

LEWISVILLE CITY COUNCIL

REGULAR SESSION

December 1, 2025

6:45 P.M.

Present:

TJ Gilmore, Mayor

Council Members:

Ronni Cade, Mayor Pro Tem
Bob Troyer, Deputy Mayor Pro Tem
William Meridith
Lonnie Tipton - absent
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
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 6:45 p.m. on Monday, December 1, 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 answered questions regarding Item No. E-1.

Mayor Gilmore ADJOURNED Workshop Session at 6:50 p.m.

**LEWISVILLE CITY COUNCIL
REGULAR SESSION
DECEMBER 1, 2025**

Page 2

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, December 1, 2025.

Invocation

(Agenda Item A)

Mayor TJ Gilmore gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

At the request of Mayor Gilmore, Councilmember William Meridith led the pledge to the United States and Texas flags.

**Recognition of Quest Diagnostics in
Lewisville for Development of the Haystack
MRD Test**

(Agenda Item C-1)

Mayor Gilmore presented the recognition to I.J. Frame, Medical Director of Quest Diagnostics and the Quest Diagnostics team. Mr. Frame spoke regarding the recognition.

**Proclamation Declaring the 2025 Holiday
Season as "The Season to Give With Joy to
the Salvation Army."**

(Agenda Item C-2)

Mayor Gilmore presented the proclamation to Major Becky Gilliam, Commanding Officer for Denton County. Major Gilliam spoke regarding the proclamation.

**Salvation Army to Present the National Red
Kettle Kickoff; Mayor Gilmore to Issue a
Challenge to Area Mayors**

(Agenda Item D-1)

Tiffany Jackson, Major Gifts Manager for Denton and Collin County presented the National Red Kettle Kickoff.

Mayor Gilmore issued the Mayors Red Kettle Challenge to area mayors.

PUBLIC HEARING

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.

(Agenda Item E-1)

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.

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

**LEWISVILLE CITY COUNCIL
REGULAR SESSION
DECEMBER 1, 2025**

Page 4

Economic Development Director Marichelle Samples was available to answer questions posed by the City Council.

Mayor Gilmore opened the public hearing at 7:15 p.m.

MOTION: Upon a motion made by Councilmember Kelly and seconded by Councilmember Green, the Council voted five (5) “ayes” and no (0) “nays” to continue the Public Hearing to the December 15, 2025 City Council meeting. The motion carried.

Public Hearing: Consideration of Ordinance No. 0813-25-ORD, 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 of 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.

(Agenda Item E-2)

In alignment with the Healthy Infrastructure Plan's goals of ensuring every resident live 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.

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

Director of Parks & Recreation Stacie Anaya was available to answer questions posed by the City Council.

Mayor Gilmore opened the public hearing at 7:17 p.m.

MOTION: Upon a motion made by Mayor Pro Tem Cade and seconded by Councilmember Green, the Council voted five (5) "ayes" and no (0) "nays" to close the Public Hearing. The motion carried.

Mayor Gilmore closed the public hearing at 7:18 p.m.

MOTION: Upon a motion made by Councilmember Green and seconded by Mayor Pro Tem Cade the Council voted five (5) "ayes" and no (0) "nays" to approve **Ordinance No. 0813-25-ORD** as set forth in the caption. The motion carried.

Visitors Forum

(Agenda Item F)

Lynn Lyons, 3701 Palmetto Court, Denton, TX 76210, was called to speak and spoke before the City Council regarding business development and the mall in Lewisville.

**LEWISVILLE CITY COUNCIL
REGULAR SESSION
DECEMBER 1, 2025**

Page 6

CONSENT AGENDA

(Agenda Item G)

MOTION: Upon a motion made by Councilmember Meridith and seconded by Deputy Mayor Pro Tem Troyer, the Council voted five (5) “ayes” and no (0) “nays” to approve the Consent Agenda as presented.

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.
5. Approval of the Green Centerpiece Master Strategy.
6. Approval of **Resolution No. 0814-25-RES**, 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.

The motion carried.

REGULAR HEARING

(Agenda Item H)

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

**LEWISVILLE CITY COUNCIL
REGULAR SESSION
DECEMBER 1, 2025**

Page 7

Plaza LC, the Property Owner (25-04-5-ALTSTD).

(Agenda Item H-7)

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.

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

MOTION: Upon a motion made by Councilmember Green and seconded by Councilmember Kelly, the Council voted five (5) "ayes" and no (0) "nays" to approve the alternative standard as set forth in the caption.. The motion carried.

Reports

(Agenda Item H)

- Director of Community Engagement James Kunke reported on the Red, White and Lewisville schedule.
- Director of Parks and Recreation Stacie Anaya reported on the Christmas at the Cabin event scheduled for December 13, 2025.
- Deputy Mayor Pro Tem Troyer reported on upcoming events at the Lewisville Grand Theater.
- Councilmember Kelly reported on 2025 National League of Cities City Summit that was held in Salt Lake City, Utah.
- Mayor Pro Tem Cade thanked the first responders who responded to the tragedy over the holiday.
- Councilmember Meridith reported on upcoming Lewisville Library events.
- Mayor Gilmore reported on the Lewisville Public Library's new classroom space and encouraged everyone to take advantage of the space, advised that the Denton County Veteran's service office has several services available, and invited everyone to attend Holiday Stroll and the tree lighting.

Return to Workshop if Necessary

(Agenda Item I)

Closed Session

(Agenda Item J)

There was no closed session.

In Accordance with Texas Government Code, Subchapter D,

**LEWISVILLE CITY COUNCIL
REGULAR SESSION
DECEMBER 1, 2025**

Page 8

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 J)

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 7:41 p.m. on Monday, December 1, 2025.

These minutes approved by the Lewisville City Council on the 15th of December, 2025.

APPROVED


TJ Gilmore
MAYOR

ATTEST:


Jennifer Malone-Ippolito
CITY SECRETARY