

**LEWISVILLE CITY COUNCIL**

**REGULAR SESSION**

**October 20, 2025**

**5:30 P.M.**

**Present:**

TJ Gilmore, Mayor

**Council Members:**

Ronni Cade, Mayor Pro Tem  
Bob Troyer, Deputy Mayor Pro Tem  
William Meridith - absent  
Lonnie Tipton - absent  
Kristin Green  
Patrick Kelly

**City Staff:**

Claire Powell, City Manager – absent  
Gina McGrath, Deputy City Manager  
Shante Akafia, Assistant City Manager – absent  
Jim Proce, Assistant City Manager – absent  
Liz Plaster, City Attorney  
Lauren Crawford, Deputy City Attorney – absent  
Jennifer Malone-Ippolito, 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 5:30 p.m. on Monday, October 20, 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.

City Engineer David Salmon answered a question regarding Item No. G-3. Director of Economic Development Marichelle Samples and City Engineer David Salmon gave a presentation regarding Item No. G-5 and answered questions. Director of Planning Richard Luedke answered questions regarding Item No. H-11.

**Lewisville 2035 Big Issues Update**

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**(Agenda Item B)**

At the request of Mayor Gilmore, Wendy Bonneau, Principal, Freese & Nichols gave a presentation regarding Lewisville 2035 Big Issues Update and received questions and comments from City Council and City staff.

**Green Centerpiece Master Strategy**

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**(Agenda Item C)**

At the request of Mayor Gilmore, Director of Parks & Recreation Stacie Anaya and Preserve and Greenbelt Manager Chris Chastain gave a presentation regarding the Green Centerpiece Master Strategy and received questions and comments from City Council and City staff.

Mayor Gilmore ADJOURNED Workshop Session at 6:39 p.m. and a break was taken until 7:00 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, October 20, 2025.

**Invocation**

**(Agenda Item A)**

At the request of Mayor Gilmore, Councilmember Kristin Green gave the invocation.

**Pledge to the American and Texas Flags**

**(Agenda Item B)**

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

**Proclamation Declaring the Week of October  
19-25, 2025 as “End Polio Now Week” and  
October 24, 2025 as “End Polio Now Day.”**

**(Agenda Item C-1)**

Mayor Gilmore presented the proclamation to Deputy Mayor Pro Tem Troyer. Deputy Mayor Pro Tem Troyer spoke regarding the proclamation.

**Proclamation Declaring October 28, 2025 as  
“First Responders Day.”**

**(Agenda Item C-2)**

Mayor Gilmore presented the proclamation to City of Lewisville first responders. Director of Public Services Aaron Russell spoke regarding the proclamation.

**Proclamation Declaring October 21, 2025 as  
“Unplug Texas Day.”**

**(Agenda Item C-3)**

Mayor Gilmore presented the proclamation to Director of Parks and Recreation Stacie Anaya. Ms. Anaya spoke regarding the proclamation.

**PUBLIC HEARING**

This item was taken out of order; the presentation of the National Gold Medal Award to Parks & Recreation was moved to later in the meeting.

**Public Hearing: Consideration of Ordinance No. 0804-25-SUP, an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for a Communication Antenna (Over 25 Feet in Height) and a Communication Support Structure on a 2.798-Acre Lot Legally Described as NEC 1171 & Valley Parkway Addition Phase 1, Lot 3R2-B, Block B, Located at 1093 West Main Street, and Zoned General Business (GB) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Ralph Wyngarden With Faulk and Foster, on Behalf of Hemphill LLC, the Applicant, and TSCA-224 LP, the Property Owner (Case No. 25-06-10-SUP).**

**(Agenda Item E-1)**

Hemphill LLC is proposing a 135-foot communication antenna and support structure on a vacant area behind an existing retail shopping center at the northeast corner of West Main Street (FM 1171) and Valley Parkway. The proposed antenna and support structure is needed to improve mobile phone signal coverage in the general area. The Planning and Zoning Commission recommended unanimous approval (6-0) on September 16, 2025.

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

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

Mayor Gilmore opened the public hearing at 7:13 p.m.

**MOTION:** Upon a motion made by Councilmember Green and seconded by Deputy Mayor Pro Tem Troyer, the Council voted four (4) “ayes” and no (0) “nays” to close the Public Hearing. The motion carried.

Mayor Gilmore closed the public hearing at 7:14 p.m.

**MOTION:** Upon a motion made by Deputy Mayor Pro Tem Troyer and seconded by Mayor Pro Tem Cade, the Council voted four (4) “ayes” and no (0) “nays” to approve **Ordinance No. 0804-25-SUP** as set forth in the caption. The motion carried.

**Visitors Forum**

**(Agenda Item F)**

**CONSENT AGENDA**

**(Agenda Item G)**

**MOTION:** Upon a motion made by Councilmember Green and seconded by Councilmember Kelly, the Council voted four (4) “ayes” and no (0) “nays” to approve the Consent Agenda with the exception of Item No. G-5.

2. APPROVAL OF MINUTES: City Council Minutes of the September 15, 2025, Workshop Session, and of the Regular Session and October 6, 2025, Workshop Session, and Regular Session.
3. Approval of a Bid Award for East College Street Improvements Project to HQS Construction, LLC in the Amount of \$2,910,894.95 and Authorization for the City Manager, or Her Designee, to Execute the Contract.
4. Approval of Bid Award for the Construction of the Hebron Parkway Screening, Trail, and Landscape Improvements to C. Green Scaping, L.P. in the Amount of \$1,356,704.58; and Authorization for the City Manager, or Her Designee, to Execute the Contract.
- ~~5. Approval of a First Amended and Restated Economic Development and Utility Participation Agreement Between the City of Lewisville, Old Town Lewisville Tenant I, LP, and Old Town Lewisville Tenant II, LP, and Authorization for the City Manager, or Her Designee, to Execute the Agreement.~~
6. Approval of a Professional Services Agreement with Weaver & Tidwell, LLP to Provide Internal Audit Services; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
7. Ratification of the Amendment to the Extension to the Concession Agreement Between LJH, LTD. and the City of Lewisville.
8. Approval of Revised Policy Statement 3.0 Finance Section V Purchasing to

Update Language, Raise the Dollar Threshold for Approvals by the City Council and Delegate Approval Authority for the City Manager, or Her Designee, and Clarify Bonding Requirements..

9. Approval of Revised Policy Statement 2.0, Human Resources Section IV Employee Performance Evaluation/Compensation Plan; Increasing the Fleet Mechanic Tool Stipend and Changing the Distribution of all Special Pays From Bi annual to Annual.
10. Approval of **Resolution No. 0805-25-RES**, a Resolution of the City of Lewisville, Texas Finding That Oncor Electric Delivery Company LLC's Application to Change Rates Within the City Should Be Denied; Finding that the City's Reasonable Rate Case Expenses Shall be Reimbursed by the Company; Finding That the Meeting at Which This Resolution is Passed, is Open to the Public as Required by Law; Requiring Notice of This Resolution to the Company and Legal Counsel.

The motion carried.

