

LEWISVILLE CITY COUNCIL

REGULAR SESSION

November 3, 2025

6:15 P.M.

Present:

TJ Gilmore, Mayor

Council Members:

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

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 - absent
Lauren Crawford, Deputy City Attorney
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 6:15 p.m. on Monday, November 3, 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 Manager Claire Powell and Chief Information Officer Chris Lee answered questions regarding Item No. F-4. Director of Neighborhood and Inspection Services Chris McGinn answered questions regarding Item No. F-9. Director of Library Services answered a question regarding Item No. F-10.

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Capital Improvement Program Update

(Agenda Item B)

At the request of Mayor Gilmore, Director of Public Services Aaron Russell, City Engineer David Salmon, Director of Economic Development & Tourism Marichelle Samples and Director of Parks & Recreation Stacie Anaya gave a presentation regarding Capital Improvement Program Update and received questions and comments from City Council and City staff.

Parkland Dedication and Tree Ordinance

(Agenda Item C)

At the request of Mayor Gilmore, Director of Parks & Recreation Stacie Anaya gave a presentation regarding Parkland Dedication and Tree Mitigation Ordinance Updates and received questions and comments from City Council and City staff.

Mayor Gilmore ADJOURNED Workshop Session at 6:58 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, November 3, 2025.

Invocation

(Agenda Item A)

At the request of Mayor Gilmore, Councilmember Patrick Kelly gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

At the request of Mayor Gilmore, Mayor Pro Tem Ronni Cade gave the pledge to the United States and Texas flags.

**Proclamation Declaring the Week of
November 2-8, 2025, as "Police Property
and Evidence Week."**

(Agenda Item C-1)

Mayor Gilmore presented the proclamation to Property and Evidence Manager Cynthia Reed. Ms. Reed spoke regarding the proclamation.

PUBLIC HEARING

Public Hearing: Consideration of Ordinance No. 0806-25-ZON, an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 52.589 Acres of Land, Legally Described as First Broadcasting Addition, Block A, Lot 1 and Block B, Lot 1, Located on the East Side of Huffines Boulevard, on Both the North and South Sides of the Future Corporate Drive; From Light Industrial (LI) District Zoning and Specific Use (SU) District Zoning to Planned Development Light Industrial (PD-LI) District Zoning; Correcting the Official Zoning Map; 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; Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date; as Requested by Pulley Studios, Inc., and Prologis the Applicant, on Behalf of Dallas Broadcasting LLC, the Property Owners (25-04-3-PZ).

(Agenda Item D-1)

Prologis, an industrial developer that has completed several industrial projects in Lewisville, proposes to build two distribution warehouse buildings at Huffines Boulevard and the future Corporate Drive extension. The developer initially met with staff prior to the adoption of the warehouse distribution supplemental standards that were added to the Unified Development Code on February 17, 2025, and has worked with staff to ensure the design of this development meets the intent of those standards. The Planning and Zoning Commission recommended unanimous approval (6-0) on October 7, 2025.

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

Senior Planner Jon Beckham was available to answer questions posed by the City Council.

Mayor Gilmore opened the public hearing at 7:07 p.m.

Robert Lassetti, 2380 Performance Drive, Richardson, TX, was called to speak and answered questions regarding the project.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Troyer and seconded by Councilmember 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 7:10 p.m.

MOTION: Upon a motion made by Councilmember Green and seconded by Mayor Pro Tem Cade, the Council voted six (6) “ayes” and no (0) “nays” to approve **Ordinance No. 0806-25-ZON** as set forth in the caption. The motion carried.

Public Hearing: Consideration of Resolution No. 0807-25-RES, a Resolution of the City Council of the City of Lewisville, Texas, Providing for the Adoption of an Amendment to The City’s 2020 Citizen Participation Plan to Remove Sections of the Plan Specific to Engagement During the Covid Pandemic and Update Plan Language to Clarify City Engagement Practices.

(Agenda Item D-2)

The Citizen Participation Plan is a document required by the U.S. Department of Housing and Urban Development (HUD) outlining policies and procedures for public participation in the development and review of funds the City receives from HUD, including Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds. On August 3, 2020, City Council adopted the amendment to the City’s 2019 Annual Action Plan which included an amendment to the Citizen Participation Plan to reflect waivers granted by HUD to public engagement processes due to the COVID pandemic and City practices for meetings held during the pandemic. The Citizen Participation Plan must be amended to remove language specific to the processes and waivers granted during the COVID pandemic and update the plan to clarify the City’s planned public engagement practices.

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

Mayor Gilmore opened the public hearing at 7:11 p.m.

MOTION: Upon a motion made by Mayor Pro Tem Cade and seconded by Councilmember Meridith, 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 7:12 p.m.

