

LEWISVILLE CITY COUNCIL

REGULAR SESSION

July 21, 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
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, July 21, 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 Planning Manager Michele Berry answered a question related to Item Nos. C-2 and C-3. Director of Public Services Aaron Russell answered a question related to Item No. F-6. City Engineer David Salmon answered questions related to Item No. F-7. Director of Public Services Aaron Russell answered questions related to Item No. F-9. City Engineer David Salmon answered a question related to Item No. F-7.

**Presentation of Denton County
Transportation Authority Transit Oriented
Development Plan and RFQ Process.**

(Agenda Item B)

At the request of Mayor Gilmore, DCTA CEO Paul Cristina, gave a presentation on the Denton County Transportation Authority Transit Oriented Development Plan and RFQ Process and received questions and comments from City Council and City staff. Mr. Cristina answered a question regarding the publishing of the RFQ.

**Presentation of Old Town Master Plan
Update.**

(Agenda Item C)

At the request of Mayor Gilmore, Planning Manager Michele Berry introduced Planner 1 Lily Sutton, Planner I and Lauren Cook, Planner I, who gave a presentation on the Old Town Master Plan update and received questions and comments from City Council and City staff. Ms. Berry and Ms. Sutton answered a question regarding the population data. Ms. Cook answered a question related to parking as it relates to the core. Ms. Powell answered a question regarding the public parking garage.

Mayor Gilmore RECESSED Workshop Session at 6:58 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, July 21, 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.

Mayor Gilmore RECESSED Regular Session at 7:02 p.m.

Mayor Gilmore RECONVENED Workshop Session at 7:02 p.m.

**Presentation of Old Town Master Plan
Update (Continued)**

(Agenda Item C)

At the request of Mayor Gilmore, Ms. Cook and Ms. Sutton continued the presentation on the Old Town Master Plan update and received questions and comments from City Council and City staff. Ms. Powell and Ms. Berry answered a question regarding two-hour parking on Main Street. Mayor Gilmore said that in reference to the Old Town core and extended area, he cautioned to be very careful about changing that dynamic; Mayor Gilmore would like to maintain that balance.

Mayor Gilmore RECONVENED Regular Session at 7:14 p.m.

Visitors Forum

(Agenda Item D)

David Bristol, Mayor of the Town of Prosper, 791 Broadmoor Lane, Prosper, TX was called to speak and spoke in appreciation of the Lewisville Fire and Rescue.

Public Hearing: Consideration of Ordinance No. 0774-25-ZON, an Ordinance of the Lewisville City Council Amending the Zoning Ordinance by Rezoning Approximately 0.304 Acres of Land out of the J. Craft Survey, Abstract Number 295, Located at 572 Richland Street, From Single Family Residential (7,500 Square Foot Lot) (R-7.5) District Zoning to Old Town Mixed Use One (OTMU- 1) 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; and Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date; as Requested by Deborah Lynn Wright, the Property Owner (Case No. 25-03-8-Z).

(Agenda Item C-1)

The zone change from R 7.5 to OTMU 1 is requested as the property owner proposes to create two dwelling units on the property, one for herself and one to rent. The Planning and Zoning Commission recommended unanimous approval (7-0) on July 1, 2025.

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

Planning Manager Michele Berry was available for questions posed by the City Council.

Mayor Gilmore opened the public hearing at 7:20 p.m.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Troyer and seconded by Councilmember Green, 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 7:20 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 approve **Ordinance No. 0774-25-ZON** as set forth in the caption. The motion carried.

Public Hearing: Consideration of Ordinance No. 0775-25-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) on Approximately 1.544 Acres out of the S. Riggs Survey, Abstract Number 1088, Located at 1550 North Stemmons Freeway, and Zoned General Business (GB) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Daniel Pettis, Integrisite Inc. on Behalf of Verizon Wireless, the Operator, and Cecil Dalton Family Funeral Home, Ltd., the Property Owner. (Case No. 24-09-17-SUP).

(Agenda Item C-2)

Verizon Wireless is proposing to construct a telecommunication tower collocated at the rear of the existing Dalton & Son Funeral Home. This site was chosen due to a gap in service in this area. Originally, the applicant looked for collocation opportunities in the general area, but determined a new tower was needed. The Planning and Zoning Commission recommended unanimous approval (7-0) on July 1, 2025.

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

Planning Manager Michele Berry was available for questions posed by the City Council.

Mayor Gilmore opened the public hearing at 7:21 p.m.

MOTION: Upon a motion made by Councilmember Green and seconded by Deputy Mayor Pro Tem Troyer, 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 7:22 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. 0775-25-SUP** as set forth in the caption. The motion carried.

Public Hearing: Consideration Ordinance No. 0776-25-ZON, of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 20.11 Acres of Land, Legally Described as Lots 3AR 1 and 3AR 2, Block J, Vista Ridge, Located at 800 State Highway 121 Bypass and 2780 Lake Vista Drive, From Light Industrial (LI) 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 Halff Associates, Inc., on Behalf of TCDFW Acquisitions, LLC and Winstead PC, the Applicants, and Bank of American N A, the Property Owner. (25-04-4-PZ)

(Agenda Item C-3)

The subject property contains two office buildings that have been vacant for over a year. The developer, Trammell Crow, proposes to demolish the existing structures on the site and construct three large buildings on the site that could accommodate warehouse distribution, manufacturing, office/showroom and similar uses. The developer has worked with staff to produce a proposed planned development for the site to provide greater clarity, to establish design details intended to lessen the impact of the development as well as to balance the current standards with previous standards and to recognize the unique adjacency of the levee district trail. The Planning and Zoning Commission recommended unanimous approval (7-0) on July 1, 2025.

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

Planning Manager Michele Berry was available for questions posed by the City Council.

Scott Krekorian, Trammell Crow Company, gave a presentation.

Councilmember Green expressed a concern regarding truck traffic. Ms. Berry responded and reported on the findings of the traffic study.

Mayor Pro Tem Cade asked if there is a way to funnel the truck traffic by having them exit Lake Vista. Mr. Krekorian responded.

Mayor Gilmore opened the public hearing at 7:46 p.m.

MOTION: Upon a motion made by Councilmember Kelly and seconded by Mayor Pro Tem Cade, 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 7:47 p.m.

MOTION: Upon a motion made by Councilmember Green and seconded by Councilmember Kelly, the Council voted six (6) "ayes" and no (0) "nays" to approve **Ordinance No. 0776-25-ZON** as set forth in the caption. The motion carried.

CONSENT AGENDA

(Agenda Item E)

MOTION: Upon a motion made by Councilmember Green and seconded by Councilmember Meredith, the Council voted six (6) "ayes" and no (0) "nays" to approve the Consent Agenda as presented.

4. APPROVAL OF MINUTES: City Council Minutes of the July 7, 2025, Workshop Session, and Regular Session.
5. Approval of a Bid Award for Annual Custodial Services for Various City Owned Buildings to Southlake Leasing & Management dba Regent Services in the Estimated Annual Amount of \$646,085; and Authorization for the City Manager, or Her Designee, to Execute the Contract.
6. Approval of a Bid Award for an Annual Requirements Agreement for Video Inspection of Storm Sewer Lines to Pro Pipe, Inc, Grand Prairie, Texas, for the Estimated Amount of \$207,900; and Authorization for the City Manager to Execute

the Agreement.

7. Approval of a Professional Services Agreement with Teague Nall and Perkins, Inc. in the Amount of \$519,996.75 for Right of Way Services for Holford's Prairie Road Improvements and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
8. Approval of Agreements for Ad Valorem Tax and Assessment Billing and Collection Services Between the City of Lewisville and Denton County for Fiscal Year 2026; and Authorization for the City Manager, or Her Designee, to Execute the Agreements.
9. Approval of Resolution No. **0777-25-RES**, a Resolution of the City of Lewisville, Texas Suspending the July 31, 2025 Effective Date of Oncor Electric Delivery Company's Requested Rate Change to Permit the City Time to Study the Request and to Establish Reasonable Rates; Approving Cooperation With the Steering Committee of Cities Served by Oncor to Hire Legal and Consulting Services and 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 for The Steering Committee.

The motion carried.

**Consideration of Appointments to the 2035
Steering Committee.**

(Agenda Item F-10)

The City of Lewisville is beginning the process of updating its long range comprehensive plan through the development of the Lewisville 2035 vision plan. The plan will help guide the city's growth, development and quality of life for the next decade. One of the steps in this process is to form a steering committee made up of engaged residents who will assist in developing the plan over the next 18 months. Committee members will participate in public meetings, serve on focused subcommittees, represent diverse community perspectives, and help promote the planning process. At the July 7, 2025 City Council meeting, all applicants to the 2035 Steering Committee were appointed by the Council. Due to continued interest expressed by residents wishing to serve on the committee, the Council extended the application deadline to July 18, 2025, at 5:00 p.m.

The City staff's recommendation was that the City Council consider the additional appointments to the 2035 Steering Committee.

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 appoint all additional applicants to the 2035 Steering Committee. The motion carried.

**Consideration of Appointments to Various City
Boards / Commissions / Committees.**

(Agenda Item F-11)

Various terms of office on the City's boards, commissions, and committees were set to expire on June 30, 2025. Due to the runoff election, the initiation of the board / commission / committee appointment process was postponed to allow the new Councilmember Place No. 4 to participate and board/commission/committee members are continuing to serve through July 31, 2025. The process was initiated at the June 16, 2025 City Council meeting and City Council sub committees were created. The City Council sub committees will provide their recommendations for appointments to the various boards, commissions, and committees and the City Council will engage in discussion, consideration and appointment to the various boards, commissions and committees.

The City staff's recommendation was that the City Council proceed with the appointments to various City Boards/Commissions/Committees, as set forth in the caption above.

MOTION: Upon a motion made by Councilmember Meridith and seconded by Councilmember Tipton, the Council voted six (6) "ayes" and no (0) "nays" to appoint the following board / commission / committee members to two year terms, unless otherwise noted:

Animal Services Advisory Committee

- Reappoint Ronnie Cade to Place No. 1
- Reappoint David Margulies to Place No. 3
- Reappoint Don Hardin to Place No. 5
- Reappoint Kimberly Milek-Heinefield to Place No. 7

Arts Advisory Board

- Appoint Rebecca Rector to Place No. 1
- Place No. 2 will remain vacant
- Reappoint Jennifer Austin to Place No. 3
- Appoint Hannah Bowen to Place No. 4 for the remainder of the term
- Appoint Michael Valentine to Place No. 5
- Reappoint Ken Purcell to Place No. 7
- Reappoint Christi Martin to Place No. 9

Community Development Block Grant Advisory Committee

- Reappoint Edora Butler to Place No. 1
- Appoint Jay Scott to Place No. 3
- Appoint Jocelyn McMurray to Place No. 5
- Appoint Rick Shoven to Place No. 7

Lewisville Parks and Library Development Corporation

- Reappoint TJ Gilmore to Place No. 1
- Reappoint Elaine Borchardt to Place No. 2
- Reappoint Karen Locke to Place No. 3
- Reappoint Ronni Cade to Place No. 4
- Appoint Lonnie Tipton to Place No. 5
- Reappoint William Meridith to Place No. 6
- Appoint Zachary Manual to Place No. 7

Library Board

- Appoint Sophia Anwar to Place No. 1
- Appoint Brian Marvel to Place No. 3
- Appoint Ali Ravjani to Place No. 5
- Reappoint Zachary Manual to Place No. 7

Old Town Design Review Committee

- Reappoint Amy Puckett to Place No. 1
- Reappoint Odin Clack to Place No. 3
- Appoint Arianna King to Place No. 5

Park Board

- Reappoint Angela Lewallen to Place No. 1
- Reappoint Chery Brennan to Place No. 3
- Reappoint Julia Sykes to Place No. 5
- Appoint Jeff Woods to Place No. 7
- Reappoint Elaine Borchardt to Place No. 9

Planning and Zoning Commission

- Reappoint Jack Tidwell to Place No. 2
- Reappoint Rick Lewellen to Place No. 4
- Reappoint Erum Ali to Place No. 6

Zoning Board of Adjustment

- Reappoint Kimberly Turner to Alt. Place No. 1
- Appoint Andrew Meckfessel to Alt. Place No. 2 for the remainder of the term
- Appoint Joshua Chanin to Place No. 1
- Reappoint Marycarmen Estes to Place No. 3
- Reappoint Rick Lewellen to Place No. 5

Tax Increment Reinvestment Zone No. 1

- Reappoint Bob Troyer to Place No. 1
- Reappoint William Meridith to Place No. 3
- Reappoint Ronni Cade to Place No. 5

- Designate William Meridith to serve as chairman effective January 1, 2026

Tax Increment Reinvestment Zone No. 2

- Reappoint William Meridith to Place No. 1
- Reappoint Ronni Cade to Place No. 3
- Reappoint Kristin Green to Place No. 5
- Designate Patrick Kelly to serve as chairman effective October 20, 2025

Tax Increment Reinvestment Zone No. 3

- Reappoint TJ Gilmore to Place No. 2
- Appoint Lonnie Tipton to Place No. 4
- Designate Bob Troyer to serve as chairman effective December 3, 2025

Tax Increment Reinvestment Zone No. 4

- Appoint TJ Gilmore to Place No. 1
- Reappoint Bob Troyer to Place No. 2
- Reappoint Ronni Cade to Place No. 3
- Appoint William Meridith to Place No. 4
- Appoint Lonnie Tipton to Place No. 5

Lewisville Crime Control & Prevention District Board and Lewisville Fire Control, Prevention & Emergency Medical Services District Board

- Reappoint Bob Troyer to Place No. 2
- Reappoint Ronni Cade to Place No. 3
- Appoint Lonnie Tipton to Place No. 5

Lewisville Local Government Corporation

- Reappoint Ronni Cade to Place No. 1
- Reappoint Bob Troyer to Place No. 2
- Appoint Lonnie Tipton to Place No. 3
- Reappoint William Meridith to Place No. 4
- Reappoint TJ Gilmore to Place No. 5

The motion carried.