**Approval of a First Amended and Restated Economic Development and Utility Participation Agreement Between the City of Lewisville, Old Town Lewisville Tenant I, LP, and Old Town Lewisville Tenant II, LP, and Authorization for the City Manager, or Her Designee, to Execute the Agreement.**

**(Agenda Item G-5)**

On December 18, 2023, the City Council approved an Economic Development and Utility Participation (EDUP) Agreement with Old Town Lewisville Tenant I, LP, and Old Town Lewisville Tenant II, LP (the "Developer"). The purpose of this agreement was to facilitate the construction of The Standard at Old Town, a two phase, 600 unit affordable multifamily housing project located at approximately 701 East Main Street. The project is owned by the Lewisville PFC and leased to the Developer. Since the original agreement was executed, City staff and the Developer have more specifically identified the needs for sanitary sewer capacity and a regional detention solution to support future development in Old Town. This new agreement makes several key changes: (1) it establishes a not to exceed reimbursement amount of \$2,000,000 for utility costs, with an additional \$350,000 available for potential price increases subject to City Manager approval (while these costs were anticipated in the original agreement, the new agreement provides more specifics and sets a maximum amount); (2) the Developer will invest an additional \$2,000,000; (3) the project commencement deadlines for Phase I and II have been extended due to easement negotiation delays; and (4) the City will provide a \$70,000 grant, a waiver of Phase II, and reimbursement of Phase I engineering site plan fees (estimated \$102,632) in consideration for additional investment in the project and acquisition of the easements necessary for construction.

Funding is available in the Standard at Old Town Capital Project, general fund, and plan review fees paid to the City.

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

**MOTION:** Upon a motion made by Mayor Pro Tem Cade and seconded by Deputy Mayor Pro Tem Troyer, the Council voted four (4) “ayes” and no (0) “nays” to approve the first amended and restated agreement and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption.

**Visitors Forum**

**(Agenda Item F)**

Mayor Gilmore re-opened Visitors Forum.

Joe Arnold, 1400 Lava Lane, Austin, TX, was called to speak and spoke regarding CA Proposition 1 and Texas State Technical College.

Rusty Vaughn, 13010 Lake Trail, Argyle, TX, was called to speak and spoke regarding CA Proposition 1 and Texas State Technical College.

**Presentation of the National Gold Medal  
Award to Parks & Recreation.**

**(Agenda Item D-1)**

Carolyn McKnight, former president of the National Recreation and Park Association presented the award. Ms. Anaya spoke regarding the award.

**Tabled Item: Consideration of an Alternative Standard Associated With Exterior Lighting for Vistara Sports Outdoor Courts; on an Approximately 1.10 Acre Tract out of the H.H. Smith Survey, Abstract No. 1576; Located on the South Side of West Vista Ridge Mall Drive, Approximately 200 Feet West of Highview Lane; Zoned Light Industrial (LI) District, as Requested by Saurabh Shah, PE, of AARI Engineering LLC, on Behalf of Feathers Smash LLC, the Property Owner (25-08-12-AltStd).**

**(Agenda Item H-11)**

Vistara Sports is an existing indoor badminton facility which recently received special use permit approval for a commercial amusement (outdoor) use to allow the facility to expand with

outdoor pickleball courts. The property owner is seeking an alternative standard to allow exterior lighting intensity up to 53 foot candles in lieu of the allowed 20 foot candles for a non-residential use. The Planning and Zoning Commission recommended unanimous approval (7-0) on September 16, 2025. This item was tabled at the October 6, 2025, City Council meeting.

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

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

**MOTION:** Upon a motion made by Councilmember Green and seconded by Deputy Mayor Pro Tem Troyer, the Council voted four (4) "ayes" and no (0) "nays" to approve the alternative standard as set forth in the caption above as long as the exterior lighting is used for a sport court or sport field. The motion carried.

**Consideration of the Nomination of Councilmember Patrick Kelly to the North Central Texas Council of Governments Regional Emergency Preparedness Planning Council; and Consideration of the Nomination of Mayor Pro Tem Ronni Cade as Alternate Representative to the North Central Texas Council of Governments Regional Emergency Preparedness Planning Council.**

**(Agenda Item H-12)**

The North Central Texas Council of Governments (NCTCOG) Regional Emergency Preparedness Planning Council (EPPC) is composed of elected officials from participating cities and counties. Cities are grouped into population brackets in accordance with current population estimates. Councilmember Patrick Kelly was nominated by City Council on May 1, 2023, to fill a vacancy, and was subsequently appointed as a member to the EPPC. His current term expires in December 2025. City Council will also need to consider an Alternate Representative to fill in for the representative if needed. Mayor Pro Tem Ronni Cade currently serves as the Alternate Representative for this committee. Councilmember Patrick Kelly and Mayor Pro Tem Ronni Cade have expressed the desire to continue to serve. The nomination form needs to be returned to the NCTCOG Executive Board no later than November 7, 2025.

That the City Council consider the nomination of Councilmember Patrick Kelly to EPPC appointment and the nomination of Mayor Pro Tem Ronni Cade as an alternate appointment as set forth in the caption above.

**MOTION:** Upon a motion made by Councilmember Green and seconded by Deputy Mayor Pro Tem Troyer, the Council voted four (4) "ayes" and no (0) "nays" to nominate

Councilmember Patrick Kelly to EPPC appointment, and nominate Mayor Pro Tem Ronni Cade as an alternate appointment as set forth in the caption.

**Reports**

**(Agenda Item I)**

- Assistant Chief Wawro reported on Trunk or Treat scheduled for October 31, 2025 from 5 pm – 8 pm.
- Deputy Mayor Pro Tem Troyer reported on upcoming events at the Lewisville Grand Theater.
- Councilmember Kelly reported on the Battle of the Badges event, the Young Frankenstein show in the Lewisville downtown area and the upcoming Little Monsters on Main event scheduled for October 25, 2025.
- Councilmember Green reminded everyone that the Homecoming Parade is scheduled for Wednesday, October 22 and that detours will begin in the afternoon, reported on the art pop ups scheduled for Wayne Ferguson Plaza and reminded everyone that the City is currently offering free adoption for dogs over 20 pounds.
- Mayor Pro Tem Cade reported that Saturday will be very busy in Old Town and encouraged everyone not to miss the activities.
- Mayor Gilmore reported on the For the Love of Lewisville event scheduled for Saturday, October 25, 2025.

**Closed Session**

**(Agenda Item J)**

There were no items for closed session.

*In Accordance with Texas Government Code, Subchapter D,*

1. *Section 551.072 (Real Estate): Property Acquisition*
2. *Section 551.087 (Economic Development): Deliberation Regarding Economic Development Negotiations.*

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

**(Agenda Item K)**

**Adjournment**

**(Agenda Item L)**

There being no further business to come before the Council, Mayor Gilmore adjourned the meeting of the Lewisville City Council at 7:42 p.m. on Monday, October 20, 2025.

These minutes approved by the Lewisville City Council on the 3<sup>rd</sup> of November, 2025.

