pandemic.

2020

Continued commitment, now with proper RMS data capabilities

Now

General Process Recommended by Office of Attorney General



LPD's: Four Step Approach

01

Early Intervention by using data-driven approach to crime analysis

02

Inclusion into NAP through collaboration with patrol supervision and property ownership

03

Formal Entry into NAP with Crime Reduction Agreement and meeting with property ownership and Chief of Police

04

Nuisance Abatement Lawsuit only through review from City Attorney and Chief of Police

Goal is to gain compliance in steps 1 and 2

Program Enhancements

- Expand eligibility to include all properties in the City exhibiting nuisance crime activity
- Transition to quarterly oversight in place of annual reviews
- Increase engagement and follow-up with property owners
- Assign program oversight to the Operations Support Captain for direct management



Residences



Convenience
Stores



Hotels /
Apartments



Restaurants/Bars

Nuisance Abatement Program Process

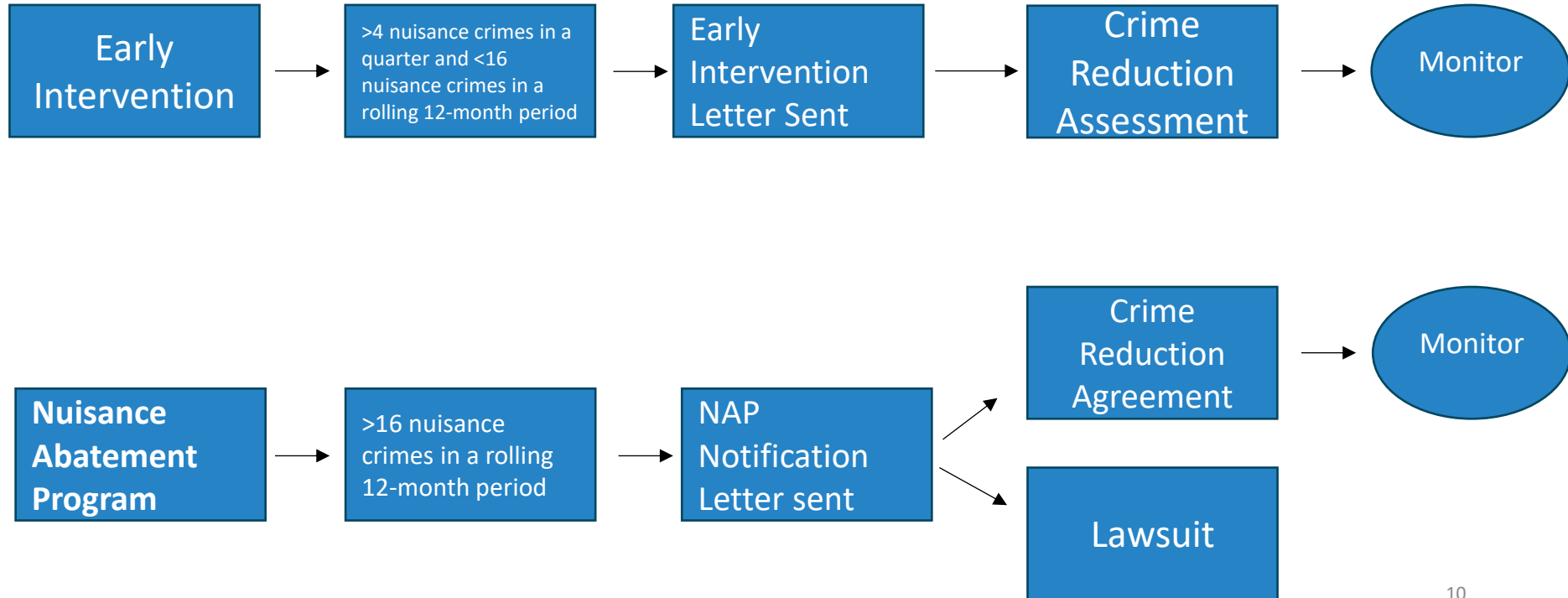
Early Intervention

- Properties with 4+ nuisance crimes in a quarter receive notification letter with NRO/Beat Officer follow-up.
- Officers will offer prevention strategies and collaboration to help property owners reduce crime and avoid formal entry into the program.

Formal Entry & Agreement

- Properties with 16+ nuisance crimes in a rolling year may be entered into the Nuisance Abatement Program.
- A Crime Reduction Agreement is created collaboratively with the property owner to implement specific actions that can help mitigate crime.
- Monthly reviews and quarterly evaluations guide progress.

Nuisance Abatement Program Process



Application of Nuisance Abatement Program Using 2023 & 2024 Data

2023-2024 Commercial Property Arrest Stats: Annual

Establishment	2023 NAP Eligible Crimes	2024 NAP Eligible Crimes
Walmart (Main St.)	228	89
Walmart (Round Grove)	116	158
Kwik Mart	26	24
Electric Cowboy	21	50
Chill	20	7

Frequent issues include drug possession, weapons violations, and organized criminal activity.

*Qualify for Nuisance Abatement Program

*Qualify for Early Intervention Program

2023-2024 Commercial Property Arrest Stats: Quarterly

	Quarter 1	Quarter 2	Quarter 3	Quarter 4	TOTAL
2023					
Walmart (Main St)	43	59	77	49	228
Walmart (Round Grove)	25	40	33	18	116
Kwik Mart (SH 121 Bus)	6	6	7	7	26
Chill	6	4	7	3	20
Electric Cowboy	5	5	11	0	21
Motel 6 (Lakepoint Dr.)	3	5	5	8	21
2024					
Walmart (Round Grove)	52	35	34	31	152
Walmart (Main St)	13	17	38	21	89
Kwik Mart (SH 121 Bus)	11	7	4	2	24
Electric Cowboy	17	11	9	13	50
Chill	4	3	3	5	15
Motel 6 (Lakepoint Dr.)	2	7	7	3	19

2023–2024 Residential Property Arrest Stats: Annual

Location	2023 NAP Eligible Crimes	2024 NAP Eligible Crimes
Suburban Studios (Lakepointe Dr.)	27	19
Arbor Creek Apartments	17	2
Budget Suites	4	20
Private Residential Residence	0	24

Frequent issues include aggravated assault, drug possession, and public intoxication.

2023–2024 Residential Property Arrest Stats: Quarterly

	Quarter 1	Quarter 2	Quarter 3	Quarter 4	TOTAL
2023					
Suburban Studios	5	8	6	8	27
Motel 6 (Lakepoint Dr)	3	5	5	8	21
Arbor Creek Apartments	2	8	3	4	17
Budget Suites	2	1	0	1	4
2024					
Private Residential Residence	1	6	1	16	24
Budget Suites	3	5	5	7	20
Motel 6 (Lakepoint Dr)	2	7	7	3	19
Suburban Studios	3	5	7	4	19

Next Steps:
Go Live on July 1, 2025

Thank you for your support of this program.

Questions?