**Consideration of Appointments to the 2035
Steering Committee.**

(Agenda Item F-10)

The City of Lewisville is beginning the process of updating its long range comprehensive plan through the development of the Lewisville 2035 vision plan. The plan will help guide the city's growth, development and quality of life for the next decade. One of the steps in this process is to form a steering committee made up of engaged residents who will assist in developing the

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The City staff's recommendation was that the City Council consider the additional appointments to the 2035 Steering Committee.

MOTION: Upon a motion made by Councilmember Meridith and seconded by Councilmember Tipton, the Council voted six (6) "ayes" and no (0) "nays" to add the following names to the second round of 2035 Steering Committee:

- Ray Bates
- John Toohey
- Sheila Robichaux Glaze
- Dianne R. McDonald
- Trista Willeford
- Buddy Bonner
- Aaron Antitila
- Kari Stafford
- Sarah Hicks
- Jaime Aguero
- Gale Wilson
- Jen Wilder
- Amy Puckett
- Vinnie Patel
- Jeremy Stafford
- Joanne Johnson
- Aaron Jenschke
- Sophia Anwar
- Jason Smith
- Pearllita Hansford
- Andrew Meckfessel
- Clifton Douangdara
- Viviana Sanchez
- Jason Purdy
- Mitchel Kipp
- Cory Rollins

The motion carried.

Reports

(Agenda Item G-1)

- Director of Public Services Aaron Russell will give a report on last weekend's water main breaks.
- City Engineer David Salmon provide an update on the Highway Safety Improvement Program Grant for the signal on FM 544 at Killian Middle School.
- Director of Neighborhood & Inspection Services Chris McGinn gave an update on the PEP program projects.
- Councilmember Kelly reported on the upcoming Tip a Cop event at the Texas Roadhouse in Flower Mound to raise funds for special olympics on July 23 and thanked City staff for the job they did on the water main breaks.
- Councilmember Green thanked the Public Services staff.
- Councilmember Meridith reported on upcoming Lewisville Library activities.
- Deputy Mayor Pro Tem Troyer reported on upcoming events at the Lewisville Grand Theater.
- City Manager Powell thanked staff and commented that she has a great team.
- Mayor Gilmore reported that he will be attending the special session in Austin.

Return to Workshop Session if Necessary

(Agenda Item H)

Closed Session

(Agenda Item I)

There was no 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 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 8:13 p.m. on Monday, July 21, 2025.

These minutes approved by the Lewisville City Council on the 4th of August, 2025.

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APPROVED



TJ Gilmore
MAYOR

ATTEST:



Jennifer Malone-Ippolito
CITY SECRETARY





Lewisville City Council Update
Old Town Transit Oriented Development and Developer RFQ
July 21, 2025

- Old Town Lewisville TOD Working Group participated in 3 workshops to identify a TOD concept and develop RFQ framework
 - Workshop 1: August 12, 2024
 - Workshop 2: October 24, 2024
 - Workshop 3: April 24, 2025
- Concept plan refined based on City input and challenges uncovered
- Explored project and funding scenarios
- Developed draft RFQ document
- Continuing coordination:
 - City of Lewisville – existing underground utilities and stormwater
 - DART and FTA – land ownership and TOD project
 - NCTCOG – funding and DART support

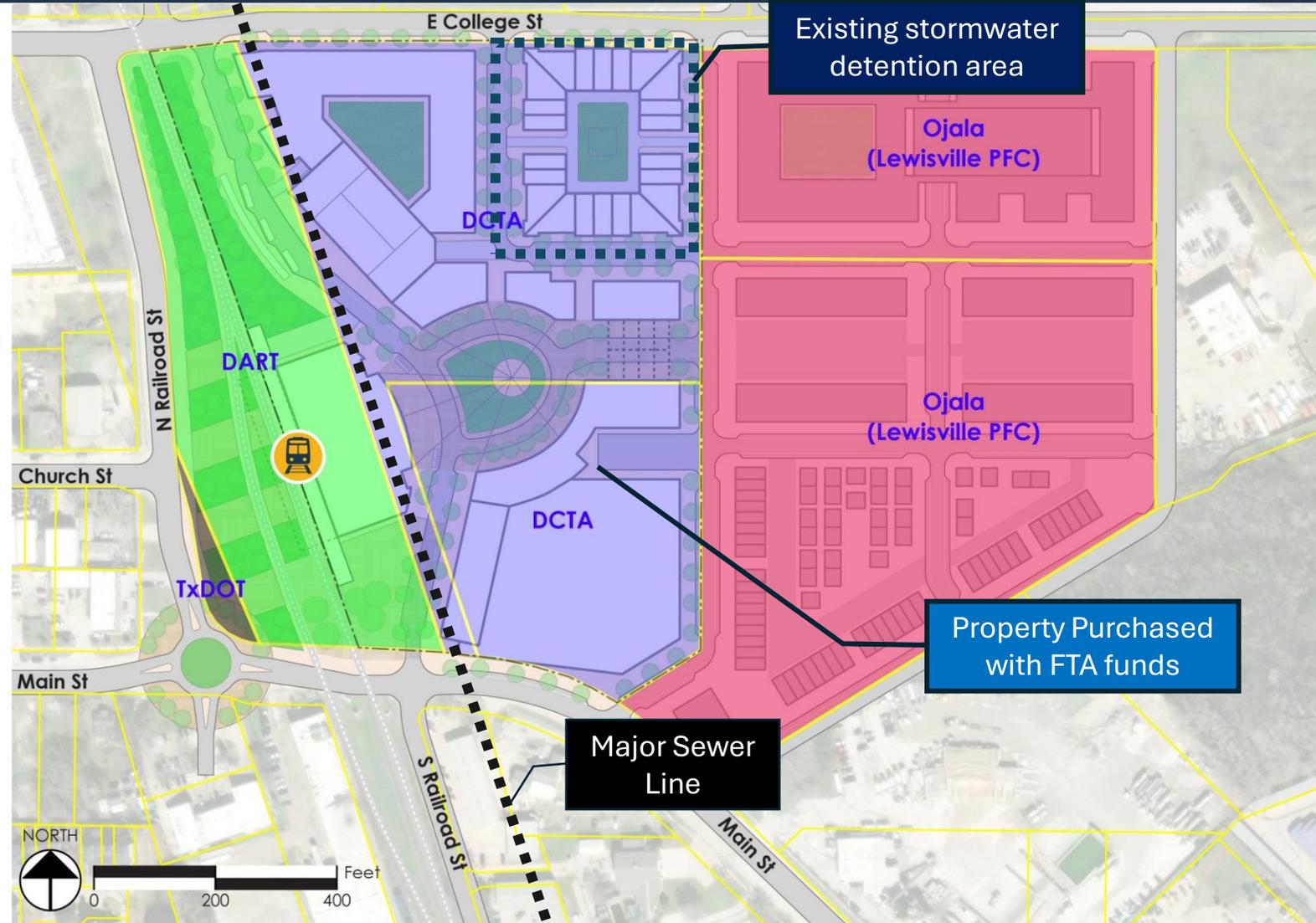
Initial Concept and Challenges Uncovered

Planning Goals:

- Place the HQ Office and transit patron facilities as close to the A-train platform as possible to form a “anchor” for the larger TOD, and provide a visual and physical connection to Church St

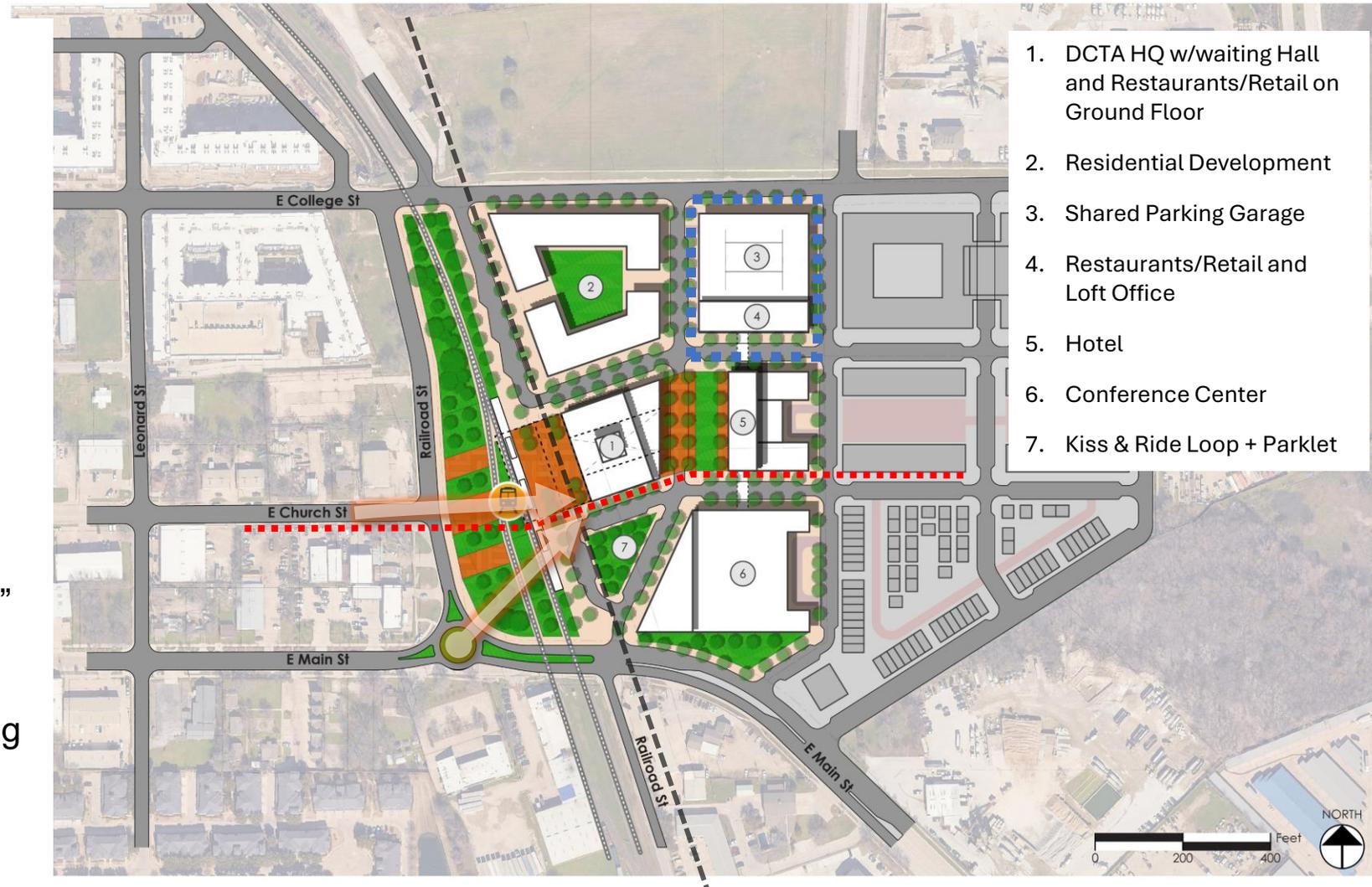
Impacting Site Issues:

- Major sewer easement east of Railroad St. on DCTA property positions office to the east to avoid unnecessary cost
- Regional storm detention to be considered in the phasing of the TOD to avoid unnecessary initial cost with the development of the HQ
- DCTA improvements that straddle the DART/DCTA boundary creates complicated agreements and unnecessary cost
- Desired restaurants should be part of the larger TOD developments around them vs. being stand alone (simpler implementation)
- Ojala streets to connect into the TOD



Planning Vision

- A mixed-use walkable TOD district anchored by the DCTA HQ
- Captures views and pedestrians along Church Street, and create a regional anchor to drive ridership
- The plan provides conference hotel and restaurants accentuated by housing and loft office space around a central green space activated by restaurants
- DCTA HQ and development on parcels 5 and 6 would be either "joint development" (per FTA) or on land considered surplus
- A covered plaza connecting transit waiting hall to the platform, and a kiss & ride pocket park for buses, cars, ride share, etc. defining point in the plan



Base Improvements for Fee Development

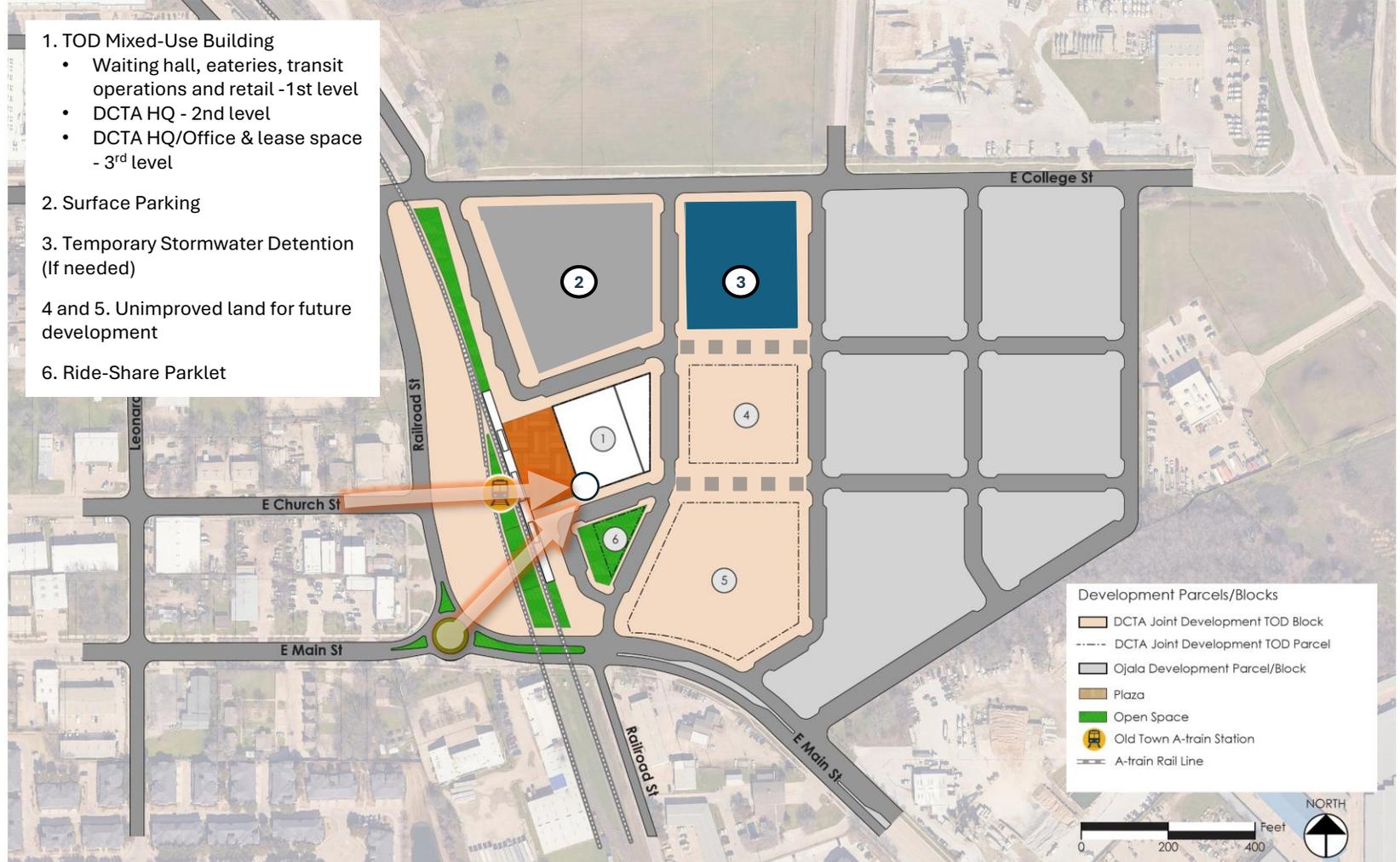
Mixed-Use DCTA HQ & Infrastructure

Funding Breakdown

Description	Total
Waiting Hall	\$9,506,250
DCTA Office Building and Fit-Out	\$19,012,500
Min. Street and Infrastructure for DCTA HQ Building	\$5,070,000
Platform Connection + Kiss and Ride	\$6,760,000
Total for DCTA Office Building and Minimum Infrastructure	\$40,348,750*

Funding Required (Less FTA Grant) = \$32,348,750

- This is the base scope that DCTA would engage Respondent to manage through completion
- City/County could contribute to infrastructure



*All costs conceptual until hard pricing is obtained

Responsibility 1: DCTA HQ Building Fee Development

- Coordinate full development and construction process for all improvements, public and private
- Maintain schedule and budget management
- Provide regular updates to DCTA and the City

Responsibility 2: Old Town Station TOD Private Development

- Communicate Vision of creating mixed-use regional destination at the station area
- Display example of how the Vision can be achieved to communicate quality, density and design intent
- Request Respondents communicate their approach and abilities to achieving this Vision
- Request Respondents communicate their schedule, input process, and development plan for all uses

I. Vision and Expectations

- Background and Context
- Vision of HQ and Desired TOD
- HQ & Public Improvement Programming
- Outline Scope of Services
- Anticipated Project Schedule
- Conceptual Budget

II. RFQ Requirements

- Firm Description(s)
- Project Team – Development Team
- Consultant Team – All A&E Members
- Relevant Project Experience
- Financial Capability
- Restated Vision
- Schedule Refinements
- Contracting Concept
- Other Relevant Information

III. RFQ Information

- SOQ Due Date
- Procurement Procedures
- Review Criteria
- Review Timeline

IV. Appendix

- Market Summary
- Demographics
- Other Old Town Projects

RFQ Process Evaluation Matrix



1. Staff reviews qualifications packages for completeness
2. Selection committee evaluates responses and utilizes weighted ranking matrix.
3. Specific team member relevant experience and overall statement of Vision and schedule are weighted the highest
4. Top 3 selected for interviews and site tour
5. Final selection advances into formal agreement.
6. Developer selects A&E and Contractor

SOQ SUBMITTAL EVALUATION MATRIX		RESPONDENT TEAM: COMPANY X			
Required SOQ Elements & Ranking Criteria	Completeness Ranking Values				subtotal (C)
	Poor or Not Provided 0	Provided Quality 1 Good 2 Excellent	Weighting (A) x (B)		
Feedback from (3) References					
Consistency, reliability, quality control, and overall experience with Respondent	0	1	12		12
Firm Description and Background (including any TOD partners)					
Years in business (minimum 10 years)	0	2	1		2
Awards and industry recognition	0	2	1		2
Lines of business Minimum office and site development)	0	2	2		4
Financial capability and capital partners for TOD uses (min- 50 million)	0	2	2		4
Office location for the development team(s) for all uses	0	2	3		6
Volume of business over past 10 years (for each line of business) Min?	0	2	3		6
					24
Development and Project Management Team (including any TOD partners)					
Experience with FTA and transit-integrated projects	0	2	1		2
Experience with Public/Private Partnership projects	0	2	1		2
Experience with TOD mixed-use development	0	2	2		4
Experience with all proposed building types	0	2	2		4
Experience with office development and interior fit out	0	2	3		6
Successful experience managing budget and schedule through completion	0	2	3		6
					24
Project Design and Engineering Team					
Experience with FTA and transit-integrated planning	0	2	3		6
Experience working within Public/Private Partnership projects	0	2	1		2
Experience with TOD mixed-use project planning	0	2	2		4
Experience with all proposed building type design	0	2	2		6
Experience with office programming, design and fit out planning	0	2	3		6
Awards and industry recognition for related building types	0	2	3		6
					30
Vision Statement					
Concept of how the City and County will be involved in the design process	0	2	2		4
Concept of how DCTA will be involved in the planning and design process	0	2	3		6
Demonstrated understanding of proposed quality of experience of presented Vision	0	2	3		6
Proposed timing of completion of all proposed uses in Vision (?)	0	2	3		6
Vision for the DCTA HQ, TOD uses, transit facilities and public infrastructure	0	2	4		8
Ability of Vision to generate a regional destination and ridership to the station	0	2	4		8
					38
Budget, Schedule and Contracting					
Anticipated construction procurement strategy (traditional bid, design/build, etc)	0	2	1		2
Anticipated construction contracting strategy (gmax, cost/plus, etc)	0	2	1		2
Proposed schedule management strategy for DCTA HQ, transit facilities, infrastructure	0	2	2		4
Proposed cost management strategy for DCTA HQ, transit facilities and infrastructure	0	2	2		4
Schedule, tasks (including QC) through completion of HQ, transit, and infrastructure	0	2	3		6
Statement of anticipated cost (based on project experience) and developer fee %	0	2	3		6
					24
Team Presentation					
Level of engagement, creativity and thoroughness shown; and overall connection experienced with the team	0	2	15		30
Cumulative Total Ranking Score:		Total Possible Baseline Scores by Weighted Ranking Amounts: 0 Non-Compliant – 100 Good – 182 Excellent			182

RFQ Process & Timeline



No.	Phase/Milestone	Dates
1	Prepare RFQ	Spring and Early Summer 2025
2	Release and Advertise RFQ	Summer 2025
3	RFQ Submission Due Date	Late Summer / Early Fall 2025
4	Shortlist and Interview Applicants	Fall 2025
5	Selection and Enter into Exclusive Negotiating Agreement	Late Fall 2025
6	Ojala Project Construction	Summer 2025 – Winter 2027
7	Negotiations and Master Joint Development Agreement	Fall 2025 – Summer 2026
8	Architectural and Engineering Design and Permitting	Summer 2026 – Spring 2027
9	Regional Stormwater Detention Pond Construction Complete	Winter 2027
10	Construction and Fit out DCTA Office Building, Infrastructure and Other Uses for Joint Development	Spring 2027 – Fall 2029

Questions / Discussion



Old Town Master Plan Update

City Council Workshop

July 21, 2025

Agenda

Old Town Master Plan

- 01 Relation to Existing Plans
- 02 Data Update
- 03 Outreach Summary
- 04 Council Feedback
- 05 Next Steps