MOTION: Upon a motion made by Councilmember Kelly and seconded by Councilmember Green the Council voted six (6) “ayes” and no (0) “nays” to approve **Resolution No. 0807-25-RES** as set forth in the caption. The motion carried.

Visitors Forum

(Agenda Item E)

There were no speakers for Visitors Forum.

CONSENT AGENDA

(Agenda Item F)

MOTION: Upon a motion made by Deputy Mayor Pro Tem Troyer and seconded by Councilmember Meridith, 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 October 20, 2025, Workshop Session, and Regular Session.
4. Approval of a Professional Services Agreement with GFF, Inc DBA Good, Fulton, & Farrell, Inc, in the Amount of \$482,290 for Architectural Services for City of Lewisville Annex Building Remodel Project; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
5. Approval of the Professional Services Agreement with OCMI, Inc., in the Amount of \$1,398,870.89, for Project Control and Cost Management Services During the Construction Phase of the Prairie Creek Wastewater Treatment Plant II (PCWWTP) Aeration Basin Expansion Project; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
6. Ratification of a Professional Services Agreement for Data Migration Services to Definian Data, LLC in the Amount of \$289,650.
7. Approval of a Bid Award for the Midway Branch Force Main Project to Wilson Contractor Services, LLC., in the Amount of \$13,349,673; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
8. Approval of a Utility Crossing License Agreement Between Dallas Area Rapid Transit (DART) and the City of Lewisville for the North Cowan Avenue Improvements Project; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
9. Approval of an Interlocal Cooperation Agreement for Animal Control Services

Between the City of Allen, City of Arlington, City of Grand Prairie, City of Grapevine, City of Irving, City of Mesquite, City of Plano, City of Richardson and the City of Lewisville; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.

10. Approval of an Interlocal Cooperation Agreement for Library Services with Denton County and Authorization for the City Manager, or Her Designee, to Execute the Agreement.

The motion carried.

Reports

(Agenda Item G)

- Councilmember Meridith reported on upcoming Lewisville Library events
- Deputy Mayor Pro Tem Troyer reported on upcoming events at the Lewisville Grand Theater.
- Councilmember Kelly reported on Illuminate Lewisville and encouraged everyone to participate in activities.
- Mayor Pro Tem Cade reminded everyone to vote.
- Mayor Gilmore reported on the Love of Lewisville Event and the Trinity Trash Bash events scheduled for November 8, 2025.

Return to Workshop if Necessary

(Agenda Item H)

Closed Session

(Agenda Item I)

Mayor Gilmore RECESSED into Closed Session at 7:17 p.m.

In Accordance with Texas Government Code, Subchapter D,

1. *Section 551.071 (Consultation with Attorney): Legal issues regarding temporary Lewisville Fire Station #1 located at 1150 McGee Lane, Lewisville, Texas.*
2. *Section 551.071 (Consultation with Attorney): Legal issues regarding the Application of Section 253.011 of the Texas Local Government Code*
3. *Section 551.072 (Real Estate): Property Acquisition*
4. *Section 551.087 (Economic Development): Deliberation Regarding Economic Development Negotiations.*

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

(Agenda Item J)

Mayor Gilmore RECONVENED into Regular Session at 8:00 p.m.

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MOTION: Upon a motion made by Councilmember Meridith and seconded by Deputy Mayor Pro Tem Troyer, the Council voted six (6) “ayes” and no (0) “nays” to “I move to authorize the City Manager, or her designee, to take all actions necessary to purchase property located at the Northeast corner of Henrietta and Church Streets (listed in the Denton Central Appraisal District Records as Parcel R744610) in Lewisville, Denton County, Texas for \$500,000.00 plus closing costs. The motion carried.

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 8:01 p.m. on Monday, November 3, 2025.

These minutes approved by the Lewisville City Council on the 17th of November, 2025.

APPROVED



TJ Gilmore
MAYOR

ATTEST:



Jennifer Malone-Ippolito
CITY SECRETARY



STATUS UPDATE

NOVEMBER 2025



GENERAL PROJECTS

SIDEWALK IMPROVEMENTS

SCREENING WALL REPAIRS

JONES STREET & KEALY AVE - FLAP GRANT

SOUTHWEST PARKWAY

NORTH MILL STREET

KING ARTHUR BLVD

OLD TOWN FACADE PROGRAM



SIDEWALK IMPROVEMENTS

PROJECT DESCRIPTION

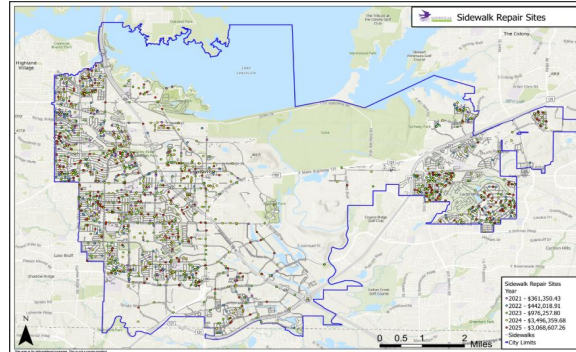
Sidewalk repair, maintenance and ADA compliance.
Coordination with Engineering/Traffic.