Castle Hills Planned Development Concept Plan Amendment for The Realm Subdistrict

Staff Presentation to the
Lewisville City Council
June 2, 2025

Significant Historical Events

- ▶ 1996 - Castle Hills agreement approved
 - ▶ Base zoning designations established, including General Business Two Zoning Designation
 - ▶ Zoning Designations assigned at time of final plat of individual sites in alignment with limitations established for various land uses in master agreement
- ▶ May 2014 - Development Regulations regarding The Realm approved
 - ▶ Boundaries of The Realm established, including subject site
 - ▶ Mixed use development with multi-family units above ground-floor commercial uses allowed by right in all commercial zoning designations within The Realm
- ▶ November 15, 2021 - Castle Hills Annexed into the City of Lewisville
 - ▶ State law required approval of permanent zoning within 60 days of annexation
- ▶ January 3, 2022 - Castle Hill Planned Development (PD) Zoning approved
 - ▶ Three subdistricts established
 - ▶ Base zoning districts established

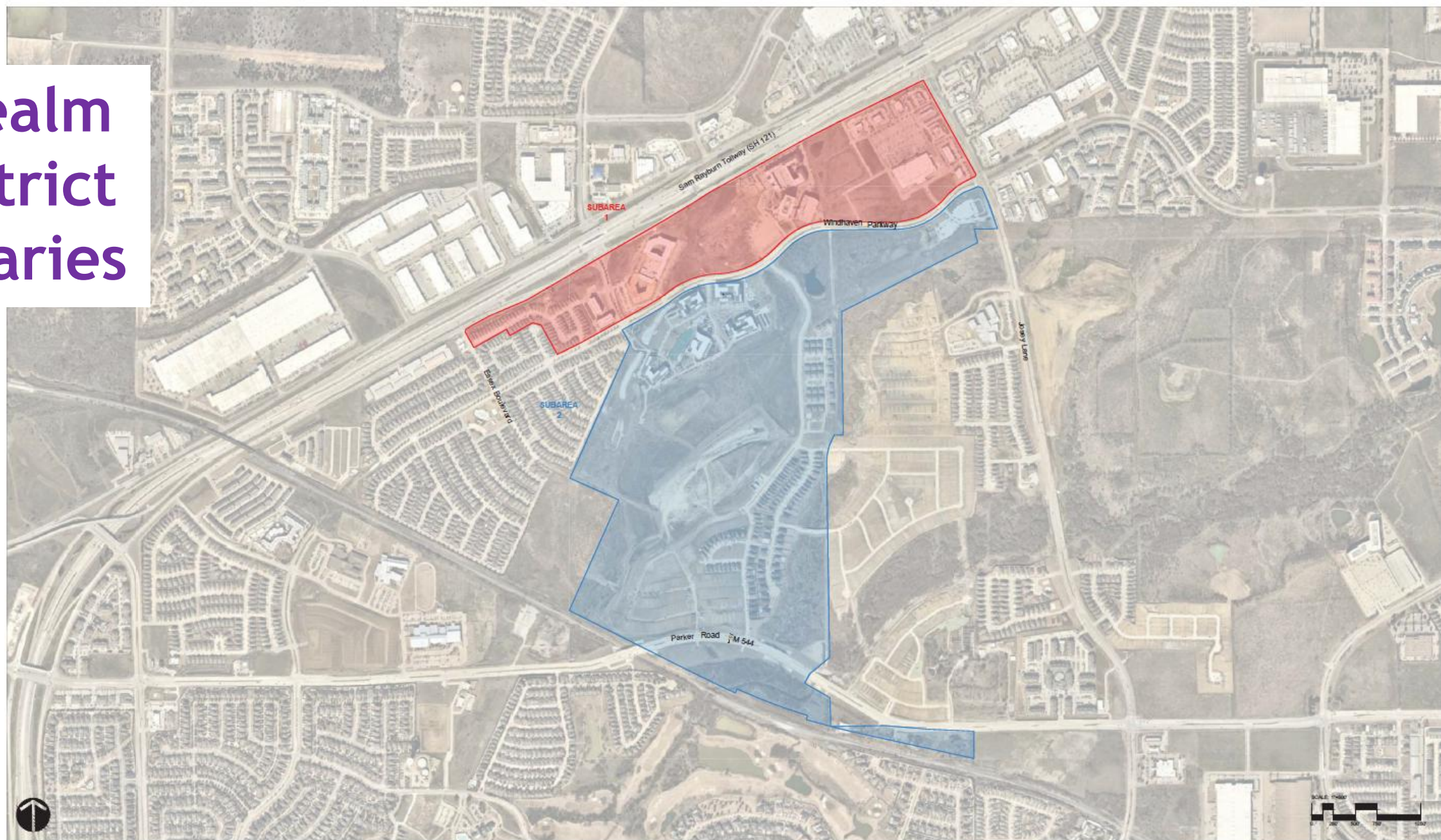
Castle Hills PD

- ▶ Purpose of PD was to reflect the original development regulations and land use limitations established in the 1996 Castle Hills Agreement
- ▶ Three subdistricts established
 - ▶ Castle Hills Primary - covers all single-family residential, townhouse, early garden-style multi-family development along Windhaven Parkway, and golf course developments
 - ▶ The Realm - contains the regulations adopted in 2014
 - ▶ Crown Centre - contains regulations for urban, mixed-use environment envisioned for area west of Sam Rayborn Tollway adopted in 2020
- ▶ Base zoning districts established for all properties within Castle Hills
 - ▶ All base districts reflect regulations from original 1996 agreement

The Realm Subdistrict

- ▶ Associated concept plan only illustrates building footprint locations and site circulation
- ▶ Concept plan amendment process established
 - ▶ Minor modifications may be approved by the Planning Director such as changes in the location of buildings, changes to the size of building footprints, and minor changes to the site circulation pattern that do not impact the site or surrounding development
 - ▶ Major modifications such as the addition or removal of buildings and changes to the site circulation pattern that impacts connectivity within the site and to surrounding development shall be amended through the rezoning process
- ▶ Several undeveloped areas remained blank due to uncertainty of future development details
- ▶ Concept plan amendments for blank areas approved by Planning Director