How does this work with the Old Town Master Plan TOD Update

Exhibit from 2010 TOD Plan

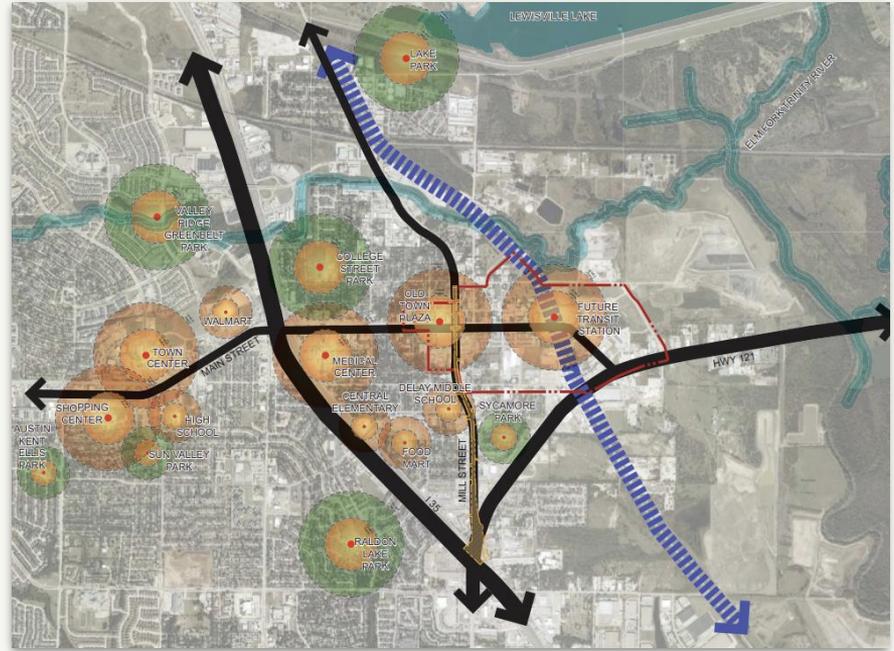


Exhibit from 2010 TOD Plan

OT TOD Plan Goals

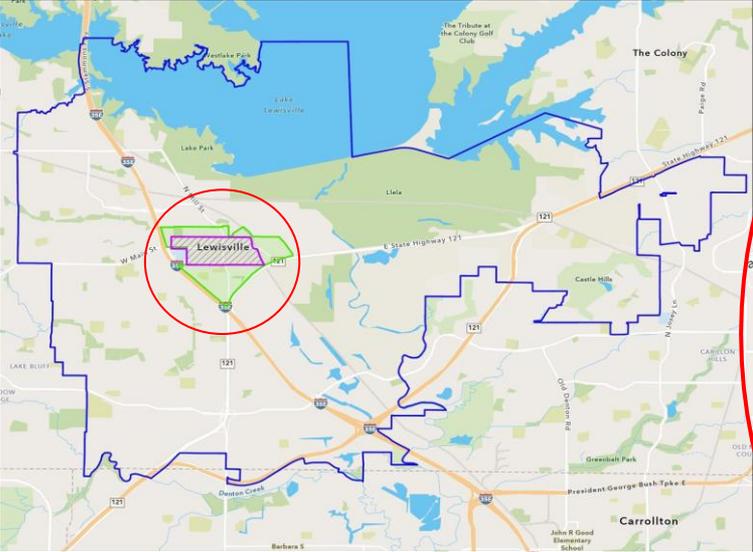
- Create synergy between Old Town and the Old Town Station.
- Better connectivity and circulation between vehicles, bicycles, and pedestrian will allow ease of access and mobility to support the growing uses.
- Create attractive and pedestrian friendly environment.
- Well defined urban character with a range of residential housing types that will attract residents to live in Old Town.
- A dynamic and rich environment will extend from Old Town to the Old Town Station, ensuring the wholistic vitality of the area.



Bringing TOD Goals into Master Plan

- Strengthen Physical and Visual Connectivity Strategies
 - **Pedestrian Corridors:** Continue to expand network of safe, well-lit, and attractive walkways that directly link the station to Old Town's core. Such as has been completed in Main Street and in progress on College
 - **Wayfinding & Signage:** Install additional branded signage guiding visitors between the station and the core. Wayfinding exists in Old Town but not yet in the TOD area under development.
 - **Streetscape Enhancements:** Additional lighting, benches, landscaping, and public art between the areas to visually connect them.
 - **Bicycle Infrastructure:** Continue to add bike infrastructure and bike parking.
- Establish a compelling and recognizable urban character rooted in authenticity.
 - **Design Guidelines:** Continuous requiring new development to reflect Old Town's architectural language (materials, rooflines articulation, colors).
 - **Preservation Incentives:** Continue to offer incentives (tax credits, facade improvement grants, waive fees, or other) for restoring historic buildings.
 - **Cultural Assets:** Highlight local landmarks, artisan crafts, or cultural histories through public art and cultural centers.
- A dynamic and rich environment will extend from Old Town to the Old Town Station, ensuring the wholistic vitality of the area.
 - **Housing Above Retail:** Encourage mixed-income housing units above ground-floor businesses to support around-the-clock use.
 - **Office/Co-Working Options:** Include flexible office spaces for startups, creatives, or remote workers.
 - **Tourism + Local Life Balance:** Manage event scheduling and commercial development to serve both locals and visitors harmoniously.

Old Town Study Area



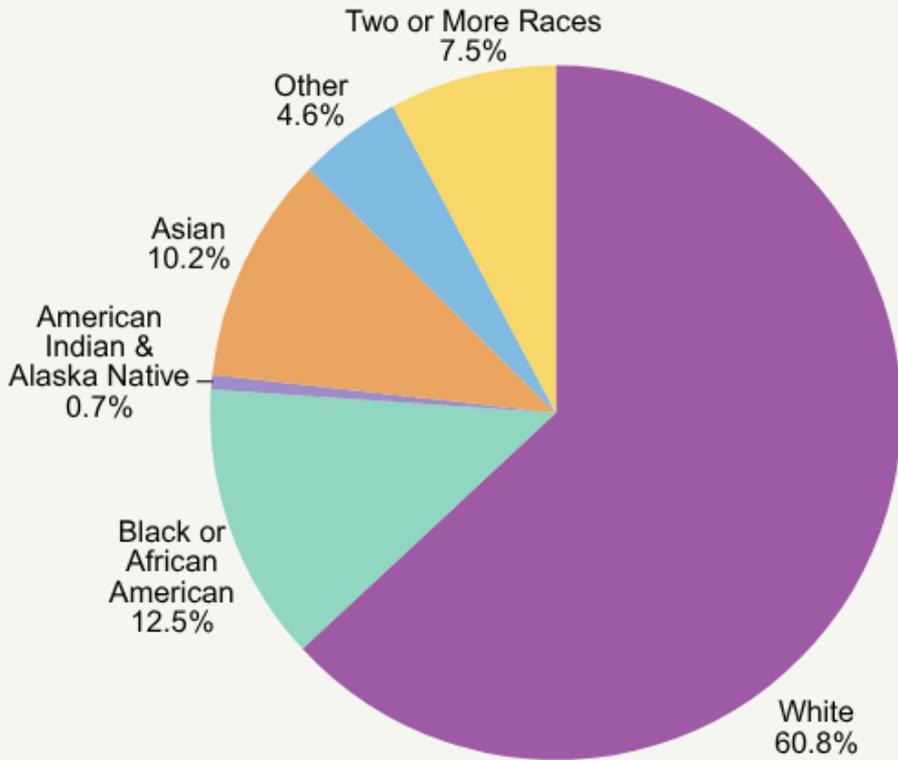
Demographic Comparison - People

	City		Current OT		Study Area	
	2010	2020	2010	2020	2010	2020
Total Population	95,691	111,822	1,083	1,793	1,708	3,346
Population Growth (2010-2020)	14.4%		39.6%		48.9%	
Hispanic Population	28.3%	32.1%	39.4%	41.8%	45.7%	54.5%
Median Age	32.5	33.5	33.4	31.2	37.5	34.5

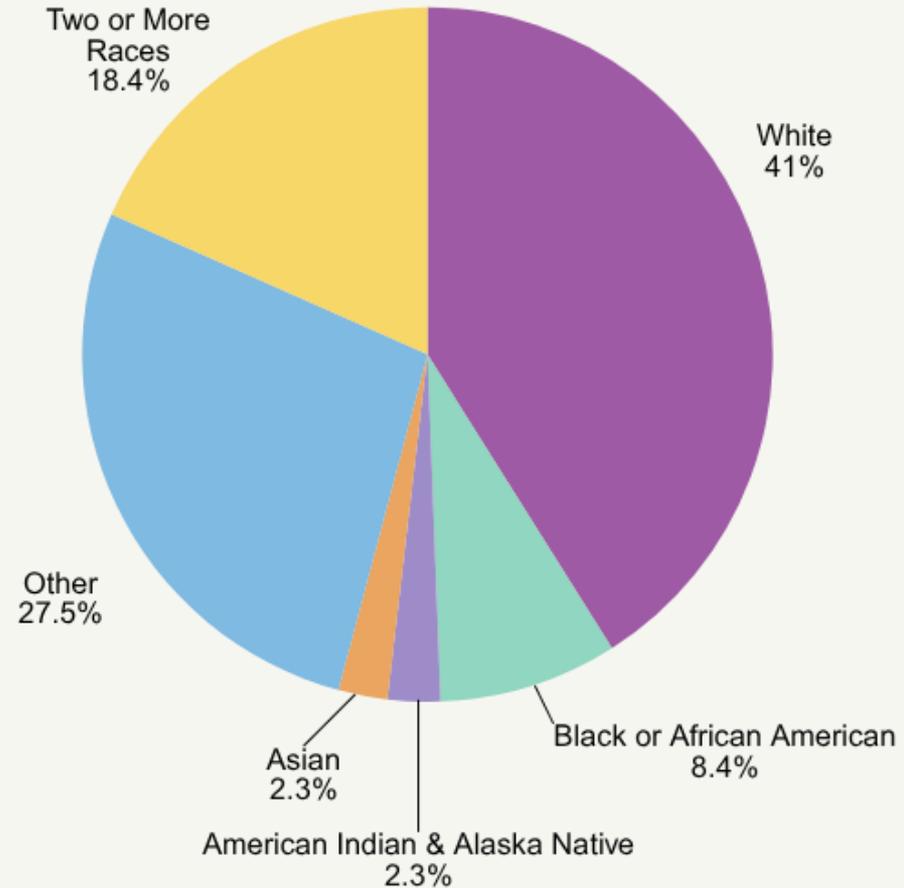
Demographic Comparison - Housing

	City		Current OT		Study Area	
	2010	2020	2010	2020	2010	2020
Total Housing Units	40,037	42,845	491	724	775	1,233
Occupied Housing Units	92.1%	92.6%	91.4%	95.7%	91.5%	94.1%
Average Household Size	2.4	2.6	2.2	2.5	2.5	2.7
Households With Seniors (65+)	11.8%	17.9%	18.3%	20.9%	17.7%	20.8%
Households With Children (<18 years)	31.9%	33.4%	29.3%	32.2%	32.1%	31.5%
Ownership Percentage	45.1%	42.5%	41.3%	50%	56.8%	53.4%

City 2020



Study Area 2020

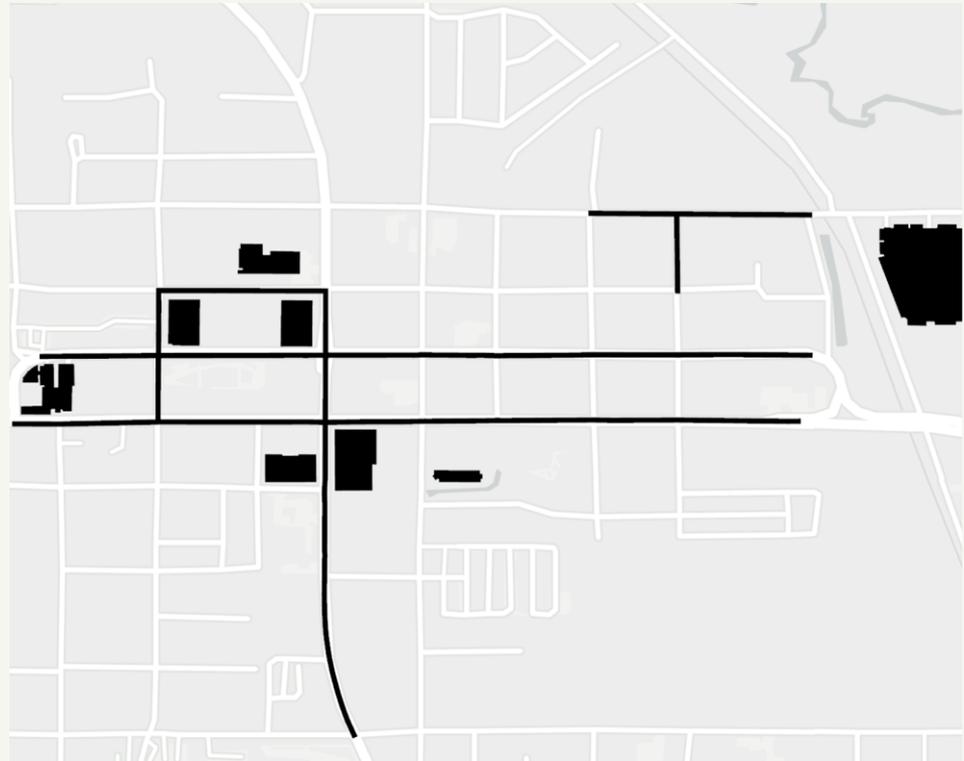


Parking Summary

Methodology:

- Striped, public spaces only (1,351 total spaces)
- Data taken over the course of two Tuesdays and two Saturdays
 - Tuesday examination times: 8am, 2pm, 8pm
 - Saturday examination times: 12pm, 5pm, 8pm
- Two routes: each taking approximately 15 minutes by car
 - A driver and a counter in each car

Public Parking Map



Parking Summary

- Parking is not a problem yet – occupancy peaked at 33% overall.
 - For parking within a 10-minute walk from the Old Town core, this occupancy peaked at 44%
- Parking near newer multifamily has the highest occupancy, indicating a need for more parking near these locations.