CURRENT STATUS

Current work:

- Pirate Park to repair ADA issues
- Valley Ridge at Business 121
- College Parkway from Abilene to Kirkpatrick
- Hunter's Glen-panel and sidewalk replacement

PROJECT IMAGES / MAP



TOTAL PROJECT COST:

Sidewalk Repair Sites	
Year	
• 2021	\$361,350.43
• 2022	\$442,018.91
• 2023	\$976,257.80
• 2024	\$3,496,359.68
• 2025	\$3,068,607.26

**FUNDING SOURCES: GENERAL FUND
CASH**

**ESTIMATED COMPLETION: ONGOING
PROJECT FOR MAINTENANCE AND
REPAIR**

PERCENT COMPLETE: ONGOING

SCREENING WALL REPAIRS

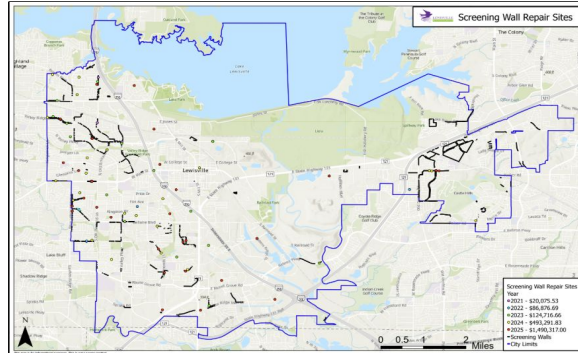
PROJECT DESCRIPTION

Screening wall repair and maintenance throughout the City.

CURRENT STATUS

Currently starting new Fiscal Year project list from 5-year plan with current vendor (Gomez Floor Coverings)

PROJECT IMAGES / MAP



TOTAL PROJECT COST:

Screening Wall Repair Sites	
Year	
2021	\$20,075.53
2022	\$86,876.69
2023	\$124,716.66
2024	\$493,291.83
2025	\$1,490,317.00

FUNDING SOURCES: GENERAL FUND
CASH

ESTIMATED COMPLETION: ONGOING
PROJECT FOR MAINTENANCE AND
REPAIR

PERCENT COMPLETE: ONGOING

JONES STREET & KEALY AVENUE (FLAP GRANT)

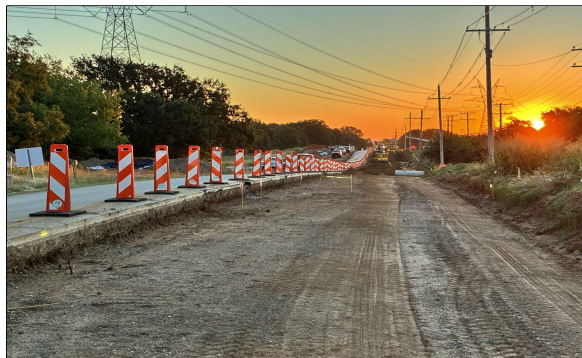
PROJECT DESCRIPTION

Reconstruction of Jones Street from N. Cowan Ave to Kealy Ave. and Kealy Ave. from Jones Street to just north of Benjamin's Way. Street is being reconstructed with concrete pavement and curb & gutter along with a soft surface trail adjacent to LLELA. The intersection of Jones and Kealy along with the entrance of LLELA is being realigned.

CURRENT STATUS

This project is under construction being performed by a federal contractor. Construction is roughly 40% complete.

PROJECT IMAGES / MAP



**TOTAL PROJECT COST: \$6.3 MILLION,
INCLUDING \$1.3 MILLION CITY
MATCH**

**FUNDING SOURCES: GENERAL FUND
CASH, GO BONDS, UTILITY REVENUE
BONDS, FEDERAL LAND ACCESS GRANT**

ESTIMATED COMPLETION: DEC 2025

PERCENT COMPLETE: 40%

SOUTHWEST PARKWAY

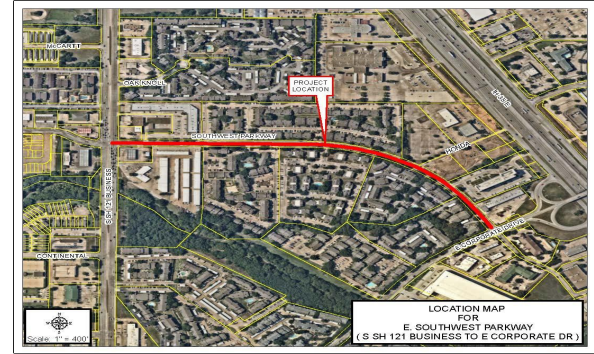
PROJECT DESCRIPTION

Reconstruct Southwest Parkway from Corporate Drive to Bus. 121, narrowing the street section to 24 feet, adding a 5-foot sidewalk on the south side of the street and a 12-foot wide bike & ped trail behind the curb on the north side.