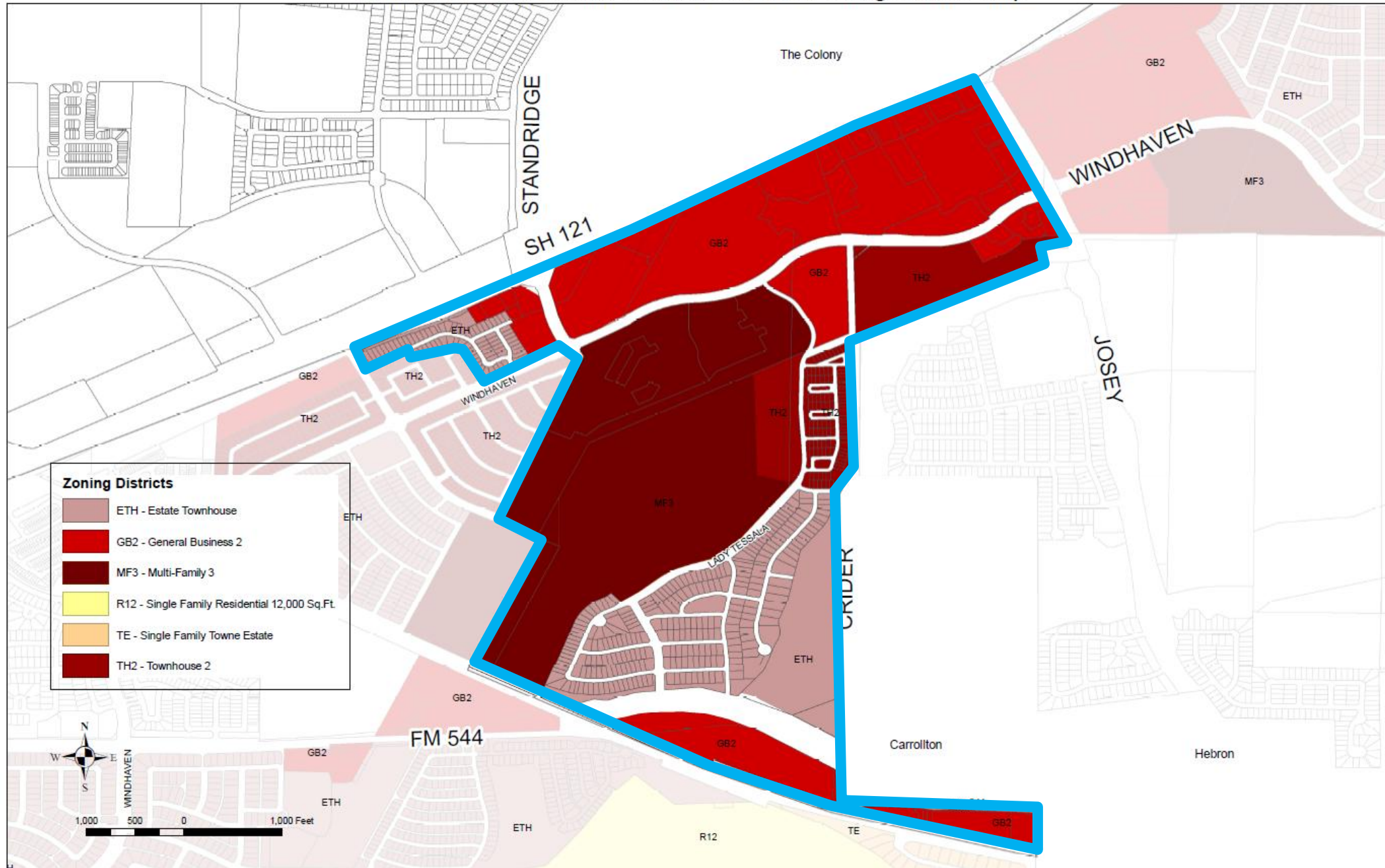
The Realm Subdistrict Boundaries



CASTLE HILLS • LEWISVILLE, TX • EXHIBIT 5A - THE REALM SUBDISTRICT SUBAREAS MAP
PN8513009 | 11.23.2021 | BRIGHT REALTY

NOTE:
THIS SKETCH IS CONCEPTUAL IN NATURE
AND SUBJECT TO CHANGE. FURTHER
STUDY IS REQUIRED TO FULLY
ACCOMMODATE MARKET DEMANDS,
TENANT NEEDS, SITE INFRASTRUCTURE
AND LIFE SAFETY CONCERNS.

Exhibit 5C - The Realm Subdistrict Base Zoning District Map



General Business Two District

► Setbacks

- No front, side, or rear yard is required.

► Height

- Maximum building height shall be limited to Federal Aviation Administration (FAA) regulations due to proximity to area airports. On a lot adjacent to a residential district, no building shall exceed 45 feet in height, except that said height may be increased up to the maximum of 12 stories or 180 feet in height at the rate of 2 feet of additional height for each 1 foot of additional setback from required yard lines. In no event, however, shall the portion of a building located within 150 feet of any property zoned for residential purposes exceed the height allowed in that residential zoning district.

► Allowed Uses

- Bakery, building material sales, business school, day nursery, medical clinic, carpentry or plumbing shop, creamery, grocery stores, restaurants, hotels, office buildings, retail stores, veterinary or animal hospital, bowling alley or indoor commercial amusement, church worship facilities, brewery, distillery, winery
- Dwelling units of 700 square foot minimum size when located over a retail, restaurant, or similar use on the first floor.

General Business Two District

	General Business Two Base District In Castle Hills Planned Development District	General Business Two District in Current Unified Development Code
Minimum Front Yard	None	None
Minimum Side Yard	None	None
Minimum Rear Yard	None	None
Maximum Height	Limited to FAA regulations	The width of the ROW plus the depth of the front yard
Maximum Height when adjacent to residential zoning district	45 feet; additional height is allowed up to 180 feet or 12 stories with 2 feet additional height per each additional foot of setback. Buildings within 150 of residentially zoned property shall not exceed height allowed in that residential district.	45 feet; additional height is allowed up to 180 feet or 12 stories with 2 feet additional height per each additional foot of setback

The Football Tract

- ▶ Original concept plan adopted with PD illustrated eight lots fronting on a small circular entrance and backing to the railroad
- ▶ No buildings were illustrated
- ▶ Proposed amendment illustrates one single building of 14,631 square feet situated closer to Parker Road (FM 544) with site circulation circling around the proposed building
- ▶ Site circulation change is considered a major modification to the concept plan and requires approval through zone change process
- ▶ 80-foot to 120-foot electric utility easement identified on the final plat approved in June 2022 further constrains building location options on the site
- ▶ Final Plat was approved by P&Z in June 2022, replatted April 2023 and associated infrastructure (water and sewer) was sized to serve a potential mixed-use development on the site.
- ▶ **The uses within the proposed building and the height of the proposed building are NOT elements under consideration with this proposed concept plan amendment**