Outreach Summary

Phase I (9/12/24 - 10/19/24)

Methods: Mapping activity, mini-survey, conversations

Participants: All attendees (300+ engaged)

Engagement Events:

- Mill Street Community Resource Fair
- Western Days
- OTBA Board Meeting
- National Night Out at Uptown Villas
- McKenzie Hembry Neighborhood Meeting
- First Friday
- Tribute Band Jam Festival

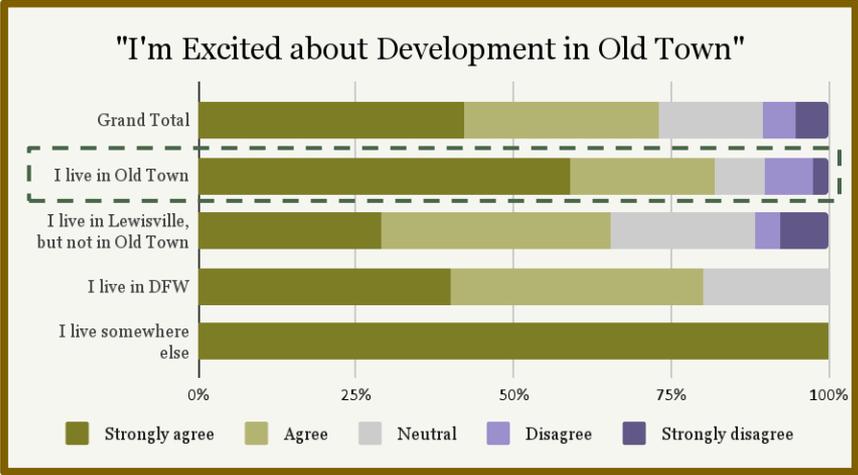


Outreach Summary - Phase I



What People Love About Old Town - Digitized Pin Board

- Strong love for public spaces and local schools

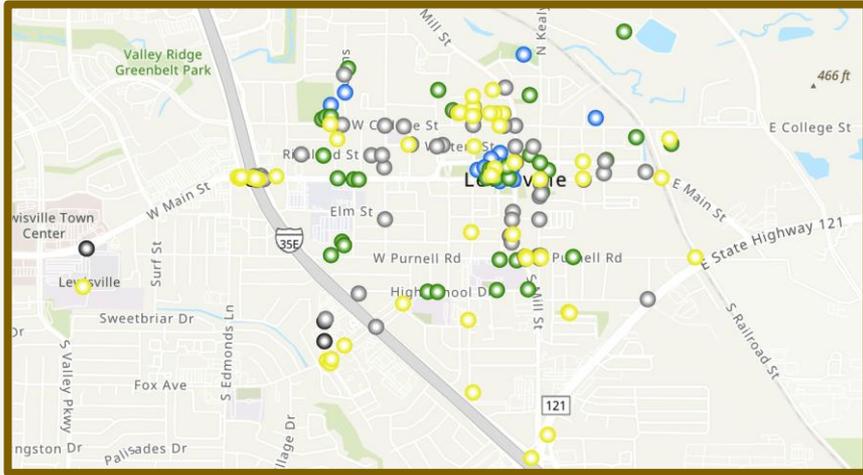


(43 total respondents)



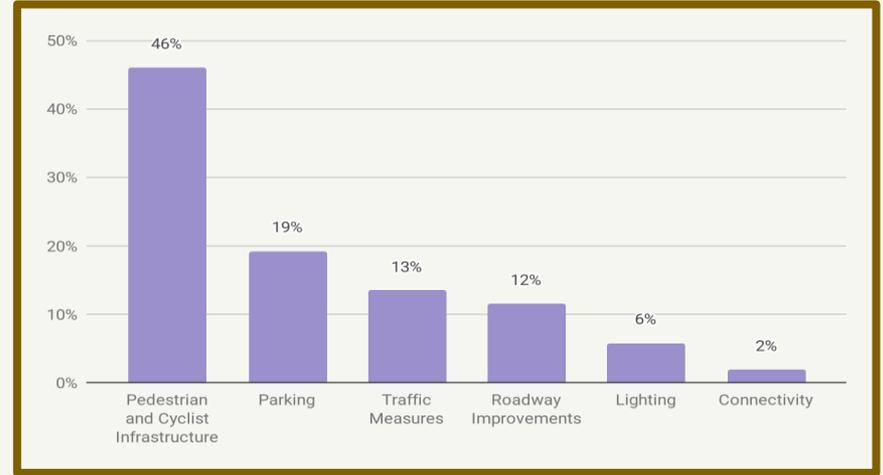
of Old Town Residents are excited about the development of Old Town

Outreach Summary - Phase I



What Old Town Needs - Digitized Pin Board

- Transportation was the most pinned need (54 pins)
- Other identified needs: more restaurants and entertainment, and grocery store



(52 total respondents)

Desired Transportation Improvements - Survey Responses

Outreach Summary

Phase II (3/24/25 - 05/15/25)

Methods:

- Survey (online and mailed formats)
- Departmental SWOT Analysis

Participants:

- Residents within study area boundary
 - Over 1,400 mailed surveys
 - (330 total respondents across formats)
- Staff from Planning, ED, PARD, CRT, Traffic & Engineering, Library, Neighborhood Services, Public Services

Old Town Master Plan Update Engagement Survey
Old Town Resident Survey

The City of Lewisville is updating the Old Town Master Plan, a long-term guide that shapes decisions about planning and development in this historic district. The current plan, created in 2003, needs an update to reflect the community's evolving needs and priorities. This new plan will help guide growth and improvements for the next 20 years, and your input is vital to ensure it truly represents the vision and desires of Old Town residents. We look forward to hearing your ideas! The first 50 people to complete and return this survey will receive a coupon for a free cupcake from Irene's Bakery in Old Town. This survey is estimated to take 5-10 minutes.

For more information on the project, please visit: <https://www.cityoflewisville.com/special-projects>

Q1. Which type of housing do you currently live in?
 Single-family home Townhome Other
 Duplex Apartment/Condo

Q2. Do you currently rent or own your home?
 Rent
 Own
 Other

Q3. How long have you lived in Old Town?
 Less than one year 7 - 9 years
 1 - 3 years 10 - 20 years
 4 - 6 years More than 20 years

Q4. Why did you move to Old Town?

Q5. How would you rate the quality of the following aspects of daily life in Old Town?

	Excellent	Good	Fair	Poor	No Opinion
Childcare	<input type="checkbox"/>				
Education	<input type="checkbox"/>				
Healthcare / Medical Services	<input type="checkbox"/>				
Parks and Green Space	<input type="checkbox"/>				
Sports and Recreation Facilities	<input type="checkbox"/>				
Employment Opportunities	<input type="checkbox"/>				
Groceries and Essentials	<input type="checkbox"/>				
Shopping (Non-essential)	<input type="checkbox"/>				
Entertainment (Restaurants, Bars, Music, etc.)	<input type="checkbox"/>				

1

Printed and Online Survey Versions

Old Town Resident Survey

The City of Lewisville is updating the Old Town Master Plan, a long-term guide that shapes decisions about planning and development in this historic district. The current plan, created in 2003, needs an update to reflect the community's evolving needs and priorities. This new plan will help guide growth and improvements for the next 20 years, and your input is vital to ensure it truly represents the vision and desires of Old Town residents. We look forward to hearing your ideas! The first 50 people to complete and return this survey will receive a coupon for a free cupcake from Irene's Bakery in Old Town. This survey is estimated to take 5-10 minutes.

For more information on the project, please visit: <https://www.cityoflewisville.com/special-projects>

Para español, haga clic en el botón de arriba.

What type of housing do you currently live in?

Apartment / Condo

Single-Family Home

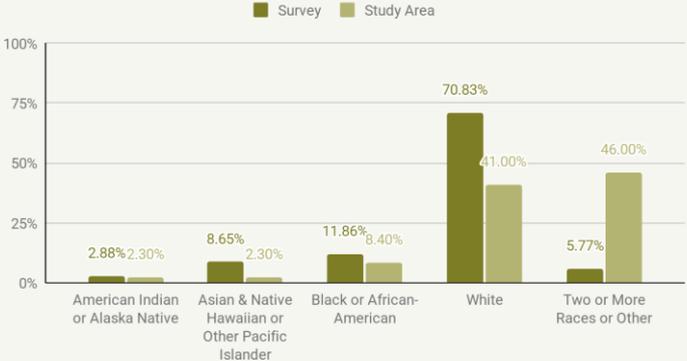
Duplex

Townhome

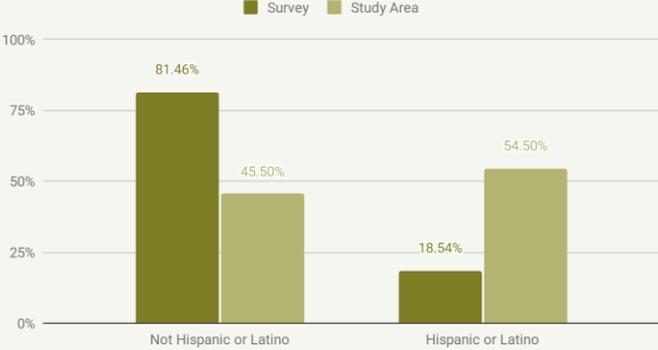
Other

Outreach Summary - Phase II

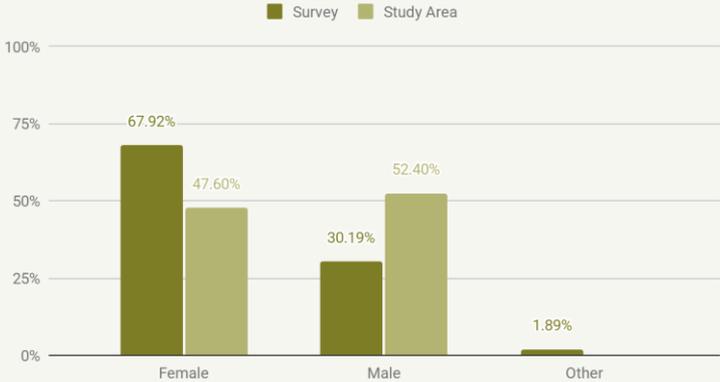
Survey & Study Area Comparative Demographics - Race