CURRENT STATUS

Construction plans are substantially complete. Temporary construction easements are being negotiated prior to bidding the project.

PROJECT IMAGES / MAP



TOTAL PROJECT COST: \$9.6M

**FUNDING SOURCES: GO BONDS,
CDBG FUNDS, DCTA TRIP FUNDS**

**ESTIMATED COMPLETION: DESIGN
COMPLETION/BIDDING DECEMBER
2025**

PERCENT COMPLETE: DESIGN 99%

NORTH MILL STREET

PROJECT DESCRIPTION

Reconstruct North Mill Street from Tennie Drive, south to Lakeview. New street is a two-lane concrete street without curb & gutter and a bike lane on both sides. Project includes new water and sewer utilities. Project will maintain open drainage .

CURRENT STATUS

Construction is complete with the contractor addressing minor "punch list" items. Staff is considering options for providing additional separation for the bike lanes.

PROJECT IMAGES / MAP



TOTAL PROJECT COST: \$6.7M

**FUNDING SOURCES: GO BONDS,
ARPA GRANT FUNDS, STORMWATER
FUND**

ESTIMATED COMPLETION: NOV 2025

PERCENT COMPLETE: 99%

KING ARTHUR BOULEVARD

PROJECT DESCRIPTION

Provide traffic calming, sidewalk improvements and bike lanes along King Arthur Drive from Old Denton Road to Lady of the Lake Blvd.

CURRENT STATUS

The project design is complete and bid documents are being prepared. We expect to bid the project by early November.

PROJECT IMAGES / MAP



TOTAL PROJECT COST: \$925K

FUNDING SOURCES: CIP GENERAL FUND, PID FUND

ESTIMATED COMPLETION: SUMMER 2026

PERCENT COMPLETE: DESIGN 100% COMPLETE

FACADE GRANT - 105 E. MAIN ST./SPARROW ON MAIN

PROJECT DESCRIPTION

This project included enhancement of all four sides of the building with new windows, doors, and paint. Old overhead doors were converted into new storefront windows, and decorative entry doors were installed.

CURRENT STATUS

The project transformed the building into an event space. Sparrow Collective, operating as Sparrow on Main, donates 100% of net proceeds from bookings to support women and the community.

PROJECT IMAGES / FRONT FACADE - BEFORE AND AFTER



TOTAL PROJECT COST: \$157,634.89
CITY REIMBURSEMENT: \$40,000

FUNDING SOURCES: TIRZ 1 CIP FUNDS

COMPLETION: AUG 2022

PERCENT COMPLETE: 100%

FACADE GRANT - 162 W. MAIN STREET

PROJECT DESCRIPTION

The project enhanced the building's front and rear façade by replacing the storefront glass and door, updating the awning, and repairing and painting the stucco.

CURRENT STATUS

Tullia Sage is the current tenant. Tullia Sage provides a diverse range of items, from fashion-forward clothing and accessories to unique home decor and thoughtful gifts.

PROJECT IMAGES / FRONT FACADE - BEFORE AND AFTER



TOTAL PROJECT COST: \$64,807.97
CITY REIMBURSEMENT: \$13,219.50

FUNDING SOURCES: TIRZ 1 CIP FUNDS

COMPLETED: SEPT 2023

PERCENT COMPLETE: 100%

FACADE GRANT - 162 W. MAIN STREET

PROJECT IMAGES / REAR FACADE - BEFORE AND AFTER



FACADE GRANT - 301 S. MILL ST/SULLIVAN BBQ

PROJECT DESCRIPTION

The project focused on extending and enhancing the building's front facade. Key improvements included new glass and doors, an extended patio, and updated signage and lighting.

CURRENT STATUS

With the completion of the patio extension, the area can now accommodate more outdoor seating, increasing overall capacity and creating a more active and inviting space for guests to enjoy.