**LEWISVILLE CITY COUNCIL  
REGULAR SESSION  
OCTOBER 20, 2025**

**Page 9**

APPROVED

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TJ Gilmore  
MAYOR

ATTEST:

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Jennifer Malone-Ippolito  
CITY SECRETARY

DRAFT MINUTES

# Old Town Public Infrastructure Needs

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City Council Meeting  
10.20.2025

# Why New Public Infrastructure is Essential

- The properties east of Main Street, north of Business 121 and west of Valley Ridge do not have access to public sanitary sewer.
- These same properties are currently served by septic systems and a private lift station.
- Private septic systems and lift stations are regulated by the TCEQ, but inspections and permitting are left up to local government. Owners often do not maintain these systems. City staff does not inspect these systems unless there is a complaint. Permitting is provided through Denton County. When one of these systems fail, it may not become apparent for an extended time. The existing private lift station has had multiple operational problems over the years due to non maintenance.
- The storm sewer systems underneath College Street and Valley Ridge Blvd. are only sized for a 25-year storm event. Current development standards require storm drains to be designed for a 100-year event.
- The existing detention pond on the DCTA property is only sized to handle storm runoff from the DCTA property and is proposed to be removed when the DCTA site is redeveloped.

# Original Economic Development and Utility Participation Agreement

The original Economic Development and Utility Participation Agreement (“EDUP Agreement”) with Old Town Lewisville Tenant I and II LP (the “Developer”) established several key provisions regarding utility capacity and infrastructure needs on the east side of Old Town:

- Anticipated Infrastructure Needs: The agreement acknowledged the need for increased sewer capacity and regional detention.
- Sewer: The City was required to provide the Developer with design parameters for the necessary sanitary sewer capacity for the property and for the future build-out of the surrounding area.
  - Oversizing: The City committed to reimbursing 100% of the oversizing cost, though a specific dollar amount was not identified in the agreement.
  - Sewer Line Extension: The agreement stated that if the City's design parameters required a sewer line extension, a separate agreement would be necessary, but no further details were specified.
- Regional Detention: The agreement included a commitment for the City and Developer to collaborate on a solution to the detention issue. However, because the area had not yet been studied, no further details on the solution were provided.

# First Amended and Restated Economic Development and Utility Participation Agreement

The Developer and City staff have collaborated to determine the necessary sanitary sewer capacity required to accommodate future build-out on the east side of Old Town.

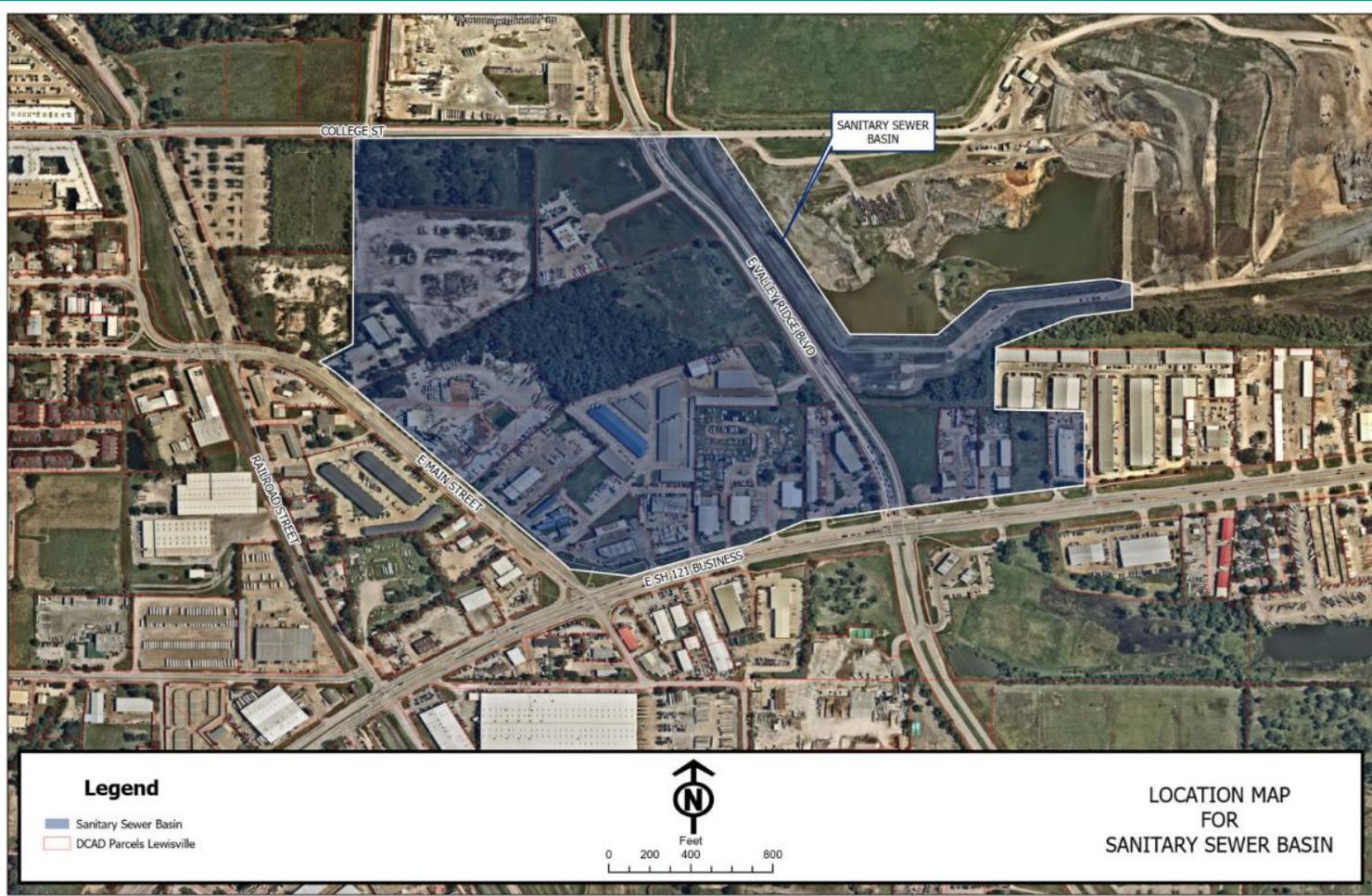
Sewer extension and oversized are required. The total cost is approximately \$4.3M (\$3.1M for oversized and \$1.2M for extending):

- The City will contribute \$2 million for actual costs (City Manager may approve up to an additional \$350,000).
- Although the original agreement stipulated that the City would cover 100% of the costs for the oversized and also participate in the extension, the Developer has committed to a \$2.3 million contribution. This amount would be reduced to approximately \$2 million if the City provides the additional \$350,000.

This approach was chosen because it is faster and more cost-effective for the Developer to construct these improvements rather than for the City.