Survey & Study Area Comparative Demographics - Ethnicity



Survey & Study Area Comparative Demographics - Gender



Survey & Study Area Comparative Demographics - Age



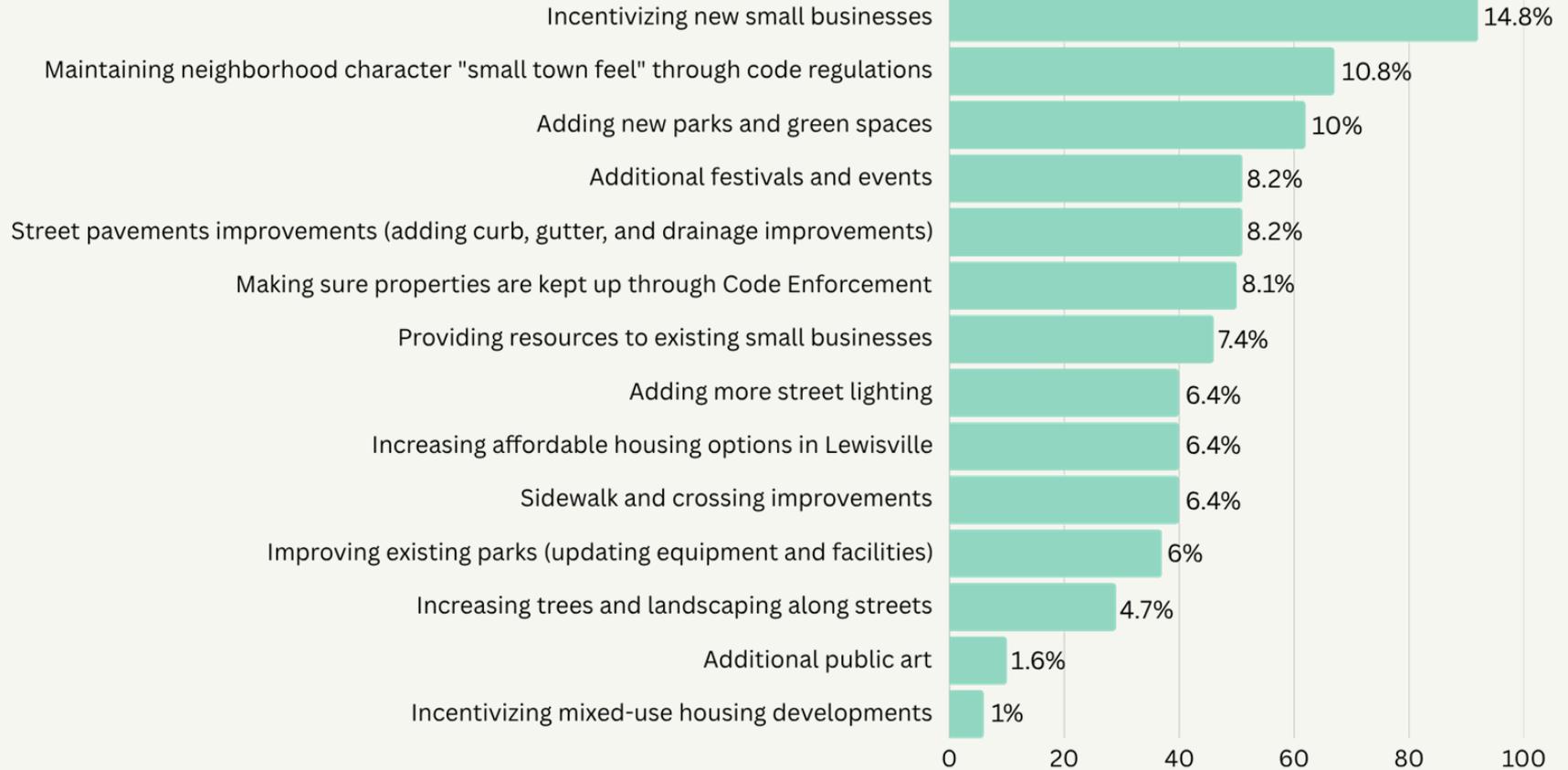
Survey Response:
Why Did you
move to Old
Town?



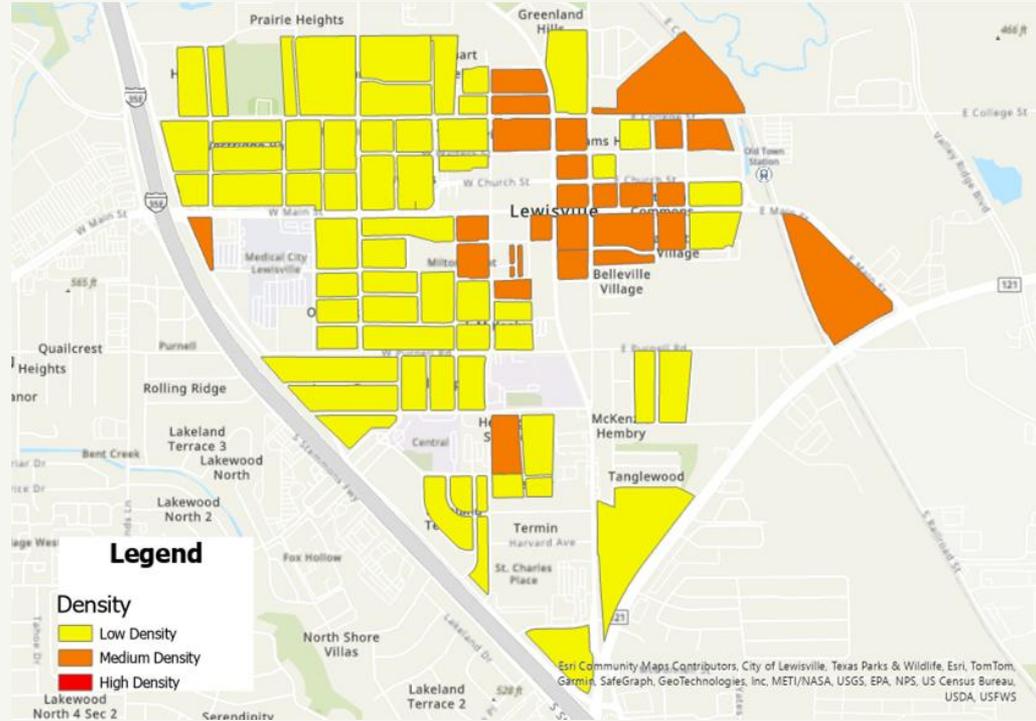
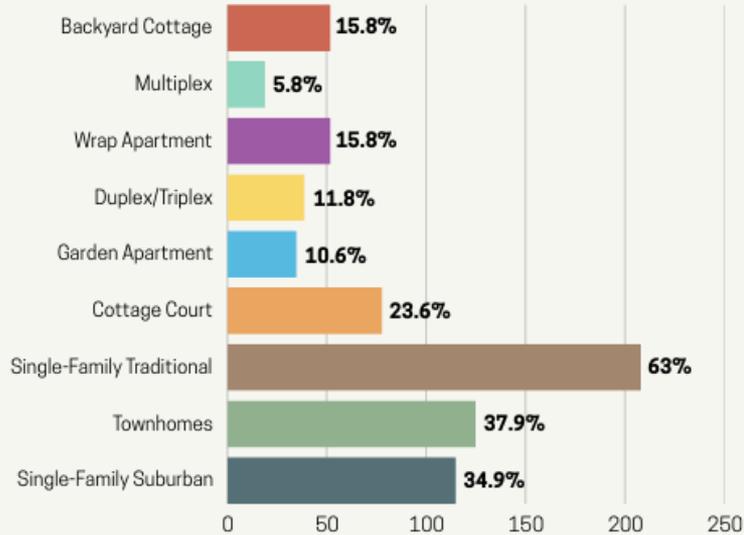
Survey Response: List three businesses you would visit in Old Town if they existed.



Survey Response: What should the City prioritize staff time and money on in Old Town?



Which of the following housing types would you prefer if it were available to you?



***“Which of the following housing types is appropriate on your block?”
(Simplified by density)***



Cottage Court



Single-Family Suburban



Single-Family Traditional

Strengths

- Existing built inventory (buildings, grid pattern, DCTA station)
- Community engagement and event programming
- Traffic calming measures & (semi)complete streets
- Small businesses and business association
- Mature tree canopy
- Recent and planned park improvements
- Public art across Old Town and programming at the Grand
- Variety of dining establishments
- Facade program
- Funding for Old Town specific marketing, advertising, and promotion
- New Well House satellite visitor center

- Preserve historic character of Old Town
- Sense of community
- Family/Kid-Friendly tourist attractions
- Recruitment of desired uses/retailers
- Additional complete street projects underway
- Acquiring land
- Awareness and education about tree maintenance
- TOD and parkland dedication
- Library book locker/book vending machine
- Micromobility
- Lighting study

Opportunities

Weaknesses

- Gaps in sidewalks
- Enforcement of Letter of Design Approval
- Disconnected from the rest of Lewisville/TOD
- Limited bike infrastructure
- Inappropriate industrial zoning
- Lack of essential services like grocery
- Limited overall size and venue space at arts center
- Lack of hotel property
- Old signal equipment
- Apartment residents using public on-street parking
- Business retention
- Industrial users make residential areas unpleasant

- Aging tree inventory
- New development clashing with character
- Housing prices increasing
- Traffic, sanitary sewer, and drainage capacity
- I-35 construction
- Aging homes and maintenance
- Increasing costs for producing events
- Ojala/TOD disconnection from Old Town core

Threats

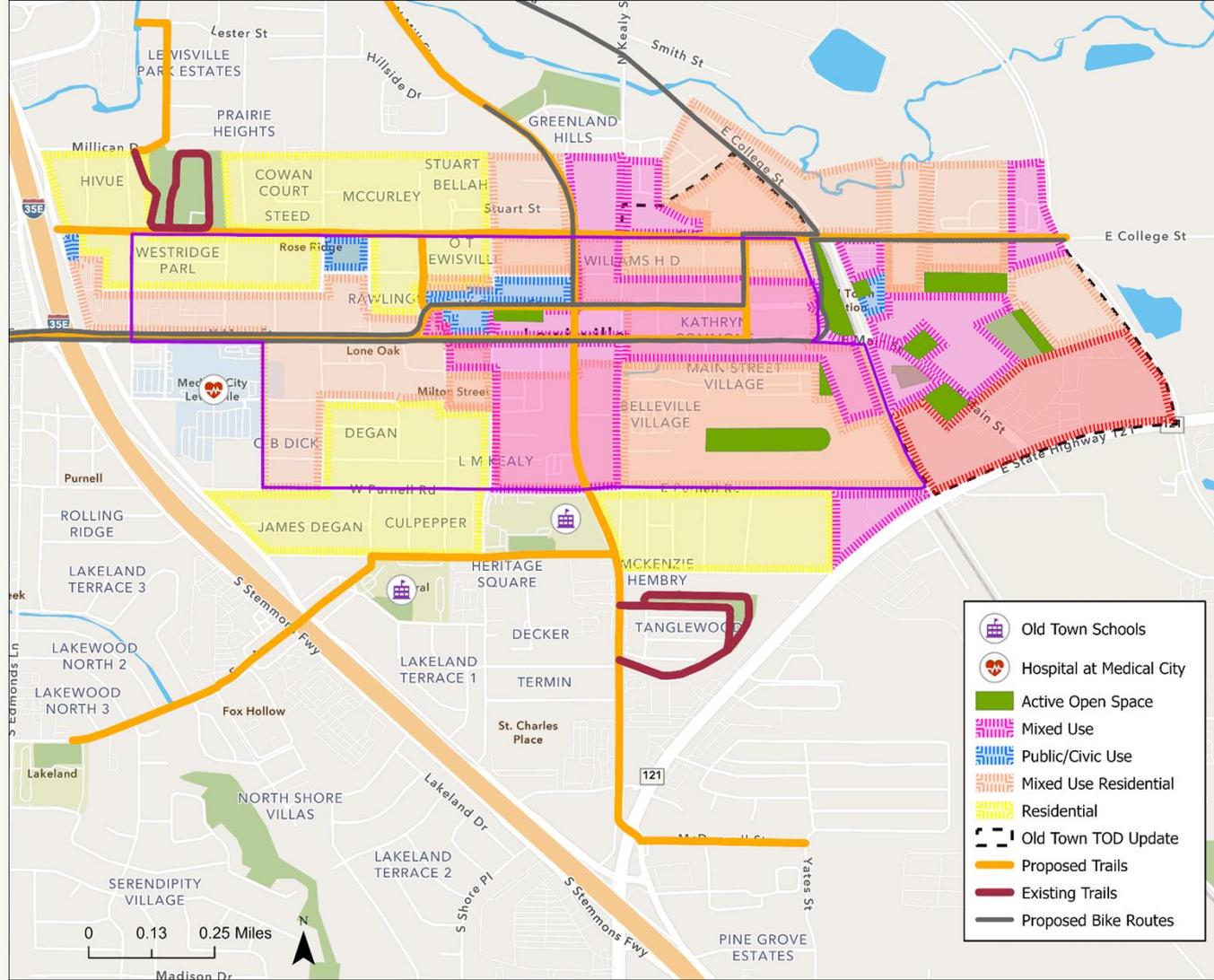
Proposed Goals

- Continue to improve public infrastructure to support quality of life for business and residents (lighting, sidewalks, bicycles, parks, sewer)
- Visually connect Old Town to the TOD, Business 121 and IH-35E through design, art, wayfinding and other means. (some projects already underway)
- Ensure regulations achieve the vision and reduce conflicts between uses and newer and older structures, specifically these regulations may include parking, zoning, and design guidelines.
- Protect the character and quality of existing nearby single-family neighborhoods and work towards preservation of housing affordability in the area.