Concept

Current Concept

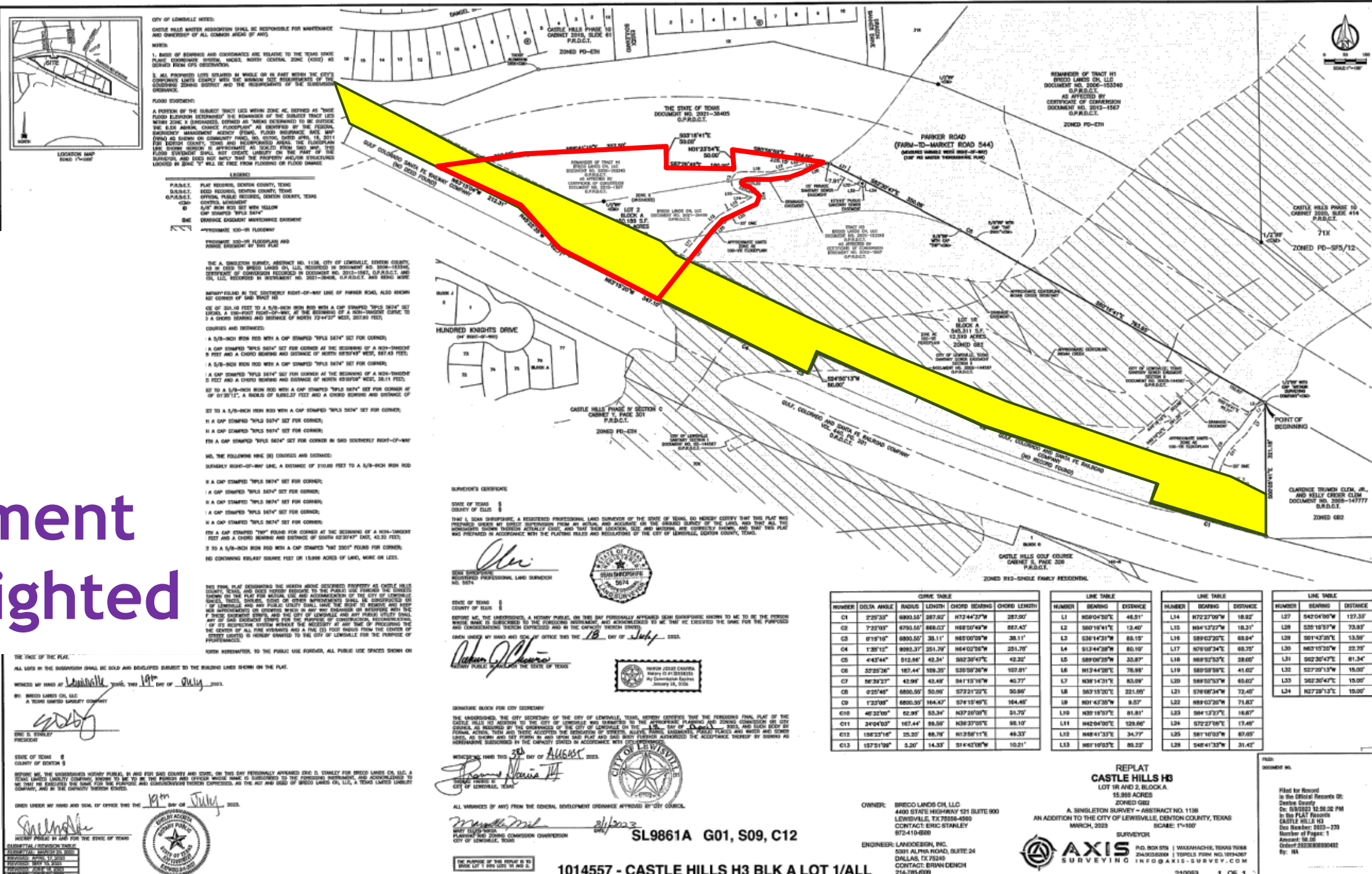


Proposed Concept



(Site Circulation in Blue on Both Illustrations)

Final Plat with easement highlighted



Drone view facing North from 47.5 feet
above proposed building footprint



Drone view facing South from 47.5 feet
above proposed building footprint



Drone view facing Southwest from 47.5 feet above proposed building footprint



QUESTIONS?



Football Tract

City Council Meeting 6/2/2025



History

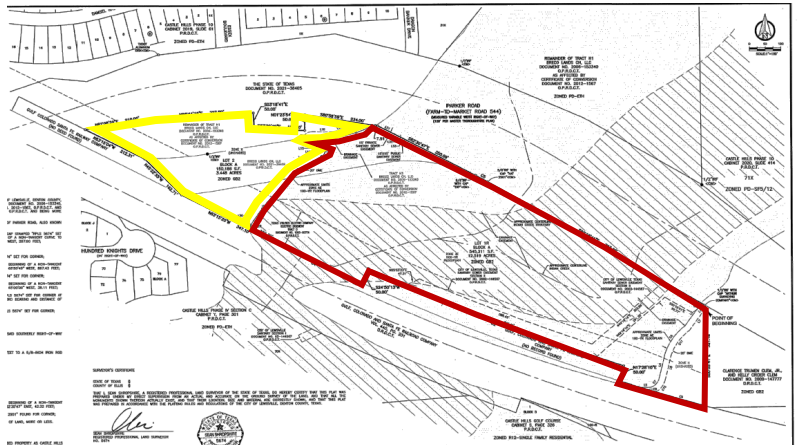
1990



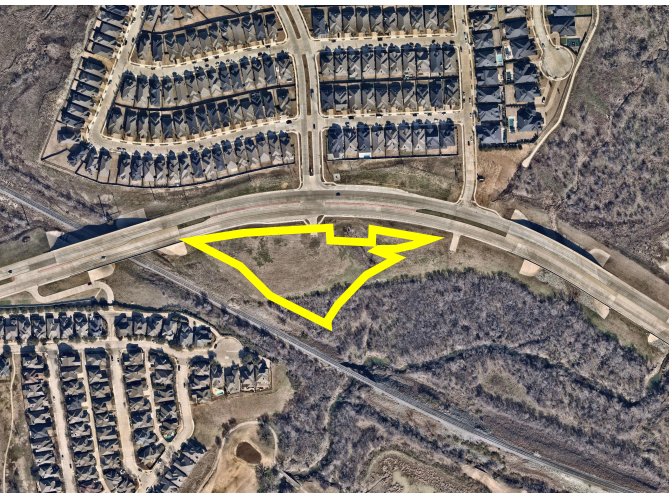
2022



2023



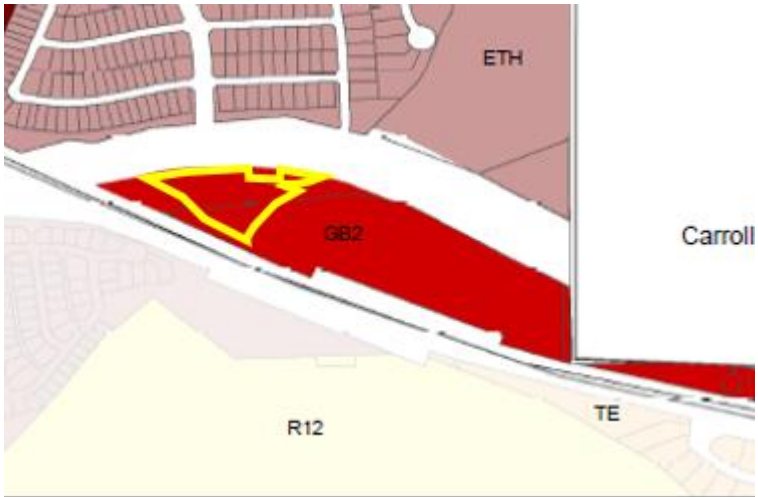
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2025