# Sewer Expansion - Properties Benefitted



# Regional Detention

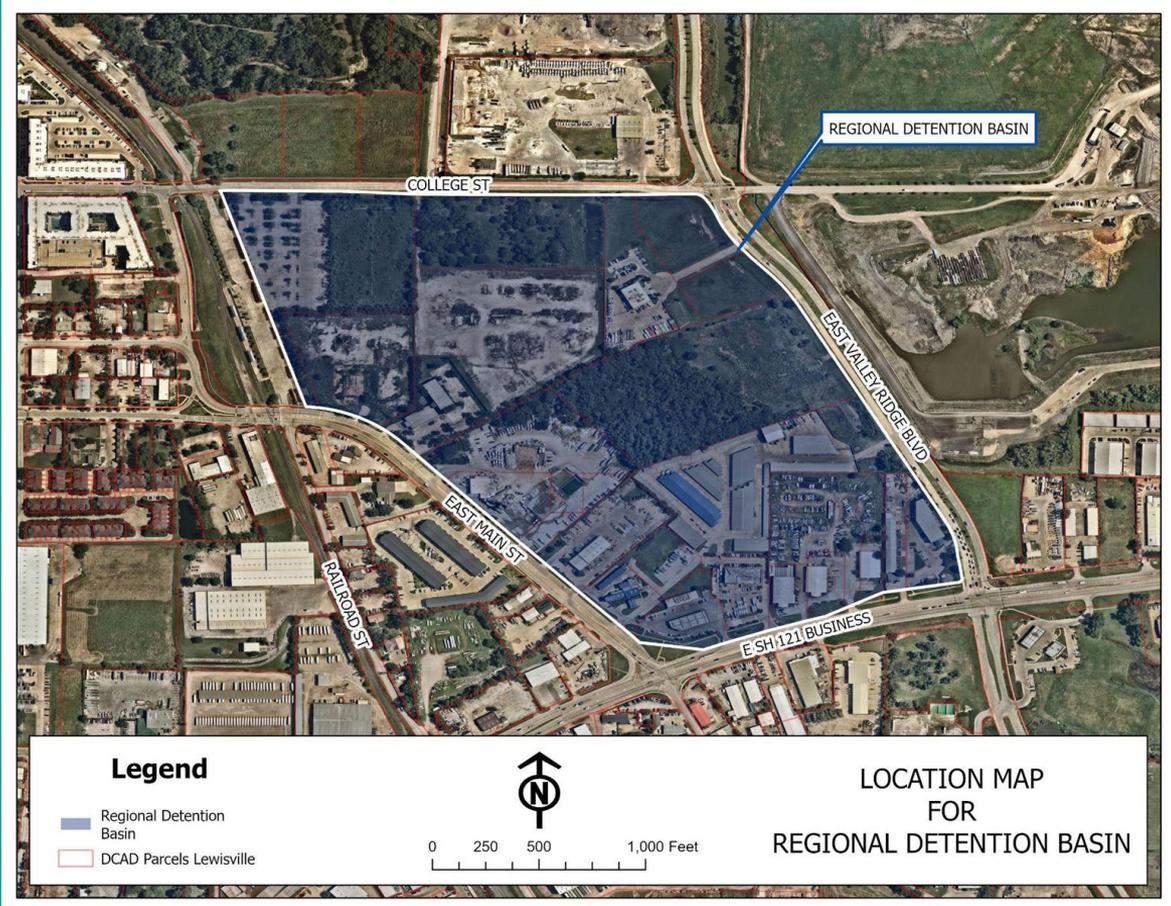
Regional detention is required to enable successful development in the area, including DCTA's anticipated Transit-Oriented Development.

City staff has determined that approximately 2 acres is needed in this area for detention or retention.

The Developer has agreed to participate in the design to ensure that there is capacity not only for the project, but for entire east side of Old Town.



# Regional Detention - Properties Benefitted



# Questions



# LEWISVILLE VISION 2035

VISION PLAN UPDATE

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October 20, 2025 | Council Briefing



# AGENDA

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1

Process Update

2

Big Issues Phase

3

Engagement Efforts

4

Issues Identified

5

Next Steps

# Project Phases





# Work Phase Recap

# Work Phase 2 / BIG ISSUES

*Phase Objective:* Provide information to the public regarding the project, upcoming process, what to expect, and identify trends, issues and current market data to inform the process.

- **Sharing the Process:** Explaining what Lewisville 2035 is, how it works, and what to expect.
- **Identifying the Big Issues:** Engaging residents of the city to identify the big challenges and opportunities that exist in Lewisville today.
- **Launching Engagement:** Kicking off surveys, meetings, pop-up engagement efforts, and setting up at community events to begin gathering input.



# Big Issues Data Review & Assessment

1. **Planning Framework** – assessment of prior planning efforts that impact the Vision Plan.
2. **Emerging Planning Trends to Consider** – future trends that the City should be considering (AI, mobility tech, third places).
3. **Demographic Data** – population growth & trends.
4. **Land Use** – current balance and distribution of land uses.
5. **Physical Framework** – natural, constructed and regulatory considerations.
6. **Community Resilience Assessment** – physical infrastructure, emergency response and social stability.

# Engagement Toolbox



**Community Touchpoint Campaign**

**Somos Lewisville Program**  
(Led by Rayo Planning)

**City Staff Engagement Team**

**Total Touchpoints:  
4,826**



# Community Tabling Events

- **\*Fiesta Charra (May 25, 2025)**
- **Sounds of Lewisville (July 2, 2025)**
- **\*Play Lewisville on Wheels (July 30, 2025)**
- **First Fridays in Old Town (Aug. 1, 2025)**
- **Castle Hills Farmer's Market (Sept. 9, 2025)**
- **\*Park(ing) Day (Sept. 19, 2025)**
- **Western Days (Sept. 26 and 27, 2025)**
- **National Night Out (Oct. 7, 2025)**

\*includes RAYO engagement



**Touchpoints:  
783**

# Youth Engagements

- **\*LISD Back-to-School Fair (July 29, 2025)**
- **Castle Hills Elem. Meet the Teacher Night (Aug. 11, 2025)**
- **LHS Football Game (Sept. 4, 2025)**
- **\*Central Elem. School Fiesta (Sept. 5, 2025)**
- **LHS Harmon Student Land Use Activity (Sept. 29, 2025)**
- **Back to School Bash One Community Church (Aug. 9, 2025)**
- **\*Hispanic Heritage Month (Oct 4. 2025)**

