



City of Lewisville, TX

City Council

Agenda

151 W Church Street
Lewisville, Texas 75057

Monday, December 1, 2025

6:45 PM

Lewisville City Hall

Anyone wishing to submit comments prior to the meeting may do so through e-comments. To access e-comments, go to <https://cityoflewisville.legistar.com/Calendar.aspx> and utilize the e-comments link located to the far right hand side of the line containing this meeting details and agenda. E-comments will be accepted until 5:45 p.m. prior to the meeting.

Call to Order and Announce Quorum is Present

Workshop Session - 6:45 P.M.

***Items discussed during Workshop Session may be continued during the Regular Session if time does not permit holding or completing discussion of the item during Workshop Session.*

A. [Discussion of Consent and Regular Agenda](#)

Regular Session - 7:00 P.M.

A. Invocation - Mayor TJ Gilmore

B. Pledge to the American and Texas Flags - Councilmember William Meridith

C. Proclamation / Recognition

1. [Recognition of Quest Diagnostics in Lewisville for Development of the Haystack MRD Test](#)
2. [Proclamation Declaring the 2025 Holiday Season as "The Season to Give With Joy to the Salvation Army."](#)

D. Presentation

1. [Salvation Army to Present the National Red Kettle Kickoff; Mayor Gilmore to Issue a Challenge to Area Mayors](#)

E. Public Hearing

1. [Public Hearing: Consideration of a Boundary Amendment and Increase in Project Costs for Reinvestment Zone Number Four, City of Lewisville, Texas, and Consideration of an Ordinance of the Lewisville City Council Approving a Final Tax Increment Reinvestment Zone Project and Finance Plan for Reinvestment Zone Number Four, City of Lewisville, Texas, Including an Amendment to the Project Costs of Reinvestment Zone Number Four, City of Lewisville, Texas and Adding Certain Property to the Boundaries of Reinvestment Zone Number Four, City of Lewisville, Texas; Making Certain Findings; Providing a Severability Clause; and Providing for an Effective Date.](#)

ADMINISTRATIVE COMMENTS:

In accordance with the Texas Tax Increment Financing Act (Chapter 311, Texas Tax Code), a public hearing is required before the City Council may adopt an ordinance approving certain amendments to a tax increment reinvestment zone. The proposed ordinance seeks to (1) amend the authorized project costs in the Tax Increment Reinvestment Zone Project and Financing Plan for Reinvestment Zone Number Four, City of Lewisville, Texas (the “Zone”); and (2) expand the Zone boundaries to include additional property within the Lake Park area. Notice of this public hearing was published in the Denton Record-Chronicle, a newspaper of general circulation within the City, at least seven (7) days prior to the hearing, as required by statute. During this hearing, interested persons are given the opportunity to speak for or against the proposed amendment to the project costs, the expansion of the Zone boundaries, and/or the concept of tax increment financing. In addition, any owner of property within the Zone was provided a reasonable opportunity to speak for or against the inclusion of their property within the proposed amended boundaries of the Zone, in accordance with the Act. At the close of the public hearing, the City Council will consider approval of the Final Tax Increment Reinvestment Zone Project and Financing Plan for the Zone, including the amendment and boundary expansion referenced above. These actions are necessary to support ongoing redevelopment efforts within the Zone and to implement the participation agreement with Denton County.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Marichelle Samples, Director of Economic Development & Tourism