Zoning

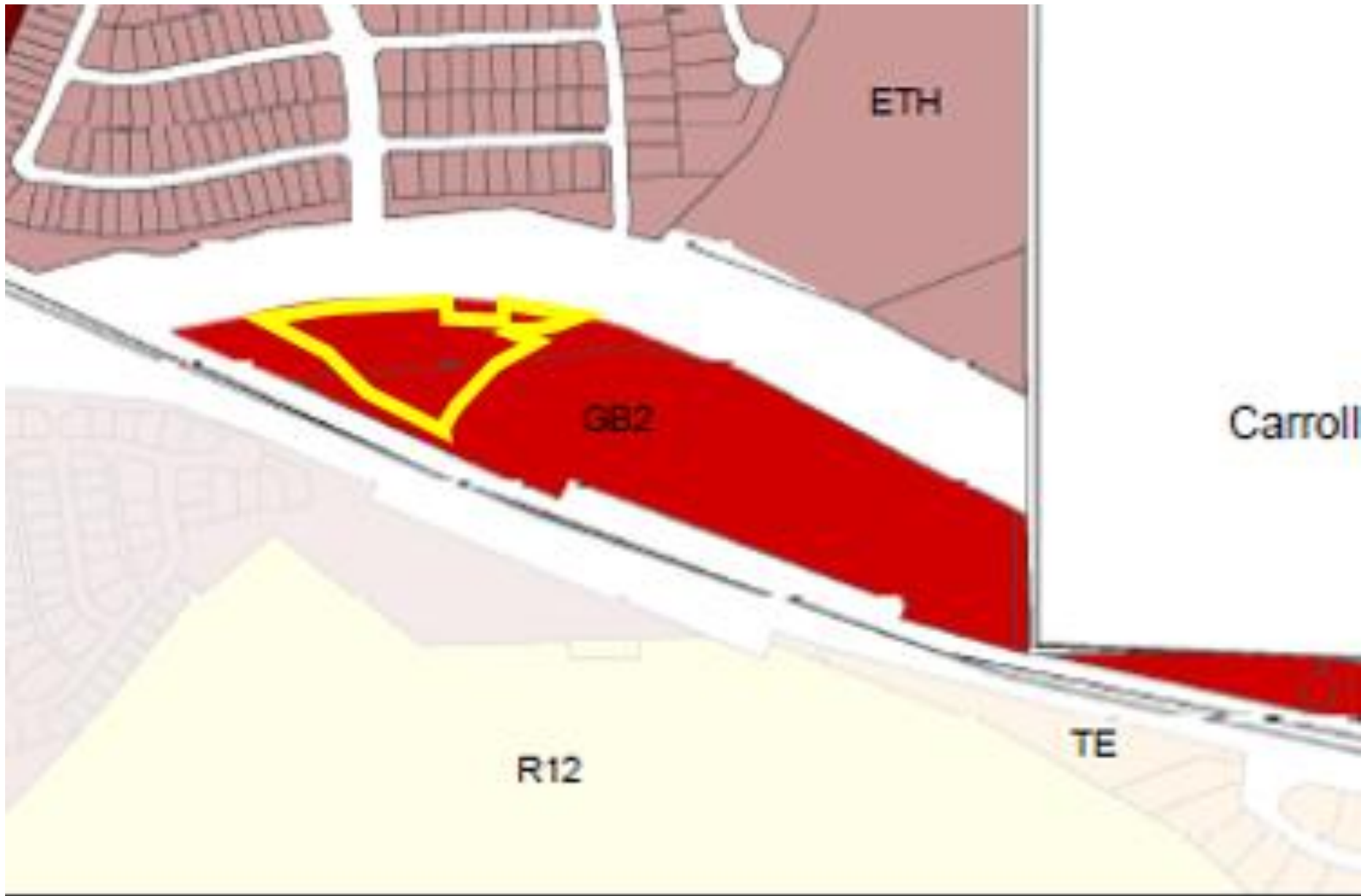












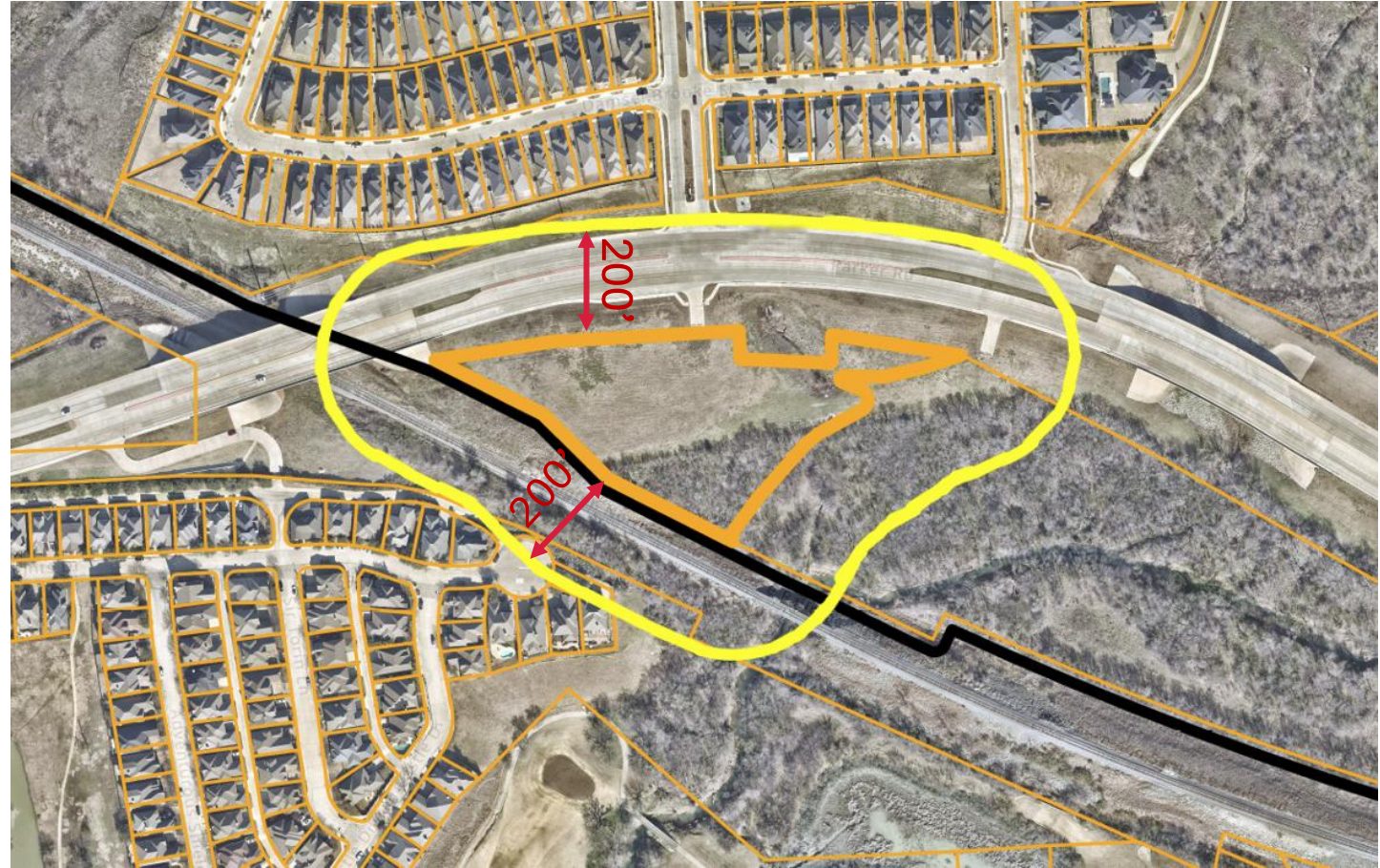
Community Feedback

Discussion at P&Z

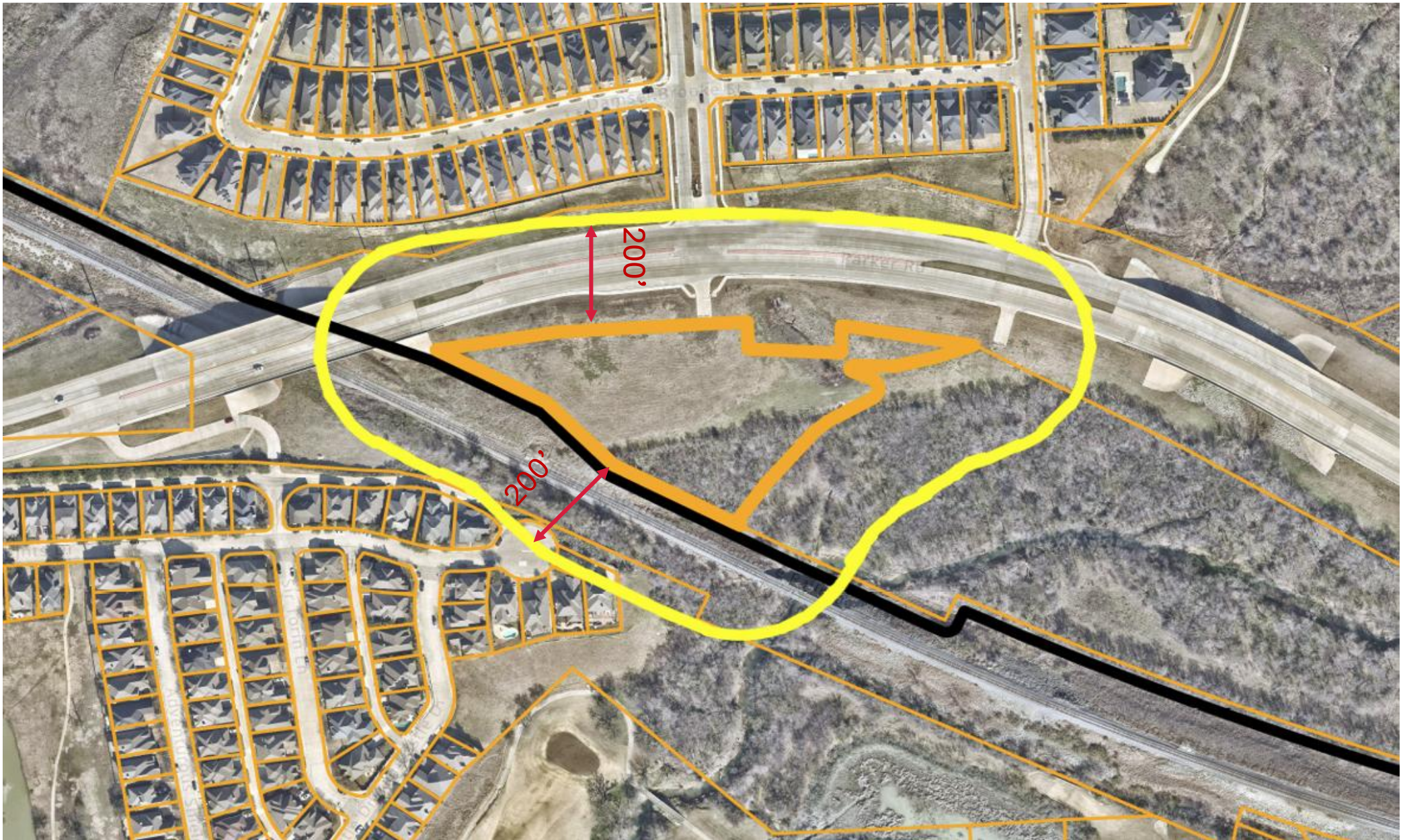
- | Notice Requirements
- | Zoning
- | Concept Plan Amendment
- | Site Conditions
- | Cohesive with Existing Land Use
- | TIA

Notice Requirements

- Notice Requirement for Neighborhood Meeting 200'
- Listed of names provided by City