\*includes RAYO engagement



Touchpoints:  
457

# City Staff Outreach Events

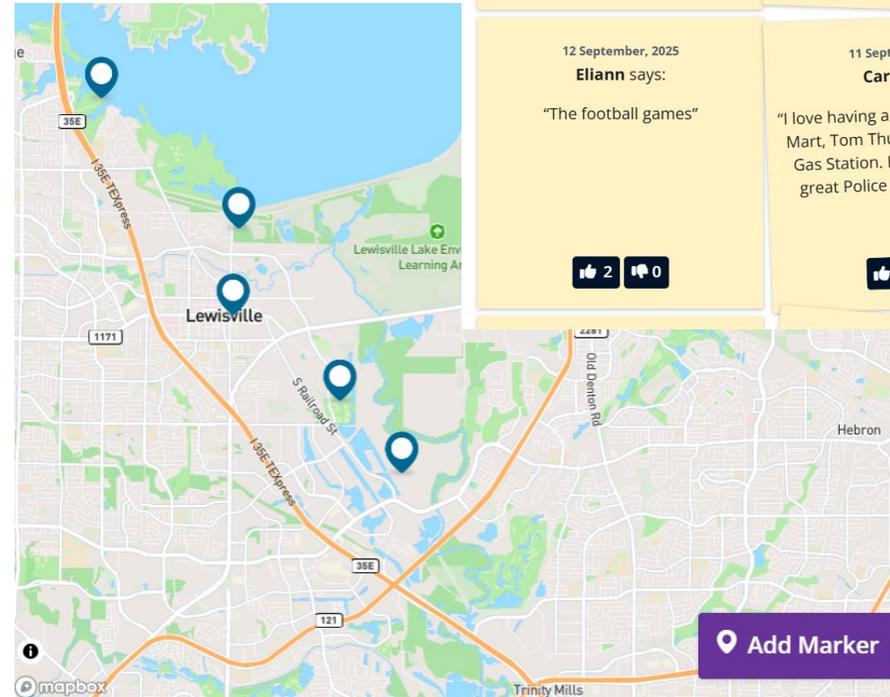
- **City Ambassadors Program**
- **Director Outreach Team**
  - Faith based organizations
  - Youth sports and YAC
  - HOAs
  - Small businesses
  - Developers
  - Art groups
  - Non-profits and other Governmental Orgs
  - Apartments and Mobile Home Parks
  - City Staff



**Touchpoints:  
728**

# Online Engagement

- Project Website
  - Online survey (May 23 to July 18, 2025)
  - Wall Posts
  - Map Pins
- Social Media outreach via City channels



<p>27 September, 2025 <b>Nancy</b> says: "Old town needs a grocery store. Something like ALDI would be good. Piggly Wiggly was good. Now Berry Heights nothing close. Nothing." 👍 1 🗨️ 0</p>	<p>18 September, 2025 <b>D'Lo</b> says: "Love having the lake and nature preserve here in Lewisville!!" 👍 3 🗨️ 0</p>	<p>16 September, 2025 <b>Alberto</b> says: "I love seeing the artwork around the city - we need more creative points of interest for people to explore!" 👍 5 🗨️ 0</p>
<p>12 September, 2025 <b>Eliann</b> says: "The football games" 👍 2 🗨️ 0</p>	<p>11 September, 2025 <b>Carrie</b> says: "I love having access to Thrive, Wal-Mart, Tom Thumb, and Race Trac Gas Station. I also love having a great Police and Fire Station." 👍 0 🗨️ 0</p>	<p>8 September, 2025 <b>Samantha</b> says: "I love all of the community events in Old Town!" 👍 2 🗨️ 0</p>

Touchpoints:  
**2,622**

As of the end of Sep 2025

# Somos Lewisville Outreach & Engagement

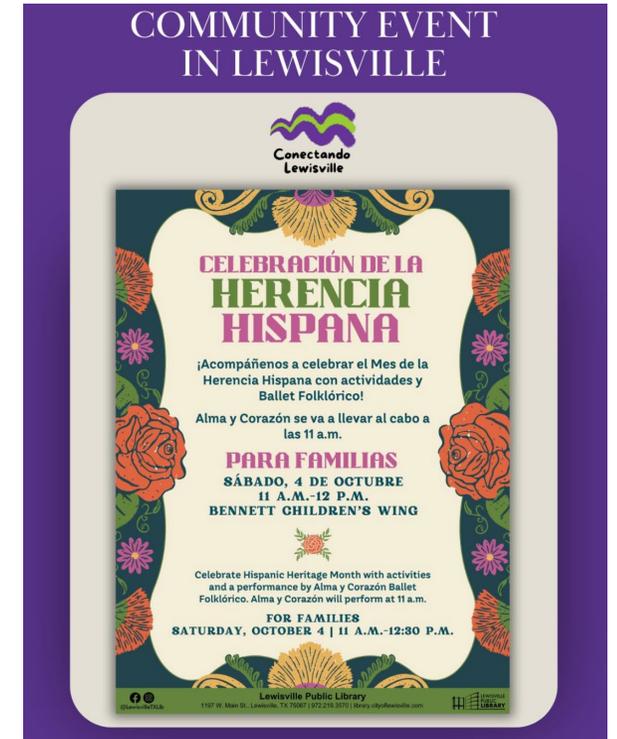
## Focus Areas: 4 Shopping Centers (15 total businesses)

- Lewisville West Shopping Center
- La Michoacana Shopping Area
- Valley Square
- 305 SH-121 Business Shopping Center



## Conectando/Connecting Lewisville | Instagram & Facebook

- A digital space for civic participation and ongoing dialogue around Lewisville 2035, presented in a family-friendly format that incorporates entertainment, community resources, and city updates.
- Twice a month, *Conectando Lewisville* will go Live to share information, spotlight local businesses, and link community stories to Lewisville 2035.



Touchpoints:  
302

Includes tabling, youth, and business engagements

# Steering Committee





# Subcommittees



**Natural Lewisville** - focus on green space, environment, and sustainability.



**Growing Lewisville** - focus on shared economic prosperity including job creation, workforce development, manageable population growth, new development, redevelopment, and small businesses support.



**Connected Lewisville**- focus on connecting people physically and digitally, through infrastructure such as streets and trails, and by other means.



**Safe Lewisville** - focus on public and transportation safety.



# Subcommittees



**Engaged Lewisville** - focus on communication, public outreach, civic pride, community, and diversity.



**Liveable Lewisville** - focus on housing options, housing affordability, and quality of life that includes public services such as trash and libraries and private-sector amenities such as grocery stores.



**Playful Lewisville** - focus on parks and recreation, vibrant public spaces, arts, culture, and entertainment.



**Innovative Lewisville** - focus on education, technology, change, and a future-ready Lewisville.

# Subcommittee Chairs



Brandon Jones



Angela Lewallen



Joshua Chanin



Jack E. Tidwell, Jr.



Jennifer Marvel



David Margulies



Adrian Doko



Erum Ali

# Staff Vision Workshop

- Staff lunch
- 8 Topical Stations (based on subcommittee topics)



Touchpoints: 101



# Community Vision Workshop #1

- Food & Music
- 3 guest speakers with audience Q&A
- 8 Topical Stations  
Kid's Room
- Community Art Project
- All-hands support from City staff, consultant team and Steering Committee



Touchpoints: 120



# Community Vision Workshop #1

Station	Data Points
Natural	301
Growing	360
Connected	206
Safe	185
Engaged	187
Livable	185
Playful	261
Innovative	255



# Community Vision Workshop #1



## What's next for Lewisville? Residents, officials plan for the city's future in an era of change

KERA | By **Andy Lusk**  
Published September 23, 2025 at 10:30 AM CDT



YouTube

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2035 Vision Workshop, Part 2: Paris Rutherford

CityOfLewisville  
2.09K subscribers

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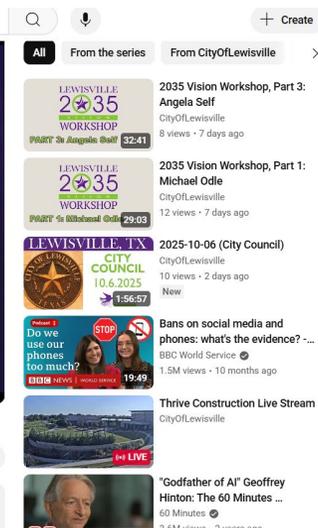
Ask



Download



14 views Oct 2, 2025 LEWISVILLE GRAND THEATER  
Expert in economics and placemaking, Paris Rutherford shares his insights on the economic challenges and opportunities ahead. He



“I thought it was very informative especially if you needed answers for the future I look forward to attending them again”  
- Cassie Whitley on a City’s Facebook post about the event.