PROJECT IMAGES / FRONT FACADE - BEFORE AND AFTER



TOTAL PROJECT COST: \$124,173
CITY REIMBURSEMENT: \$40,000

FUNDING SOURCES: TIRZ 1 CIP FUNDS

COMPLETED: DEC 2024

PERCENT COMPLETE: 100%

FACADE GRANT - 189 ELM ST. AND 120 CHARLES STREET

PROJECT DESCRIPTION

This project renovated seven offices across three buildings with new landscaping, signage, paint, roofing, and doors.

CURRENT STATUS

The property is 76% occupied and they are anticipating 100% occupancy in the next month or two.

PROJECT IMAGES / FRONT FACADE - BEFORE AND AFTER



ESTIMATED TOTAL PROJECT COST:
\$240,000
ESTIMATED CITY REIMBURSEMENT: 50%
MAX/\$120,000

FUNDING SOURCES: TIRZ 1 CIP FUNDS

COMPLETED: JULY 2025

PERCENT COMPLETE: 100%

FACADE GRANT - BUFFALO HIRSCH

PROJECT DESCRIPTION

Redevelopment transformed the properties into a vibrant destination featuring a bar, beer garden, gaming area, food trucks, outdoor seating, and a new mural.

CURRENT STATUS

Buffalo Hirsch is now open after completing construction, providing a new social gathering space that our visitors and residents have been waiting for.

PROJECT IMAGES / BEFORE



TOTAL PROJECT COST: \$1.7M
ESTIMATED CITY REIMBURSEMENT:
\$80,000

FUNDING SOURCES: HOTEL
OCCUPANCY TAX CIP FUNDS, TIRZ 1
FUNDS

COMPLETED: SEPT 2025

PERCENT COMPLETE: 100%

FACADE GRANT - BUFFALO HIRSCH (AFTER)



PARKS PROJECTS

SOLAR LIGHTING



SOLAR LIGHTING

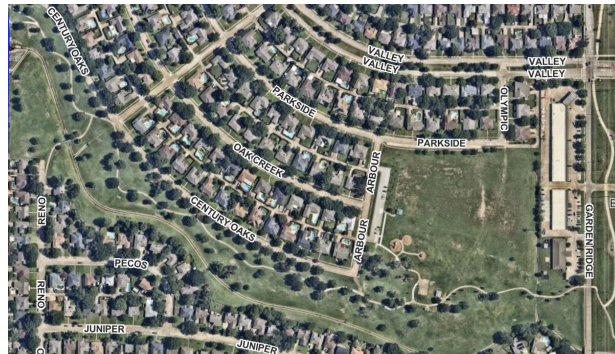
PROJECT DESCRIPTION

Innovation project to test the performance of solar powered pedestrian lights throughout the park system. LL Woods Park is the test site.

CURRENT STATUS

Project Complete: Fonroche poles and fixtures were purchased then installed by PARD Park Construction Crews. Team is evaluating use of savings in recently completed projects for similar installations at Raldon Park and Valley Ridge Greenbelt.

PROJECT IMAGES / MAP



TOTAL PROJECT COST: \$30K

FUNDING SOURCES: 4B CASH

COMPLETED: SEPT 2025

PERCENT COMPLETE: 100%

COMBINED PUMP STATION & CLEARWELL ACE LANE 12" WATER MAIN



COMBINED PUMP STATION & CLEARWELL

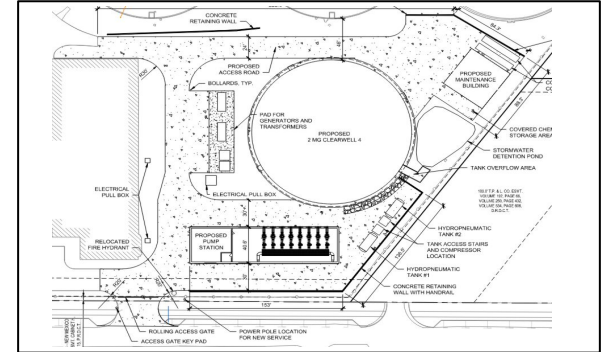
PROJECT DESCRIPTION

To construct a new combined pump station and a 2 million gallons per day (MGD) clearwell to increase capacity and accommodate future growth.

CURRENT STATUS

The project is currently in the design phase, with 60% design recently completed.

PROJECT IMAGES / MAP



TOTAL PROJECT COST: \$70M

**FUNDING SOURCES: UTILITY FUND
CASH, UTILITY REVENUE BONDS**

ESTIMATED COMPLETION: DEC 2028

PERCENT COMPLETE: 60% DESIGN

ACE LANE 12-IN WATER MAIN & SIDEWALK

PROJECT DESCRIPTION

Extend a 12-inch water main and sidewalk along Ace Lane from Valley Parkway south to SH 121. The project provides a looped water main and pedestrian access adjacent to Ace Lane Mobile Home Park.

CURRENT STATUS

The project is substantially complete pending completion of minor punch list items.