Proposed Goals Continued

- Continue to promote economic vitality and thriving neighborhoods by bringing both neighborhood serving retail and services (Grocery store!) and lifestyle retail and services to the area.
- Continue to host and facilitate a wide range of events, especially family-friendly events, to bring people to the area.
- Provide a wide range of housing types to serve families, adults aging in place, and smaller households.

Framework Map



-  Old Town Schools
-  Hospital at Medical City
-  Active Open Space
-  Mixed Use
-  Public/Civic Use
-  Mixed Use Residential
-  Residential
-  Old Town TOD Update
-  Proposed Trails
-  Existing Trails
-  Proposed Bike Routes

Draft vision statement

Old Town Lewisville will continue to maintain its history and authenticity, while developing as a premiere destination for entertainment, and welcoming all types of households to a thriving neighborhood.

Feedback?

Next Steps

Draft Plan Document

01

Using the feedback from this work session to create a draft document of the master plan.

Internal Plan Review

02

After the first draft, the plan will be presented to internal organizations for feedback.

Community Feedback PH III

03

Drafted plan will be presented to community for final feedback.

Plan Finalized

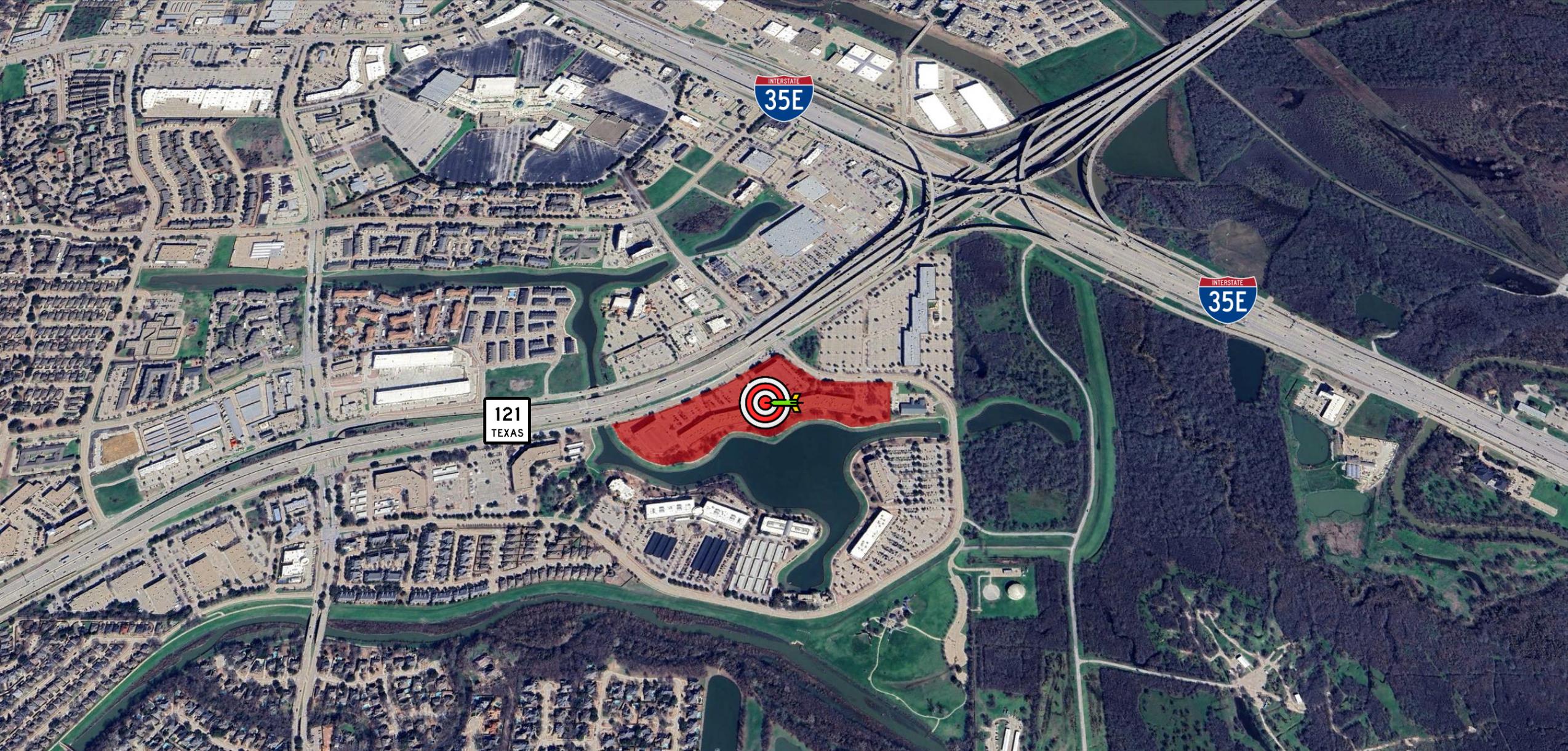
04

All prior feedback is incorporated, draft is finalized, and is brought forth to City Council for final approval.

TCC Lake Vista P&Z Presentation



Trammell Crow Company



Trammell Crow Company Overview



FORTUNE 150 PARENT COMPANY



2,900

PROPERTIES DELIVERED

\$18.8B

PROJECTS IN PROCESS

\$12.8B

PROJECTS IN THE PIPELINE



2,900

PROPERTIES DEVELOPED



655M

SQUARE FEET COMPLETED



\$75B ±

AGGREGATE VALUE



26

MARKETS IN THE U.S. & EUROPE



650

EMPLOYEES



#1

DEVELOPER RANKED NATIONALLY*

#1 Ranking 2013-2024, Commercial Property Executive

TCDFW Overview

75 Years

As TCC's Headquarters

\$2.0B

Projects in Process

\$1.1B

Projects in the Pipeline

2010-2025

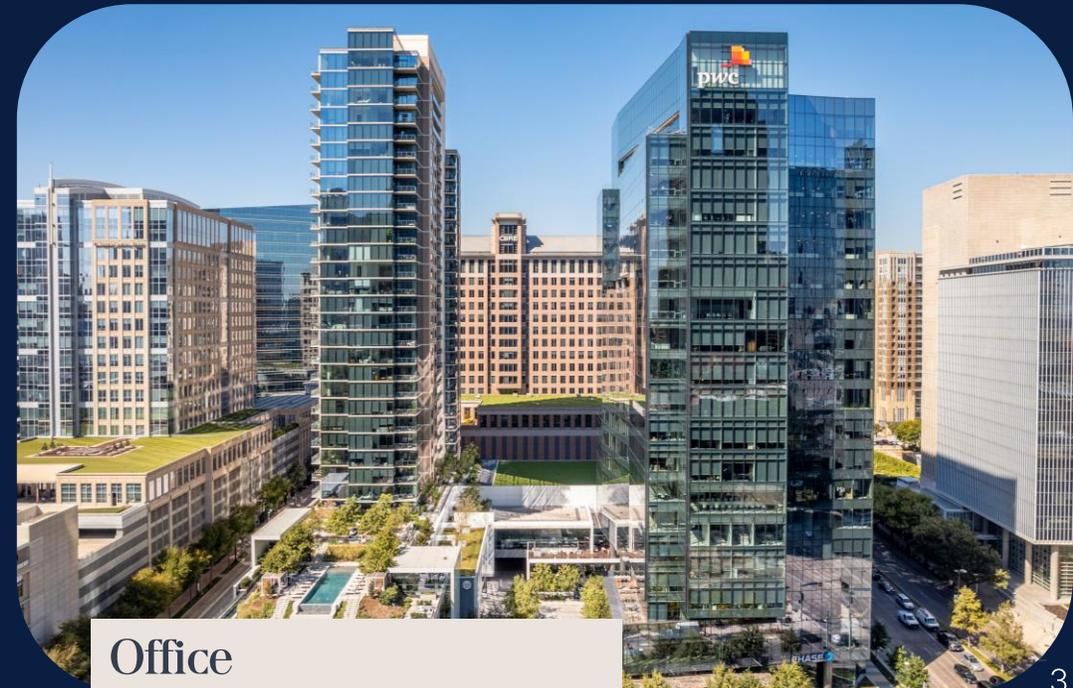
SF Industrial Completed

32+ M

SF Industrial Completed

48

Buildings



Existing Condition – Aerial

Trammell Crow Company



Storefront Rendering 1

Trammell Crow Company



Storefront Rendering 2

Trammell Crow Company



Storefront Rendering 3

Trammell Crow Company



Storefront Rendering 4

Trammell Crow Company



Jobs Analysis

Trammell Crow Company

#	Tenant Type	SF	Office %	Employees	SF Per Employee
1	Data Center Power	305K	5%	150	2,031
2	Smart Systems	193K	2%	50	3,870
3	Material Handling	190K	7%	300	634
4	Power Distribution	166K	10%	100	1,659
5	Trade Show Materials	124K		30	4,117
6	Hardware / Fixtures	107K	30%	166	646
7	Defense Contractor	107K	38%	150	711
8	Perishable Distribution	104K	10%	30	3,460
9	Fiber Optics	93K	30%	250	375
10	Electronics	68K	90%	150	452
11	Consumer Products	67K	21%	70	961
12	Defense Contractor	58K		100	584
13	Defense Contractor	30K	10%	30	1,001
14	Wireless Solutions	24K	25%	30	800
15	Glass	22K	21%	25	870
16	Fiber Optics	21K	19%	20	1,060
17	Medical Equipment	20K	30%	50	390
-	Total	~1.7M	24%	1701	998.8

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17	Medical Equipment	20K	30%	50	390
-	Total	~1.7M	24%	1701	998.8