“It’s always a good question to ask what does your town have planned for navigating just the next 10 years”  
- Resident Jacob San Antonio quoted in KERA Article





# Preliminary Issues Identified



<b>Subcommittee Topic</b>	<b>Key Issue Themes</b>
<b>Natural</b>	Environment, sustainability, and resilience
<b>Growing</b>	Economy, opportunity, infrastructure
<b>Connected</b>	Mobility, connectivity, accessibility
<b>Safe</b>	Public safety, emergency response
<b>Engaged</b>	Identity, inclusion, civic pride
<b>Livable</b>	Amenities, affordability, neighborhood quality
<b>Playful</b>	Arts, events, recreation
<b>Innovative</b>	Technology, education, workforce





## Natural Lewisville

### Focus: Environment, sustainability, and resilience

- **Protecting and expanding natural assets**

Preserve wildlife areas, enhance tree canopy and shaded trails, address flooding and trash in natural areas.

- **Building resilience in infrastructure and energy**

Prepare for power outages and extreme weather through renewable energy and emergency systems.

- **Preparing for climate and weather-related events\***

Community concern about heatwaves, winter storms, and power reliability.

\*Overlaps with Safe Lewisville





# Growing Lewisville

**Focus: Economic prosperity, job creation, opportunity, and infrastructure**

- **Revitalizing corridors and aging centers**

Focus on SH-121B, Vista Ridge Mall, and underused retail areas.

- **Supporting small businesses and job growth**

Encourage entrepreneurship and attract higher-paying jobs.

- **Balancing growth and housing options\***

Promote diverse housing types without overburdening infrastructure.

- **Living has become less affordable to the average resident**

Rising costs of housing, goods, and living threaten inclusivity.

- **Investing in the next generation**

Strengthen schools, job opportunities, and local businesses for long-term prosperity.

\*Overlaps with Livable Lewisville





## Connected Lewisville

### Focus: Mobility, transportation, and physical connections/access

- **Improve safety along regional thoroughfares**  
Address traffic congestion, safe crossings, and pedestrian access.
- **Expanding walkability and safe connections to local destinations**  
Improve sidewalks, trails, and transit to reduce car dependence.
- **Retaining free and accessible thoroughfares for existing and future residents**  
Preserve equitable access; concerns about tolls and affordability.
- **Growing strain on existing infrastructure**  
Rapid development perceived to be outpacing roads and utilities.



## Safe Lewisville

### Focus: Public safety and emergency response

- **Improving public security and community perception**  
Calls for enhanced beautification, better lighting, visible policing and mental health support.
- **Preparing for climate and weather-related events\***  
Emergency response being prepared for helping the community during heatwaves, winter storms, and power outages.
- **Enhancing mental health services**  
Providing access to additional support related to mental health.

\*Overlaps with Natural Lewisville





## Engaged Lewisville

**Focus: Communication, civic pride, inclusion, and community outreach**

- **Preserving and celebrating Lewisville's sense of identity**

Maintain small-town feel and welcoming reputation.

- **Strengthening community engagement**

Expand outreach, events, and participation beyond Old Town.

- **Cultivating identity, destinations, and amenities**

Elevate Lewisville as a unique, family-friendly community.

- **Emphasizing quality of life, safety, and inclusion**

Residents prioritize belonging, safety, and equitable access.





## Liveable Lewisville

### Focus: Housing, complete communities, daily quality of life

- **Enhancing everyday amenities and retail**  
Need for grocery stores, coffee shops, and local gathering places.
- **Emphasizing beauty, livability, and quality**  
Revitalize aging developments to maintain modern, attractive neighborhoods.
- **Balancing growth and housing options\***  
Promote diverse housing types while maintaining access to jobs, goods and services.
- **Housing has become less affordable to the average resident**  
Affordability cited as one of the city's top concerns.

\*Overlaps with Growing Lewisville





## Playful Lewisville

### Focus: Arts, culture, recreation, parks and public spaces

- **Improve access to Lewisville Lake and water features**  
Residents value recreation opportunities but face access barriers.
- **Expanding arts, culture, and recreation opportunities**  
More neighborhood-based and small events and festivals.
- **Providing exciting places to meet, engage, and play**  
Desire for more parks and “third spaces” for socializing and entertainment, particularly for teens and youth.





## Innovative Lewisville

### Focus: Education, technology, and future-readiness

- **Future-proofing through innovation and education**

Investments in STEM, green energy, smart infrastructure, and digital access.

- **Preparing for emerging technologies**

Plan for AI, automation, and 6G connectivity to remain competitive.

- **Supporting and encouraging young professionals**

Create jobs and housing that attract and retain early-career talent.





Q&A

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**Questions?**  
**Feedback?**  
**Additional Input?**



Up Next



# BIG IDEAS Phase

*Phase Objective:* Gather input and feedback from the public and stakeholders related to vision, goals, preliminary analyses and the future “Big Ideas” for Lewisville.

- **Refining Big Issues:** The preliminary analyses and outcomes from the Big Issues phase will be presented, reviewed and refined during this phase.
- **Identifying the Big Ideas:** Engaging residents to identify the overall future vision, goals, and priorities for the City of Lewisville, which will form the baseline for creation of future strategies and recommendations.
- **Continuing Targeted Engagement:** With the primary touchpoint campaign completed in the last phase, engagement will become more targeted with our community steering committee and Community Workshop #2.