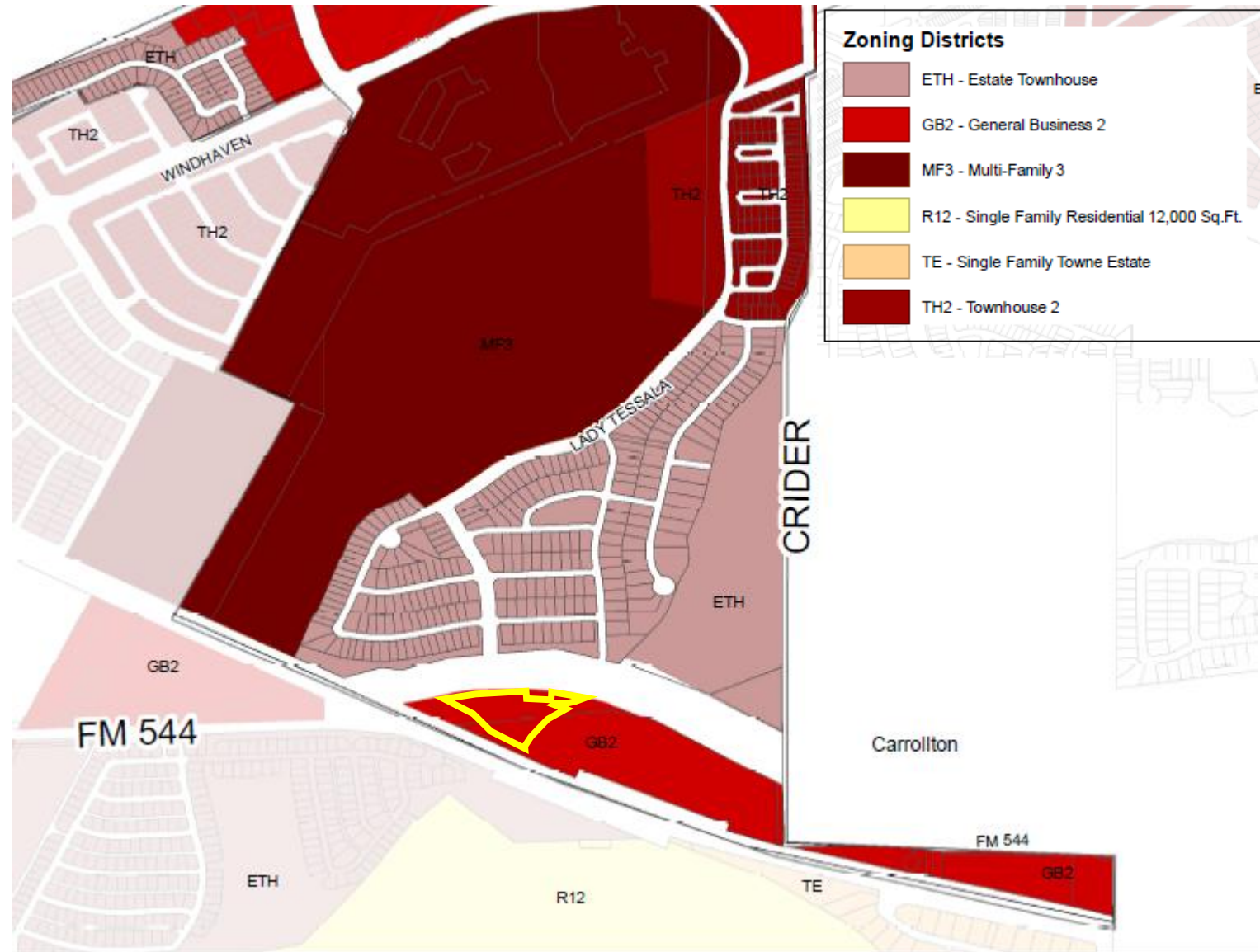






Zoning

- I Zoning GB 2
- I PD Requirement: The Planning Director may approve minor modifications to the concept plan such as changes in the location of buildings, changes to the size of building footprints, and minor changes to the site circulation pattern that do not impact the site or surrounding development. **Major modifications such as the addition or removal of buildings and changes to the site circulation pattern that impacts connectivity within the site and to surrounding development shall be amended through the rezoning process** set forth in the City of Lewisville Zoning Ordinance, as amended.
- I Permitted uses such as:
 - Ground Floor Retail with Multifamily on top
 - Church
 - Carpentry, painting, plumbing shop
 - Bowling alley or other commercial amusement uses
 - Hotel, Motels, and Inns