Estimated Jobs Created via Development = 316 Jobs

TCC Lake Vista Site Plan

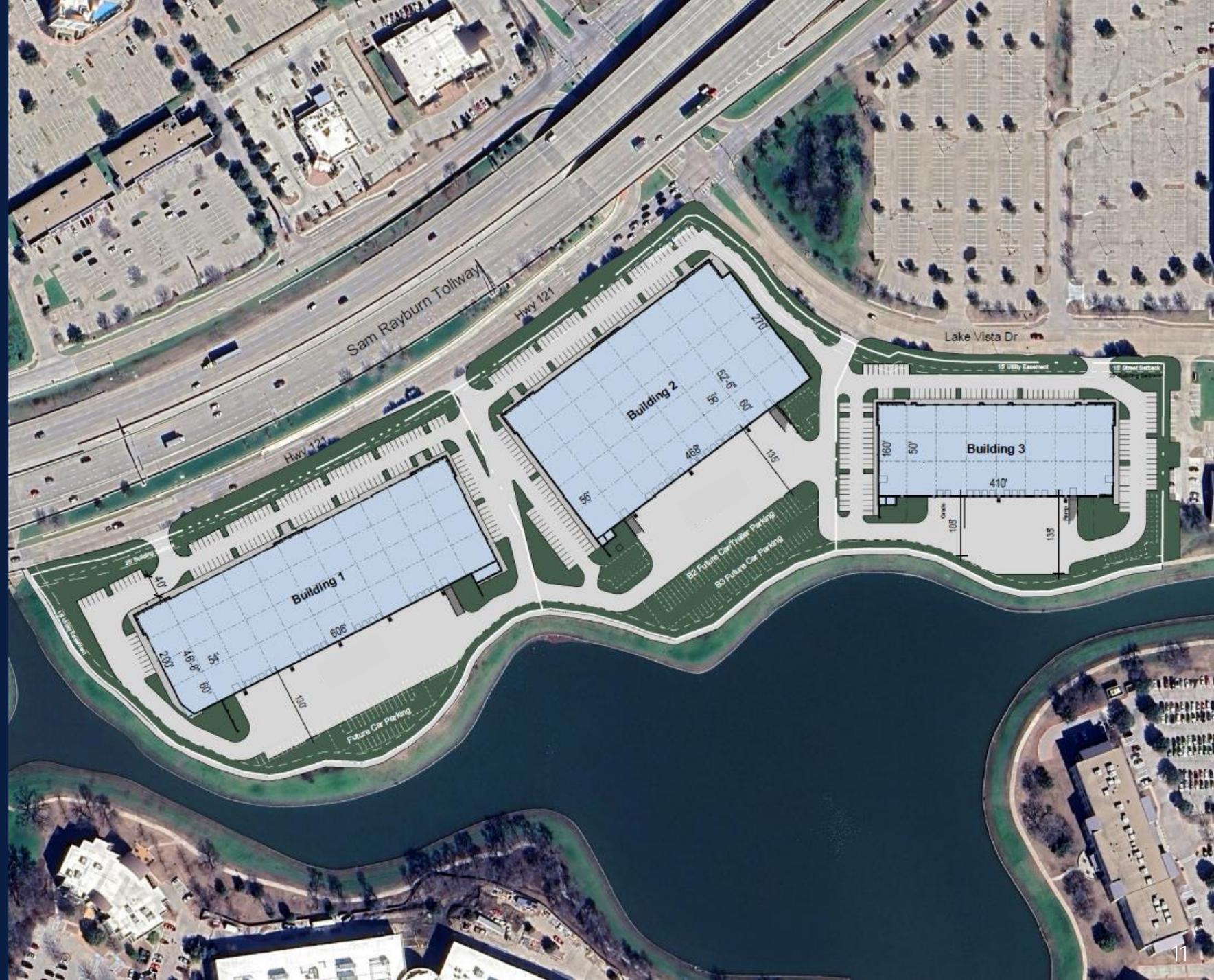
3 Buildings

316,303 SF
Total Project

122,836 SF
Building 1

126,646 SF
Building 2

66,821 SF
Building 3



TCC Lake Vista Site Plan

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TCC Lake Vista Site Plan

3 Buildings

316,303 SF
Total Project

122,836 SF
Building 1

126,646 SF
Building 2

66,821 SF
Building 3



**Landscape Strip: 15' min., 22' avg., deepest 50'.
& 171 trees & heavy live screen**

TCC Lake Vista Site Plan

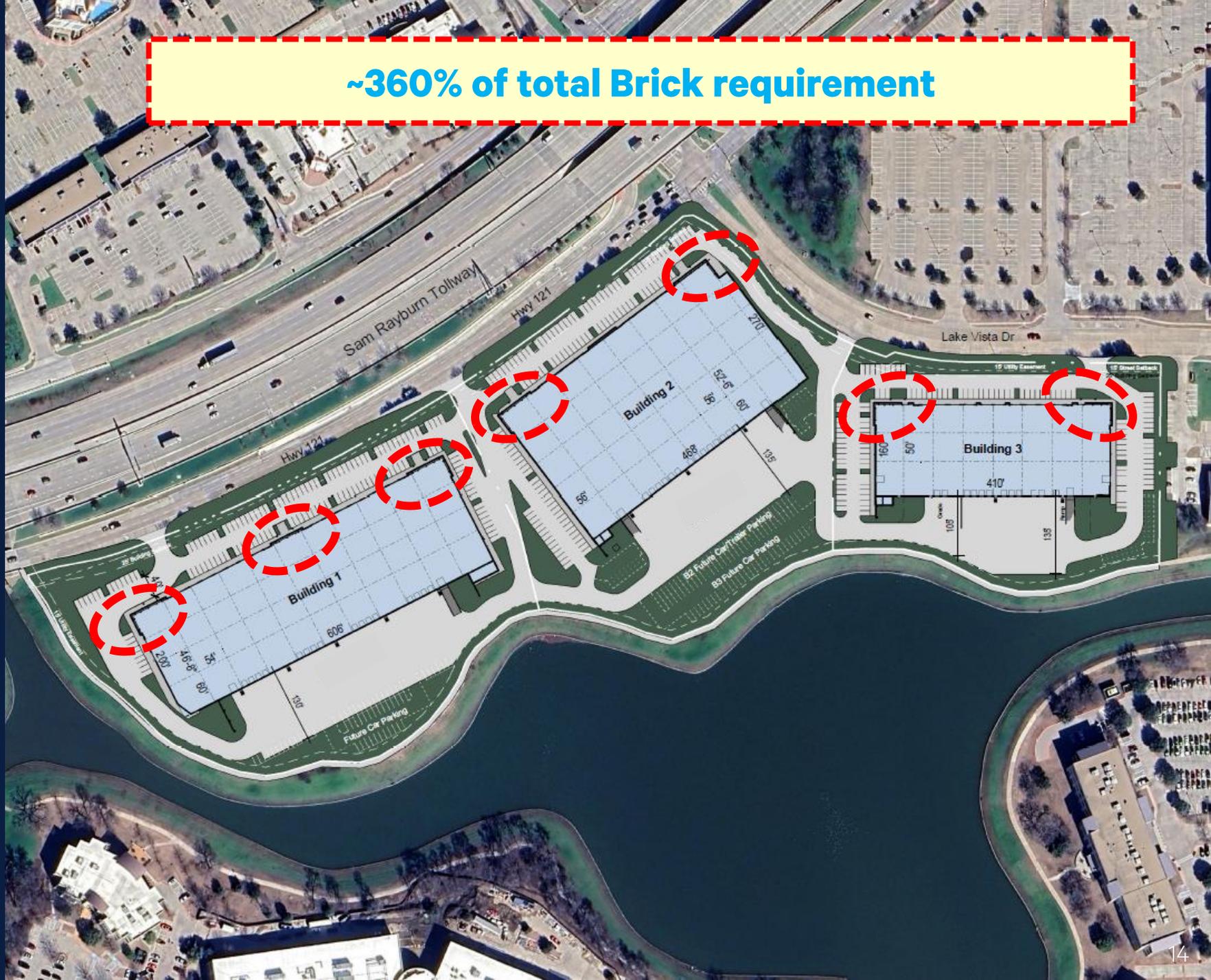
3 Buildings

316,303 SF
Total Project

122,836 SF
Building 1

126,646 SF
Building 2

66,821 SF
Building 3



TCC Lake Vista Landscaping Plan

Trammell Crow Company

~212% of Required Trees

PLANT LEGEND

	BALD CYPRUS, 4" CAL.		CEDAR ELM, 4" CAL.
	LIVE OAK, 4" CAL.		ALLEE ELM, 4" CAL.
	RED OAK, 4" CAL.		TREE TO REMAIN
	DESERT WILLOW, 5' HT.		EXISTING TREES WITHIN THE AREA OF FUTURE PARKING SHALL REMAIN UNTIL THE PARKING AREAS ARE DEVELOPED
	MAGNOLIA, 5' HT.		



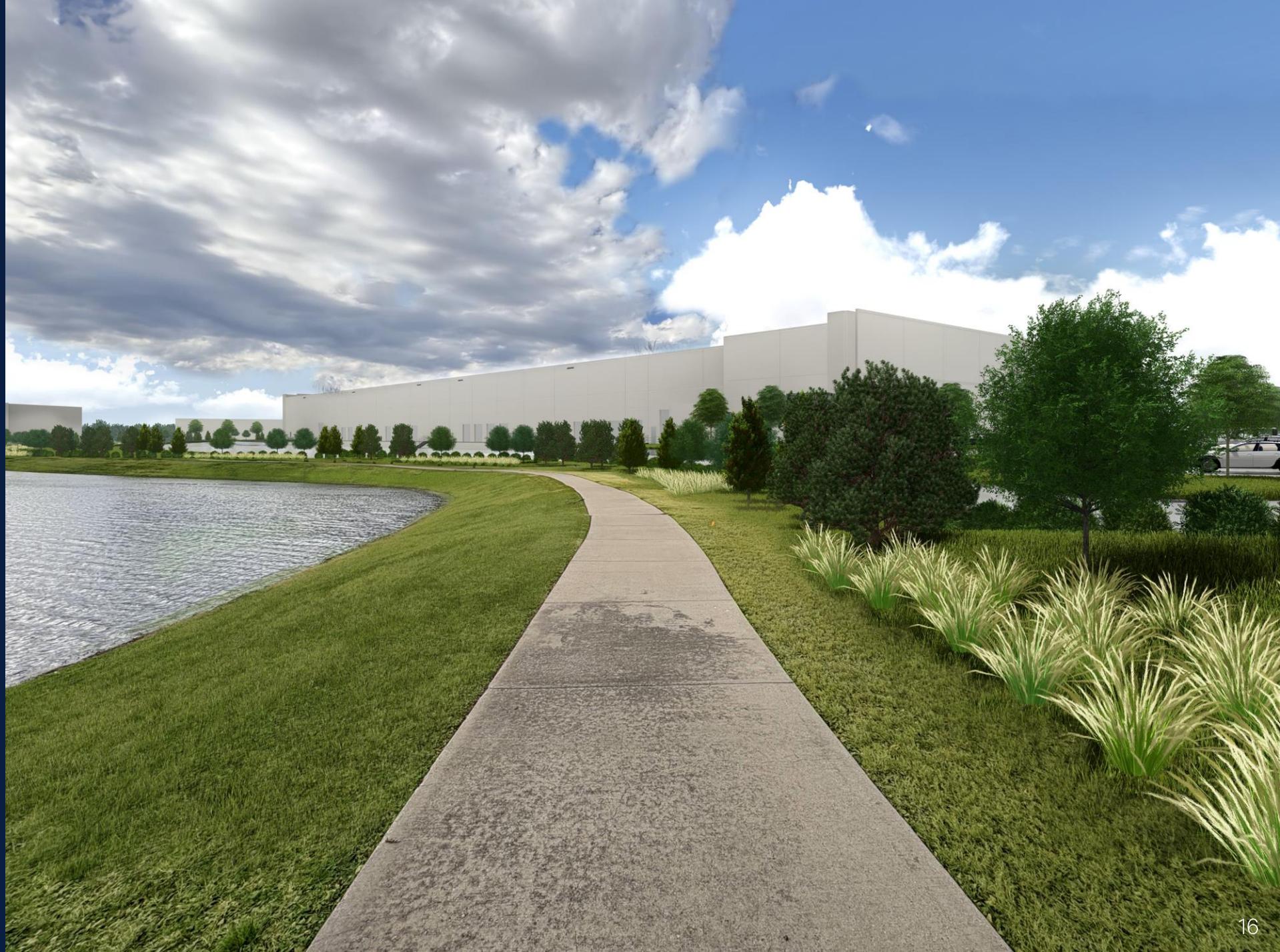
REQUIREMENTS: ONE (1) ORNAMENTAL TREE AND ONE (1) CANOPY TREE PER 500 S.F. OF STREET FRONTAGE.

HWY 121 - 1,319 L.F. (19,785 S.F.)	REQUIRED	PROVIDED
	(40) CANOPY TREES	(22) CANOPY TREES + (18) EXISTING TREES
	(40) ORNAMENTAL TREES	(40) ORNAMENTAL TREES

LAKE VISTA DR. - 907 L.F. (13,605 S.F.)	REQUIRED	PROVIDED
	(27) CANOPY TREES	(20) CANOPY TREES + (7) EXISTING TREES
	(27) ORNAMENTAL TREES	(27) ORNAMENTAL TREES

- DWARF WAX MYRTLE, 24" HT.
- WAX MYRTLE, 30" HT.
- TAM JUNIPER, 30" HT.
- DWARF YAUPON HOLLT, 30" HT.

View 1 Year 1



View 1 Year 5



View 1 Year 10



View 2 Year 1



View 2 Year 5



View 2 Year 10



View 4 Today



View 4 Year 1



View 4 Year 5



View 4 Year 10



View 7 Year 1



View 7 Year 5



View 7 Year 10



Thank You

Trammell Crow Company