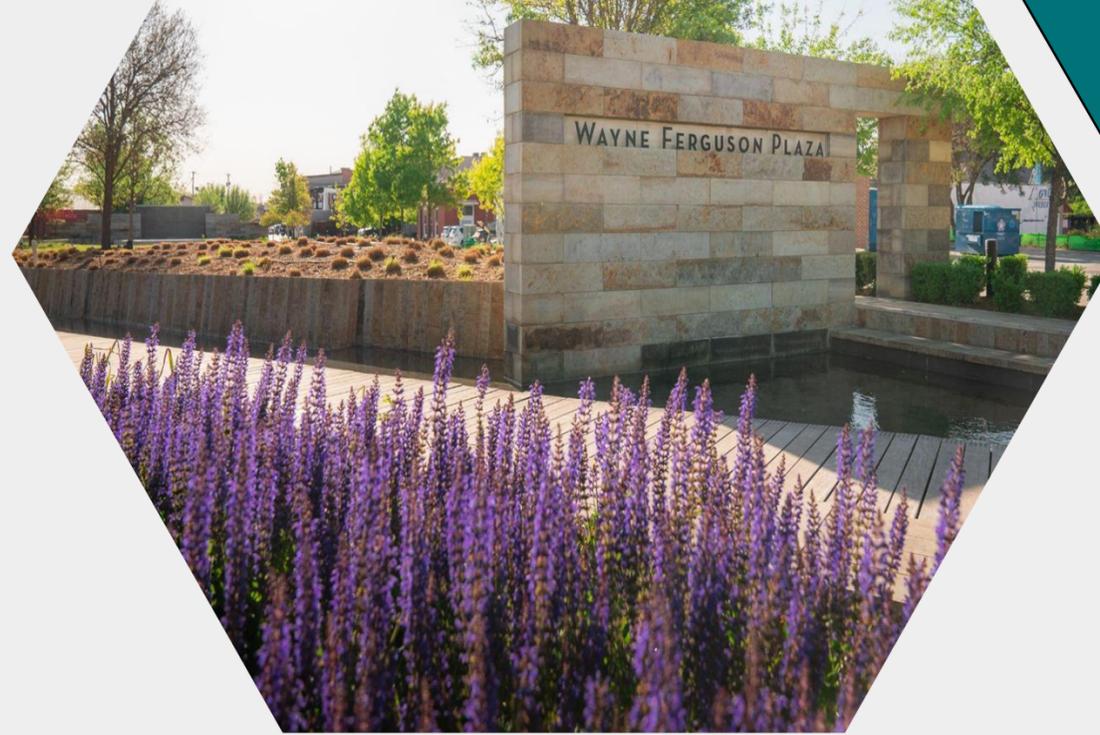
# Thank you!

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LEWISVILLE

2035

V I S I O N



# 2025 Green Centerpiece Master Strategy Updates



# Background

- Followed 2025 Vision
- Unites partners:
  - Protect nature
  - Expand access
  - Sustainability
  - Education/Recreation
  - Lewisville's identity
- Coordinates Efforts
- Second edition

## GREEN CENTERPIECE MASTER STRATEGY

*When one tugs at a single thing in nature, he  
finds it is attached to the rest of the world*  
-John Muir

Adopted  
Summer 2022



US Army Corps  
of Engineers®

## Key Locations

LLELA

Lake Park

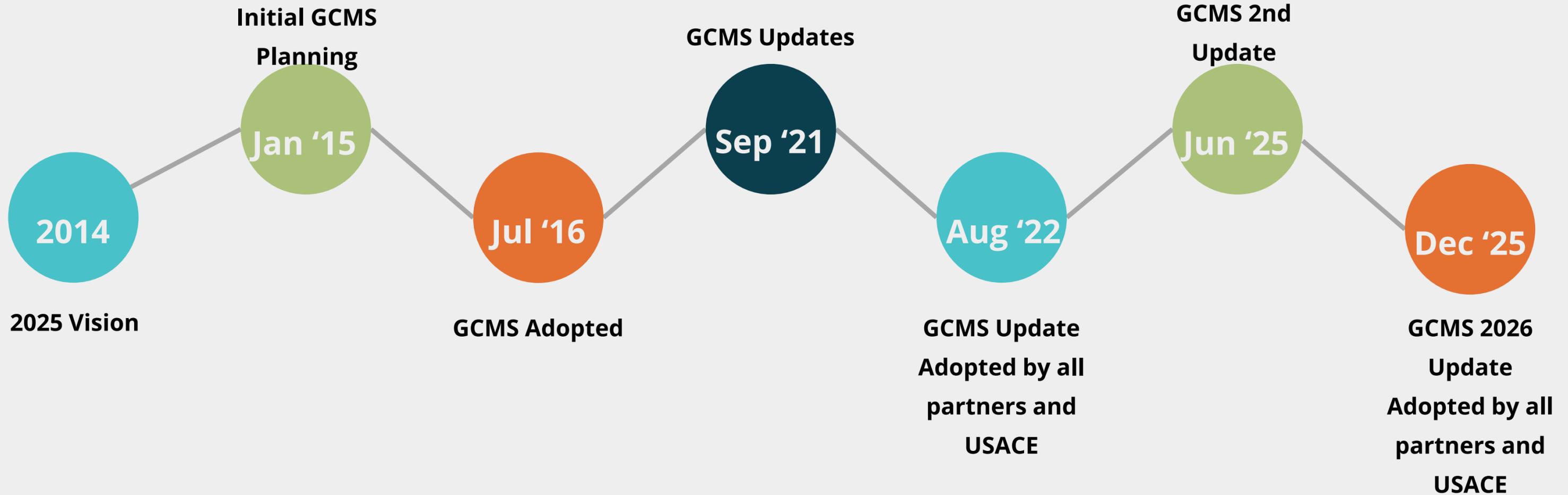
LISDOLA

DCTA Stations

Railroad Park

Trinity River Kayak Launch

# Background





# 1 - USACE LLELA Lease Renewal

- **Description**

Renew USACE Lease of LLELA with three major partners (COL, LISD, UNT)

- **Status - Completed**

Completed – Lease finalized December 2023

- **Next Steps**

Maintain compliance and prepare for future periodic reviews



## 2 - Volunteer Management

- **Description**  
Establish coordinated procedures related to volunteers contributing to the Green Centerpiece and related programs
- **Status - Ongoing**  
Partners evaluating shared background check process; new volunteer platform launching for City of Lewisville
- **Next Steps**  
Finalize shared standards and implement new system for all partners in 2026

## 3 - Green Centerpiece Programming



- **Description**

Collaborate to create hands-on/interactive programs that communicate a common environmental message

- **Status - Ongoing**

NOW program launched; vehicle acquired; LISD and COL community programming expanding

- **Next Steps**

Deploy NOW vehicle and grow neighborhood-based programs; shared programming of LISDOLA





## 4 - Collaboration & Partnerships

- **Description**

Foster ongoing collaborations between LLELA entities and create additional partnerships to support Green Centerpiece initiatives

- **Status - Ongoing**

Established agreements with KLB, LPA, EFCTMN, FOLLELA; UNT and COL expanded partnership

- **Next Steps**

Develop comprehensive marketing strategy document



## 8 - Prescribed Burn Management

- **Description**

USACE will review and approve the burn plans that are submitted by the University of North Texas to ensure proper management

- **Status - Ongoing**

COL PARD and LFD coordinates with partners for seasonal burns, planning, and best practices

- **Next Steps**

Continue conducting prescribed burns and post-burn assessments





# 10 - GC Marketing Plan

- **Description**

Market the Green Centerpiece to a wide market through various media channels with a focus on regional and local residents

- **Status - Ongoing**

Website updated (May 2023), Instagram launched (May 2024), no formal plan created yet

- **Next Steps**

Develop comprehensive marketing strategy document;  
Working with UNT marketing students