Jordan Sawyer, NTX Regional Director, P3Works

2. [Public Hearing: Consideration of an Ordinance of the Lewisville City Council Amending Certain Portions of Volume II of the Lewisville City Code, Known as the Unified Development Code, Including Section II.2.1., ‘Definitions’, by Adding a Definition for “Heritage Tree” and Amending the Definition of “Protected Tree” to Decrease the Minimum Diameter at Breast Height \(DBH\) Required and by Removing Bois D’arc and Cottonwood Trees from the List of Exempted Trees; Amending Section VIII.3.2, ‘Applicability’, to Clarify the Applicability of Chapter VIII.3; Amending Section VIII.3.3, ‘All Uses’, to Require Replacement of Dead or Damaged Required Landscaping with Materials From the City’s Current Shrub, Understory and Shade Tree List; Amending Exhibit VIII.3.3-2 to Remove the Sawtooth Oak From the Approved Shade Tree List; Amending Chapter VIII.4, ‘Tree Preservation’, to add Protections for Heritage Trees, Reduce the Minimum Survey DBH for Inclusion in Tree Preservation Plans, Eliminate the Requirement for Tree Removal Permits in Certain Cases, and Remove the Additional Tree Credit for Protected Post Oaks and Blackjack Oaks; and Amending Chapter X.1, ‘Parkland Dedication, Improvement and Park Fee Requirements’ by Amending the Process for Park Development Agreements, Amending Certain Minimum Park Improvement Standards, Requiring Parks to be Labeled as “City Park” on Final Plats, and Clarifying the Timeline to Request a Refund of Cash-in-Lieu or Park Development Fees; and Amending the Fee Schedule of the City of Lewisville to Include a Fee for Heritage Tree Mitigation; Providing for a Repealer, a Savings Clause, Severability, a Penalty, and an Effective Date.](#)

ADMINISTRATIVE COMMENTS:

In alignment with the Healthy Infrastructure Plan’s goals of ensuring every resident lives within a 10-minute walk of a park and of preserving, protecting, and expanding our Urban Tree Canopy, staff is recommending updates to the Unified Development Code and the Code of Ordinances based on the Tree Equity and Human Health Grant Tree Equity Study. These recommendations include establishing a Heritage Tree designation and corresponding fee, reducing the minimum survey size required for inclusion in tree preservation plans, eliminating the option for developers to earn two inches of tree credit for protected post oaks and blackjack oaks, and updating the minimum park improvement standards required for residential developments.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Stacie Anaya, Director of Parks and Recreation

F. Visitors Forum

Speakers must address their comments to the Mayor rather than to individual Council members or staff. Speakers should speak clearly and state their name and address prior to beginning their remarks. Speakers will be allowed 5 minutes for testimony. Speakers making personal, impertinent, profane or slanderous remarks may be removed from the meeting. Unauthorized remarks from the audience, stamping of feet, whistles, yells, clapping, and similar demonstrations will not be permitted. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.

G. Consent Agenda

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member or member of the public so request. For a member of the public to request removal of an item, a speaker card or e-comment must be filled out and submitted to the City Secretary.

3. [APPROVAL OF MINUTES: City Council Minutes of the November 14, 2025, Called-Special Workshop Session; and City Council Minutes of the November 17, 2025, Workshop Session and Regular Session.](#)
4. [Approval of a Bid Award for an Annual Requirements Contract for Work Order Generated Concrete Repairs to HD Way Concrete Service LLC \(Primary\), in the Estimated Amount of \\$1,137,020, and Vernara LLC \(Secondary\) in the Estimated Amount of \\$1,195,981; and Authorization for the City Manager, or Her Designee, to Execute the Agreements.](#)

ADMINISTRATIVE COMMENTS:

The Public Services Department regularly makes repairs on the City's transportation infrastructure. There is a regular need for repairs and maintenance in response to wear and tear, changes in environmental conditions, and unexpected situations or emergencies. Due to the number of requests, City staff outsources to third parties to optimize efficiency in response and project completion. A total of forty-three (43) bid invitations were downloaded from

Bonfire. Eleven (11) bids were received and opened on August 11, 2025. An evaluation of all bids was performed, where primary and secondary awards are recommended for award as the lowest responsive responsible bidders to facilitate the needs of the department. Funding is available for this contract through various CIP projects.

RECOMMENDATION:

That the City Council approve the award and authorize the City Manager, or her designee, to execute the agreements as set forth in the caption above.

5. [Approval of the Green Centerpiece Master Strategy.](#)

ADMINISTRATIVE COMMENTS:

The Green Centerpiece Master Strategy was originally approved by City Council in July 2016, with updates occurring in 2017 and 2022. In 2025, the strategy was reviewed and updated once again to reflect the current status of action items and implement necessary changes identified by project partners since the last update. The 2025 update includes refreshed goals, updated partner commitments, and measurable benchmarks to ensure continued alignment with the City's strategic priorities and the long-term vision for the Green Centerpiece.

