Consent Item

Date: April 13, 2026 **Division**: Finance

Subject: Consider Approval of Access and Stockpiling Agreement with Josey Lane Holdings, LLC for District Property West of the Josey Lane/Kingwood Hills Development

Background Information:

- Lewisville Independent School District owns approximately ±45.036 acres of property located west of the Josey Lane/Kingwood Hills development area.
- The adjacent property owner and developer, Josey Lane Holdings, LLC, is currently developing residential property near the District's parcel and anticipates removing excess soil as part of site grading and construction activities.
- Josey Lane Holdings, LLC has requested permission to transport approximately 55,000 cubic yards (CY) of fill dirt from its development site onto District property through an Access and Stockpiling Agreement, in accordance with a District-approved site plan currently being prepared by a District-awarded civil engineer and expected to be completed next week.
- The proposed placement of the soil may benefit the District by improving and leveling existing topography on the LISD property, enhancing future development potential, reducing anticipated site preparation and construction costs for potential District use of the land, and providing monetary compensation to the District.
- Under the terms of the agreement, Josey Lane Holdings, LLC will provide $50,000 in monetary compensation to the District and $10,000 as reimbursement for District expenses, including external legal counsel, third-party engineering plans, and staff time. Both payments will be made within three business days of the agreement's effective date.
- The Access and Stockpiling Agreement provides controlled and temporary access to District property under terms reviewed by District Administration and legal counsel to ensure protection of District property, regulatory compliance, and proper site restoration.
- Josey Lane Holdings, LLC will be responsible for all permitting, safety, environmental compliance, transportation, required site preparation, and restoration activities, including environmental testing, preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP), and final site restoration, including sod installation.

Administrative Consideration:

- The Board of Trustees President, Superintendent of Schools, or the Director of Procurement are each authorized to sign on behalf of the district for the Access and Stockpiling Agreement with Josey Lane Holdings, LLC for District Property West of the Josey Lane/Kingwood Hills Development.

- The District's Administration is authorized to take all appropriate action to accomplish and effectuate the purposes of this Access and Stockpiling Agreement with Josey Lane Holdings, LLC for District Property West of the Josey Lane/Kingwood Hills Development.

Recommendations:

- That the Lewisville ISD Board of Trustees approves the Access and Stockpiling Agreement with Josey Lane Holdings, LLC for District property west of the Josey Lane/Kingwood Hills development and authorizes the Board President, or her designee, to sign the Access and Stockpiling Agreement.

Timeline/Report:

- Work will commence following Board approval and execution of the agreement and will conclude upon completion of dirt transfer and restoration activities, or by September 30, 2026, as defined in the agreement.