# 11 - GC Activities and Events

- **Description**

Create a year-round calendar of activities that draw visitors to the Green Centerpiece

- **Status - Ongoing**

Recently added LLELA Open House, expanded night hikes, NOW outreach

- **Next Steps**

Expand accessibility and themed seasonal events





# 12 - Environmental Public Art

- **Description**

Public art in the Green Centerpiece, gateways and key locations throughout Lewisville to place focus on the Green Centerpiece

- **Status - Ongoing**

Integrated into Public Art Plan; LLELA murals; Purchase of "Hidden"

- **Next Steps**

Continue working with team to identify opportunities and incorporate into PARD Projects



# 13 - Residential Native Planting Certification Program

- **Description**

Develop a program that includes classes that teach plant identification and best practices for native plant residential landscaping

- **Status - Completed**

Completed – Roots For Wings launched in 2023; over 100 participants engaged

- **Next Steps**

Launch commercial expansion in 2026





# 14 - Participant Evaluations

- **Description**

Develop procedure for collecting participant feedback and outcomes to determine effectiveness and satisfaction with visits to LLELA and the Green Centerpiece

- **Status - Ongoing**

Surveys conducted and reviewed annually to guide programs and events

- **Next Steps**

Refine tools to assess long-term learning outcomes and growth of events and programs; identify gaps

# 15 - Healthy Infrastructure Plan

- **Description**

Create and execute the Healthy Infrastructure Plan to provide opportunities for enhancing Lewisville's open spaces, trails, and the urban tree canopy

- **Status - Completed**

Completed – Plan adopted in March 2023

- **Next Steps**

Implement priority projects and monitor results





# 16 - COL Sustainability Plan

- **Description**

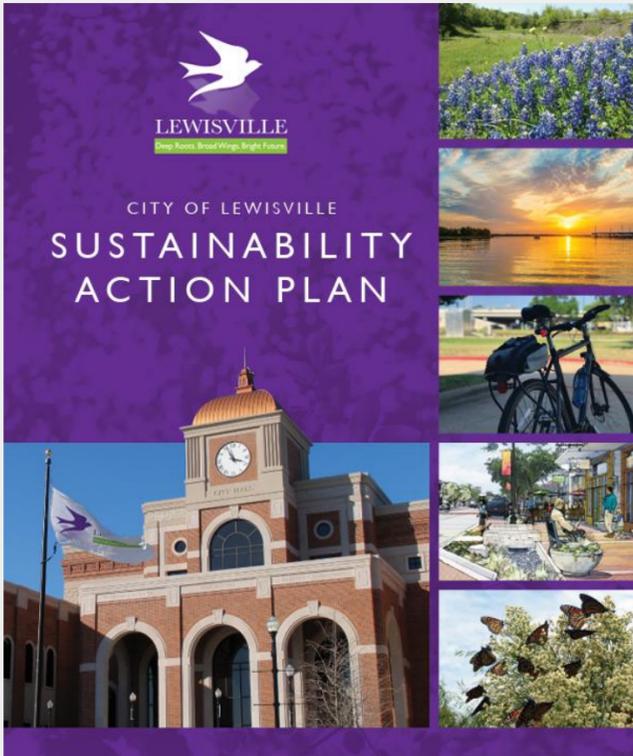
Establish guidelines for how the Green Centerpiece plans to achieve goals that create financial, societal, and environmental sustainability

- **Status - Completed**

Completed – Sustainability Action Plan adopted in 2021

- **Next Steps**

Integrate sustainability action items into 2035 Vision





# 17 - Lake Park Master Plan



- **Description**

Develop and implement Lake Park Master Plan

- **Status - Completed**

Completed – Plan approved Dec. 2024; new lease executed April 2025.

- **Next Steps**

Complete shoreline improvements near Boat Ramp #2; Phase 1 design and start construction of Day Use/Campground areas; work with Matthew Southwest and SunTex on Marina redevelopment



# 18 - LLELA Interpretive Plan

- **Description**

Address the opportunities, concerns, and issues described in the LLELA Interpretive Plan

- **Status - Ongoing**

Signage designed & installed, website updated, next phase targets Nature Center elements

- **Next Steps**

Nature Center design and construction; Enhanced programming





# 19 - Facilities Maintenance Program

- **Description**

Develop a plan and program for maintaining facilities within the Green Centerpiece including the cabin and ancillary buildings

- **Status - Ongoing**

SOPs in place; Log Home design work underway

- **Next Steps**

Complete Log Home design and start repairs; Incorporation of maintenance considerations to Nature Center design

## 20 - GC Maintenance Program



- **Description**

Establish a maintenance program for maintaining outdoor recreation areas, urban forests, greenbelts and trail systems in natural areas throughout the parks system

- **Status - Ongoing**

SOPs created (Trail Building/Maintenance, PPP, Urban Forestry, etc.); routine maintenance and metrics collection underway

- **Next Steps**

Evaluate SOP effectiveness and identify gaps





# 21 - Capital Investment

- **Description**

Plan, fund, improve, design, and construct infrastructure to enhance connection to and sustainable use of the Green Centerpiece

- **Status - Ongoing**

Kayak launch and Log Home design started; Urban Forester hired for management of tree canopy

- **Next Steps**

Finalize RFQ and select design firm for Nature Center; Project construction; Conduct full tree inventory





## 22 - Land Acquisition & Development

- **Description**

Purchase, design and develop property in and beyond the Green Centerpiece to preserve the area's ecosystems.

- **Status - Ongoing**

Duwe Properties and Bennett Nature Park; site visits conducted.

- **Next Steps**

Pursue land purchases within GC and engage adjacent owners to develop to desired standards; FY26 Action Step; Work with IES on assessing properties for forestry management





# 31 - FOLLELA Agreement

- **Description**

Create and adopt a formal partnership agreement with the Friends of LLELA that builds a flexible framework for the partners to share responsibilities

- **Status - Completed**

FOLLELA signed MOU with COL in 2024

- **Next Steps**

Continue upholding agreement and update as needed



# 31 - TMN Agreement

- **Description**

Create a partnership agreement with the Elm Fork Chapter of the Texas Master Naturalists

- **Status - Completed**

EFTMN signed MOU with COL in 2024; Projects include:  
Interpretive Signage (OTL, Glory Park, LLELA, etc.)  
Environmental Programming (Roots For Wings, NOW, LLELA, etc.)

- **Next Steps**

Continue upholding agreement and update as needed

# Partner Actions



## USACE

- Lewisville Lake and LLELA Operations
- White-Tailed Deer Management
- Fisheries Management
- Prescribed Burn Management
- Surveillance

## LISD

- 6-12 Connections to Real World Research
- K-5 Natural Science Mentorship Program

## UNT

- Student Research Activities Support
- Native Plant Nursery
- Coursework for LLELA Activities
- Restoration Plan Implementation
- Plant-a-Thon



# Next Steps



- Approval by Partner boards and councils in Nov/Dec 2025
- Submit adopted version to USACE for final approval in Dec 2025

# Questions?

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