RECOMMENDATION:

That the City Council approve the Green Centerpiece Master Strategy as set forth in the caption above.

6. [Approval of a Resolution of the City of Lewisville Suspending the December 19, 2025 Effective Date of Texas-New Mexico Power Company's \(TNMP's\) Requested Rate Change to Permit the City Time to Study the Request and to Establish Reasonable Rates; Approving Cooperation with Other TNMP Cities; Hiring Lloyd Gosselink Attorneys and Consulting Services to Negotiate with the Company and Direct any Necessary Litigation and Appeals; 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.](#)

ADMINISTRATIVE COMMENTS:

Texas-New Mexico Power Company (TNMP or the Company) filed an application with cities retaining original jurisdiction on November 14, 2025,

seeking to increase system-wide transmission and distribution rates by \$34 million. The Company is asking the City to approve a 6.4% increase in residential rates and an overall increase of 5% in rates. The Company is also proposing a 6.6% decrease for streetlighting customers, but significant increases for commercial customers. Monthly rates would increase by approximately \$5.20 for an average residential customer. The City of Lewisville is a member of a coalition of cities known alternatively as the Cities Served by TNMP and the Gulf Coast Coalition of Cities (TNMP Cities). In response to this request, the proposed resolution suspends the December 19, 2025, effective date of the Company's rate increase for the maximum period permitted by law (90 days) to allow the City, working in conjunction with other cities served by TNMP, to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

RECOMMENDATION:

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

H. Regular Hearing

7. [Consideration of an Alternative Standard Associated With Landscaping for a Proposed Office Development on Approximately 0.42 Acres; Legally Described as a Portion of Wilkes Addition, Block B, Lot 1R; Located on the Northeast corner of South Stemmons Freeway \(IH-35E\) and West Purnell Street, at 535 West Purnell Street, Zoned Office \(OD\) District, as Requested by Andrew Yeoh of Triangle Engineering, on Behalf of Purnell Plaza LC, the Property Owner \(25-04-5-ALTSTD\).](#)

ADMINISTRATIVE COMMENTS:

The subject site contained an office building until 2015 when nearly half of the site was acquired by the Texas Department of Transportation for the IH-35E widening project. This left the site with a unique geometry and increased the amount of area along the IH-35E frontage road. The applicant is proposing to build a small office building at this location and is requesting an alternative standard to reduce the landscape requirements of the Core Subdistrict of the IH-35E Overlay District. The Planning and Zoning Commission recommended unanimous approval (6-0) on November 18, 2025.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director

I. Reports Reports about items of community interest regarding which no action will be taken.

1. [City Council and Staff Reports](#)

J. Return to Workshop Session if Necessary

K. 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.*

L. Reconvene into Regular Session and Consider Action, if Any, on Items Discussed in Closed Session.

M. Adjournment

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

Items may be considered by the City Council out of the posted order.

The City Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

The Texas Open Meetings Act, codified in Chapter 551 of the Texas Government Code, does not require an agenda posting where there is a gathering of a quorum of the City Council at a social function unrelated to the public business that is conducted by the City Council, or the attendance by a quorum of the City Council at a regional, state or national convention or workshop, ceremonial event or press conference if formal action is not taken and any discussion of public business is incidental to the social function, convention, workshop, ceremonial event or press conference. The City Secretary's Office may occasionally post agendas for social functions, conventions, workshops, ceremonial events or press conferences; however, there is no legal requirement to do so and in the event a social function, convention, workshop, ceremonial event or press conference is not posted by the City Secretary's Office, nothing shall preclude a quorum of the City Council from gathering as long as "deliberations" within the meaning of the Texas Open Meetings Act do not occur.

I do hereby certify that the above notice of meeting of the City of Lewisville City Council was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on _____, 2025 at _____ PM.

Jennifer Malone-Ippolito, City Secretary