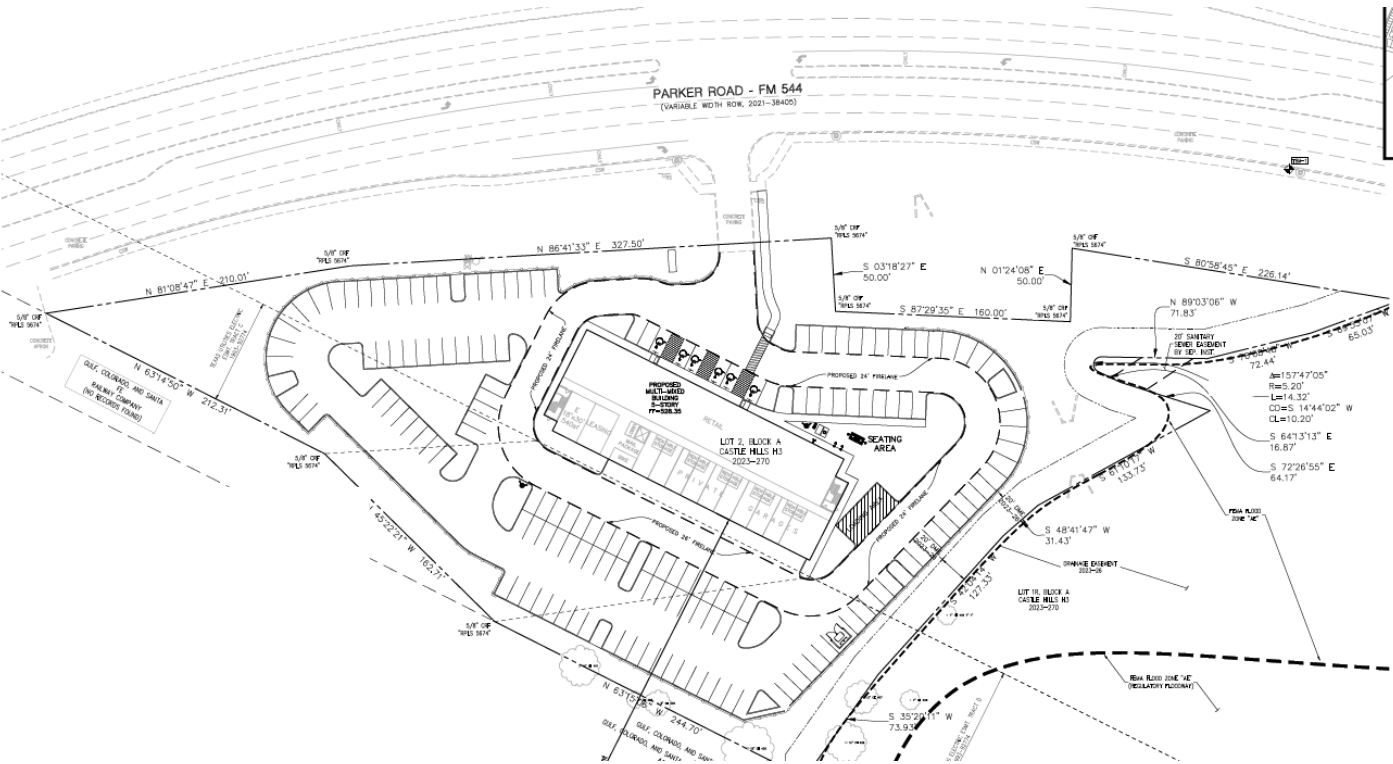


Concept Plan Amendment

2022 NON-REGULATORY CONCEPT PLAN



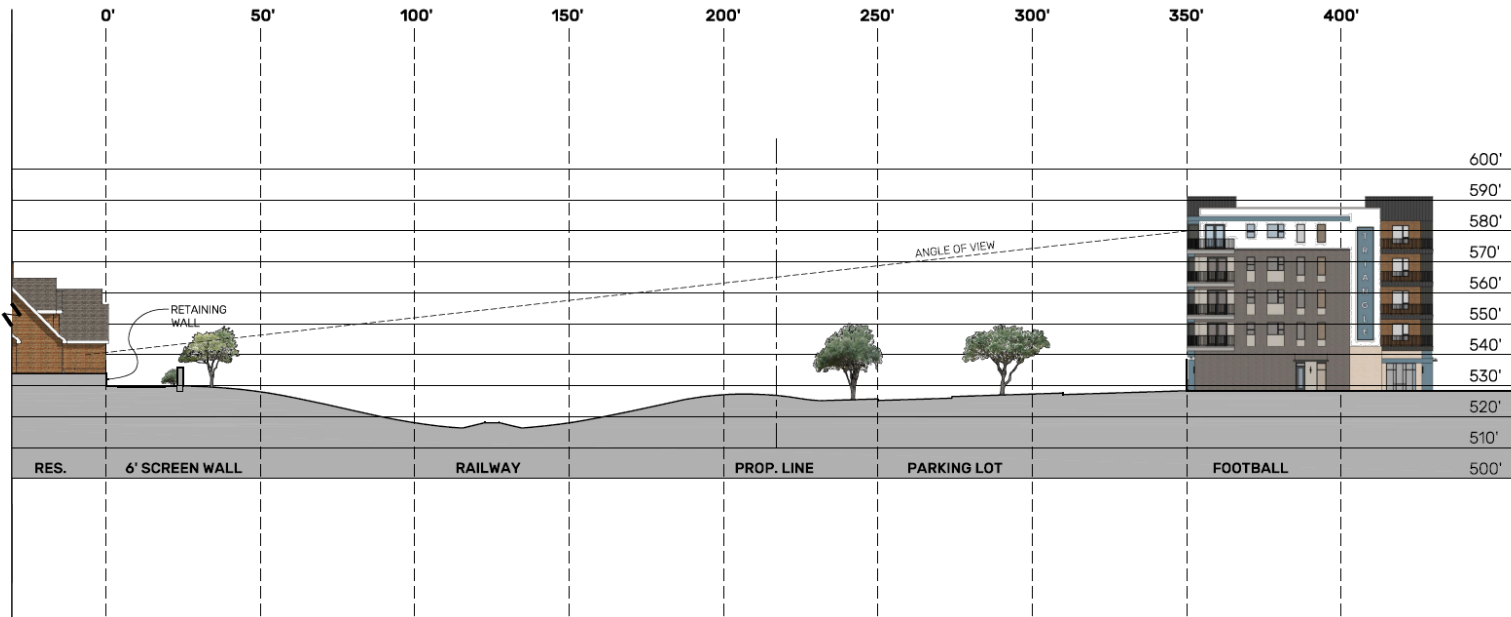
PROPOSED PLAN

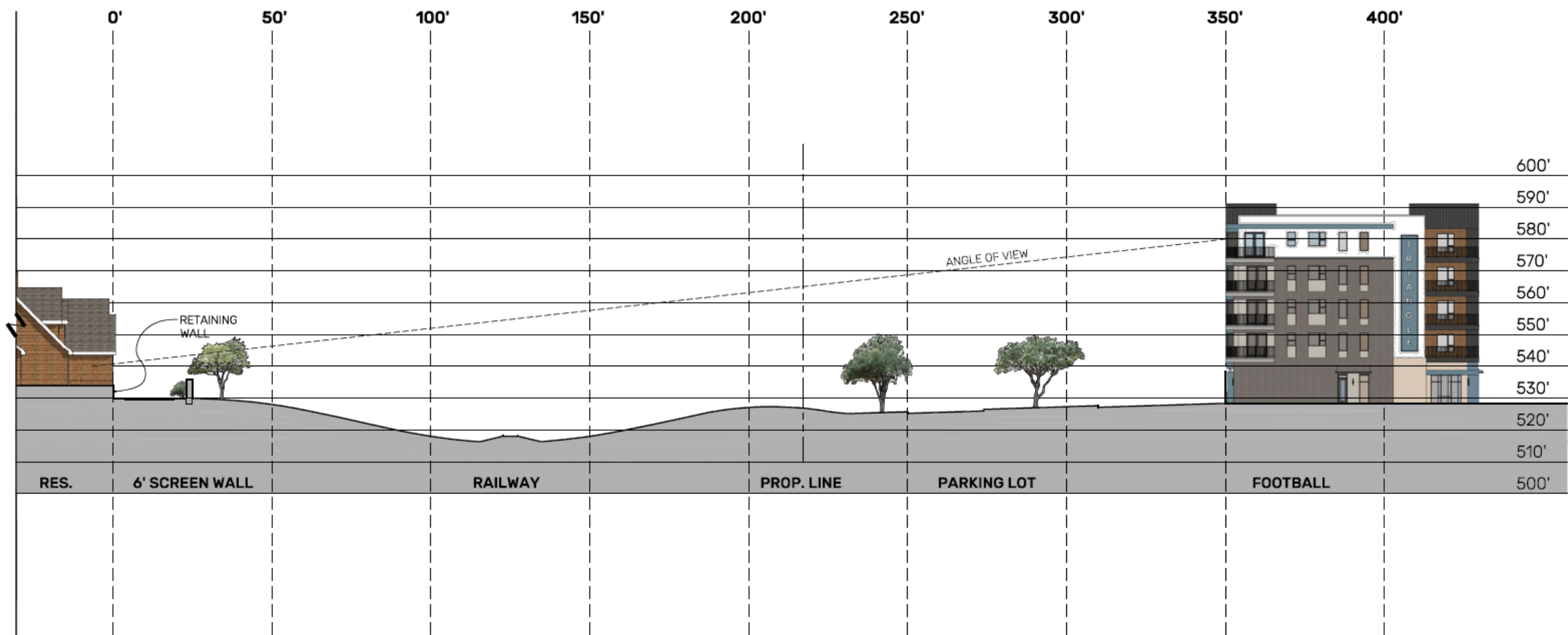




Site Conditions

- Height:
 - Property is not adjacent to a residential district
 - Not located within 150 feet of any property zoned for residential
 - Required to comply with Federal Aviation Administration regulations
 - Edge of building is 350' away from residence



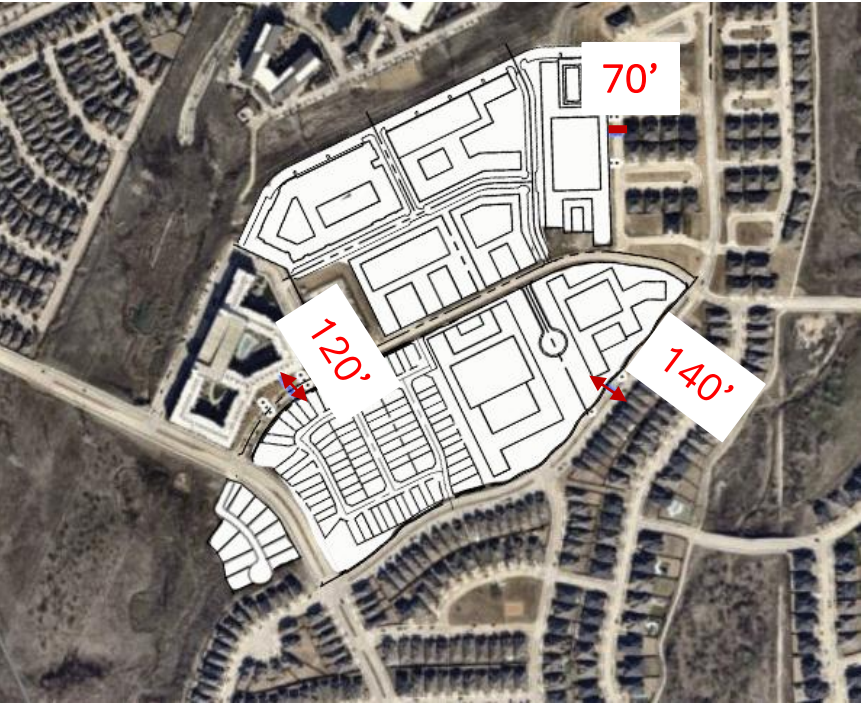






Cohesive With Existing Land Use

LADY BETTYE DR AND LADY TESSALA AVE



WINDHAVEN PKWY AND SIR JUDGE DR



WINDHAVEN PKWY AND KNIGHT OF THE REALM BLVD









Traffic Concerns

- Updating TIA and planning to be submitted in May
- Note has been added to plans regarding a Traffic Signal

Notes:

- Property owner shall be responsible for installation of traffic signal on FM 544 Per Traffic Impact Analysis Prepared by McAdams In August of 2024



Addressing the Concerns

Cohesive with land use

Provide Certainty

Increased Setbacks

Improve Traffic

Compatible

Constraints On Property

Thank you