PROJECT IMAGES / MAP



TOTAL PROJECT COST: \$1.15M

**FUNDING SOURCES: GENERAL FUND
CASH, UTILITY FUND CASH, UTILITY
FUND REVENUE BONDS**

ESTIMATED COMPLETION: OCT 2025

PERCENT COMPLETE: 99%

THANK YOU





Proposed Updates to the Unified Development Code

City Council Workshop | November 3



Topics to Cover

 **1 Background**

 **2 Tree Preservation and Mitigation**

 **3 Parkland Dedication**

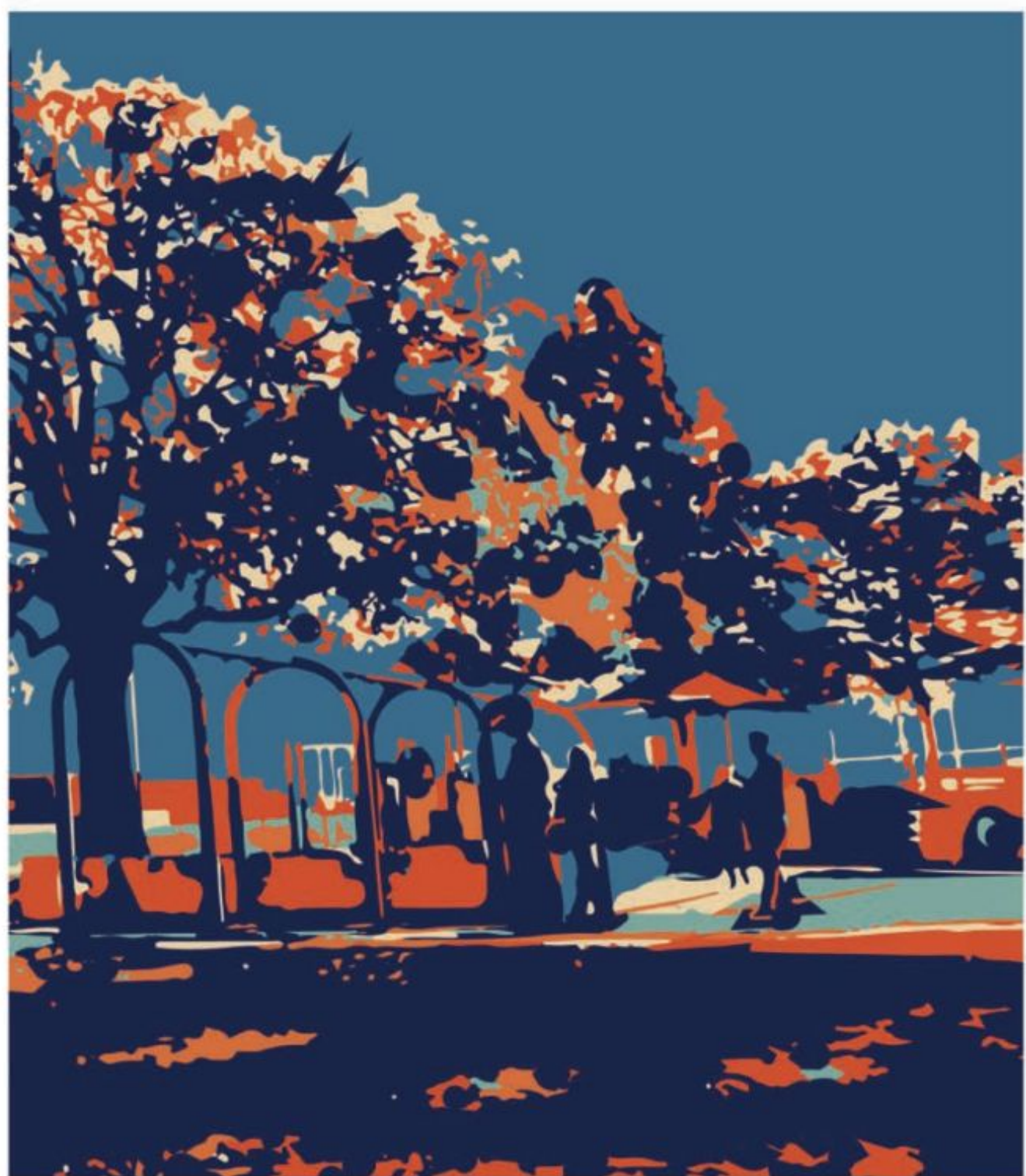
 **4 Next Steps**

 **5 Questions**



Background

Lewisville Parks & Recreation



**EXPLORE
MORE**

CITY OF LEWISVILLE

HEALTHY INFRASTRUCTURE PLAN



ADOPTED FEBRUARY 20, 2023

PLAY
LEWISVILLE

Background

February 2025

City Council Retreat

PARD introduced proposed updates to the Unified Development Code (UDC) regarding:

- Park Development Agreement
- Tree Preservation and Mitigation



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

April 2025

Park Board Presentation

PARD and Dr. Lauren Fischer presented observations and preliminary recommendations:

- Developed as part of the Tree Equity and Human Health Grant



TEXAS A&M
FOREST SERVICE

May 2025

City Council Presentation

UNT and Dr. Lauren Fischer presented recommended Tree Equity policy updates on:

- Revising outdated ordinances
- Improving tree preservation standards
- Adjusting mitigation costs for replenishing Lewisville’s urban tree canopy



UNIVERSITY OF NORTH TEXAS



Tree Preservation and Mitigation

Lewisville Parks & Recreation

Landscaping Standards Update

Section VIII.3.2 Applicability and 3.3. All Uses

Add: Commercial property owners in Lewisville must replace dead or damaged required landscaping with materials listed on the city's current shrub, understory and shade tree list, and maintain to the quantities and locations of the original landscape plan at a minimum.

Remove: Sawtooth Oak from the Approved Shade Tree Recommendation

Rationale:

- Current ordinance can result in landscape plans that use non-native or less sustainable species
- Ensure that replacement material aligns with the city's current tree and shrub list
- Give flexibility to property owners when updating their landscape plan
- Sawtooth Oak is no longer recommended for planting in the US by the National Park Service and U.S. Fish and Wildlife Service

EXHIBIT VIII.3.3-2 APPROVED SHADE TREES

SHADE TREES	
Common Name	Scientific Name
Afghan Pine	<i>Pinus eldarica</i>
American Elm ^{1,2}	<i>Ulmus americana</i>
Austrian Pine	<i>Pinus nigra</i>
Bald Cypress ¹	<i>Taxodium distichum</i>
Bigelow Oak ¹	<i>Quercus sinuata</i> var. <i>breviloba</i>
Black Hickory ^{1,2}	<i>Carya texana</i> (aka <i>Carya buckleyi</i>)
Black Locust	<i>Robinia pseudoacacia</i>
Bur Oak ¹	<i>Quercus macrocarpa</i>
Caddo Maple	<i>Acer saccharum</i> "Caddo"
Cedar Elm ^{1,2}	<i>Ulmus crassifolia</i>
Chinquapin Oak ¹	<i>Quercus muhlenbergii</i>

EXHIBIT VIII.3.3-4 APPROVED SHRUBS

Shrubs	
Common Name	Scientific name
Agarita* ¹	<i>Berberis trifoliolata</i>
American Beautyberry*	<i>Callicarpa americana</i>
Apache Plume*	<i>Fallugia paradox</i>
Aromatic Sumac*	<i>Rhus aromatica</i>
Coralberry* ¹	<i>Symphoricarpos orbiculatus</i>
Dwarf Wax Myrtle* ¹	<i>Myrica pusilla</i>
Dwarf Yaupon Holly*	<i>Ilex vomitoria</i> 'Nana'
Evergreen Sumac* ¹	<i>Rhus virens</i>
Flame Acanthus*	<i>Anisacanthus quadrifidus</i>
Flowering Quince	<i>Chaenomeles japonica</i>
Fragrant Mimosa*	<i>Mimosa borealis</i>
Indian Hawthorn ¹	<i>Rhapiolepis indica</i>
Lindheimer Nolina* ¹	<i>Nolina lindheimeri</i>
Tam Juniper ¹	<i>Juniperus sabina</i> 'Tamariscifolia'
Texas Nolina* ¹	<i>Nolina texana</i>
Turks Cap*	<i>Malvaviscus drummondii</i>
*Native species, which is preferred but not required.	
¹ Considered Evergreen	

Tree Preservation Update

Section VIII.4 Tree Preservation

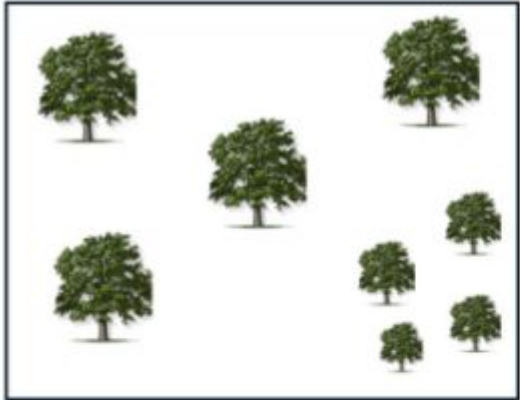
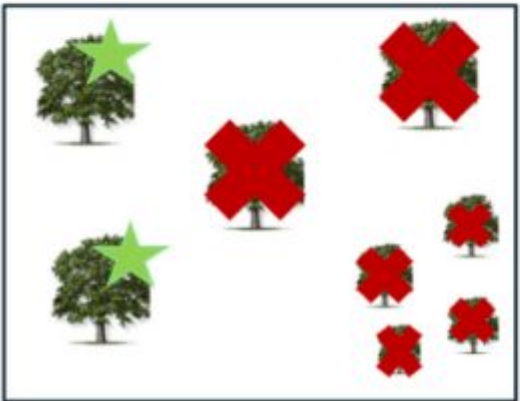
Proposed changes include:

- Reducing the minimum survey size for inclusion in tree preservation plans from **8" to 6" DBH**
- Removing two inches of tree credit for protected post oaks and blackjack oaks.

Rationale:

- Healthy Infrastructure Plan's Tree Study showed more than 60% of Lewisville's canopy consists of trees under 6".
- For Post Oaks or Blackjack Oaks, in practice the current credit structure incentivizes removal of protected trees.

Prior Action: City Council approved a tree mitigation fee increase from \$150 to \$200 per Caliper Inch in FY26 Budget

Tree Classification	Tree Preservation Credit		
Post Oaks and Blackjack Oaks less than 8 inches DBH	One (1) inch for every inch preserved		Assume a property has 8 Protected Trees (ex. Post Oaks). Half are Large (10-caliper inch DBH) and Half are Small (5-caliper inch DBH)
Protected Post Oaks and Blackjack Oaks	Two (2) inches for every inch preserved		Preserving Two Large Post Oaks = 40 tree credits 40 Tree Credits allows for: • Removal of 6 Post Oaks (2 large + 4 small) • Removal of 4 Large Post Oaks
All Other Protected Trees	One (1) inch for every inch preserved		

Heritage Tree Designation

Heritage Tree:

- Section II.2.1 Definition - A Post Oak or Blackjack Oak tree 12 inches or greater, and any tree 26 inches or greater, except for species deemed invasive
- Section VIII.4 Tree Preservation Plan - Removal of heritage trees shall require prior city approval in the form of a tree survey and tree preservation plan or tree removal permit, as provided for herein unless otherwise exempted.

Proposed Mitigation Fee: \$300 per Caliper Inch

Rationale:

- Large-Scale Ecosystem Services
 - Sequester more carbon
 - Intercept more stormwater
 - Significantly higher oxygen output
 - Enhanced urban heat island mitigation
- Slow Replacement Rate
- Higher Cost
- Regional Best Practice



This American Elm tree in Raldon Park has a 57 inch Diameter at Breast Height (4.5 feet) and is estimated to be 225 years old

Summary of Proposed Tree Tiers

Unprotected Tree	Protected Tree	Heritage Tree
Current: 0-8" Proposed: 0-6"	Current: 8" and greater Proposed: 6-26"	Current: No designation Proposed: 26" and greater
- Chinese pistache - Junipers - Mesquite - Callery pear cultivars - Any tree species determined to be invasive - Hackberry, <i>Bois D' Arc</i>, <i>Cottonwood</i> Trees <12 inches in DBH Current Fee: \$200 per caliper inch	- Hackberry, <i>Bois D' Arc</i>, <i>Cottonwood</i> Trees <12 inches in DBH - All trees between 6-26" with the exclusion of species previously listed. Current Fee: \$200 per caliper inch	<i>All trees over 26" with the exclusion of species previously listed.</i> <i>Blackjack Oaks and Post Oaks >12 inches in DBH</i> Proposed Fee: <i>\$300 per caliper inch</i>



Parkland Dedication

Lewisville Parks & Recreation

Parkland Dedication Update

Section X.1 Parkland Dedication, Improvement and Park Fee Requirements

Proposed changes include:

- Updates to minimum park improvement standards
- Modification of mechanism for park development agreements that includes a system for credits after department approval of park plans that meet eligible improvements
- Clarification of how parks should be labeled on final plats: *City Park*
- Clarification of timeline developers have to request a refund of cash-in-lieu or development fees if a park has not been developed to serve the area: *10 Years*

Other process improvements:

- A standardized template for park development agreements. This tool will create consistency, increase predictability for developers, and expedite agreement execution.

Prior action:

- City Council approved an increase to the parkland development fee from \$1,100 to \$1,682 per dwelling unit in FY26 Budget Process

Next Steps

- **Prior Action:**
 - **Received Park Board Support:** on 10/8/25
 - **Received Guidance from Planning & Zoning Commission:** on 10/21/25
- **Planning and Zoning Commission Formal Recommendation Target Date:** 11/4/25
- **City Council Action Target Date:** 12/1/25



Discussion | Questions?