

LEWISVILLE CITY COUNCIL

REGULAR SESSION

November 17, 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, November 17, 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.

Director of Planning Richard Luedke answered questions regarding Item Nos. E-2 and E-3. There was discussion regarding Item Nos. H-6 and H-7.

**Reallocation of Cattle Drive Funding to
Potential Other City Events**

(Agenda Item B)

At the request of Mayor Gilmore, Director of Community Engagement James Kunke gave a presentation regarding reallocation of Cattle Drive funding to potential other City events and received questions and comments from City Council and City staff. Staff provided a list of opportunities for the funding:

- Continue applying it to Western Days, where production costs increase each year
- Add a parade to St. Paddy's Texas Style
- Increase City support of the current privately run Veteran's Day observance at the City Hall Veterans Memorial
- Apply it to Sounds of Red White & Lewisville to help fund a transition to more debris-less fireworks and less drones (partial)
- Attempt to draw another small-scale private event with a \$15,000 host fee
- Attempt to add a two-day PRCA rodeo to the September bull-riding event, creating a three-day event (partial)
- Add a one-weekend "non-custom" projection art show around Old Town Holiday Stroll

The staff recommendation was to permanently allocate the \$15,000 in funding to the Western Days budget.

There was discussion about directing all or a portion of the funding to the Sounds of Red, White & Lewisville event, Veterans Day or memorial activities, a one-weekend, non-custom projection art show during Old Town Holiday Stroll, and using the funding for seed money for community groups or nonprofit events.

The consensus of the City Council was to apply the funding for seed money for community groups or nonprofit events.

**Boundary Adjustment Research Project
Update**

(Agenda Item C)

At the request of Mayor Gilmore, Director of Planning Richard Luedke gave a presentation regarding the boundary adjustment research project and received and comments from City Council and City staff.

Mayor Gilmore ADJOURNED Workshop Session at 6:59 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 17, 2025.

Invocation

(Agenda Item A)

At the request of Mayor Gilmore, Mayor Pro Tem Ronni Cade gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

Mayor TJ Gilmore gave the pledge to the United States and Texas flags.

**Proclamation Declaring the Week of
November 16-22, 2025 as “Hunger and
Homelessness Awareness Week.”**

(Agenda Item C-1)

Mayor Gilmore presented the proclamation to Neighborhood Services Manager Elena Shehan. Ms. Shehan spoke regarding the proclamation.

**Presentation of the 2025 Southwest Region
Engineering News Record Award of Merit
for Highway & Bridge Projects for the
Windhaven Parkway Railroad Underpass.**

(Agenda Item D-1)

City Engineer David Salmon gave a presentation of the 2025 Southwest Region Engineering News Record Award of Merit for Highway & Bridge Projects for the Windhaven Parkway Railroad Underpass.

**Presentation of the 2025 Gold Level Planning
Achievement Award for Public Outreach for
the Lewisville Backyard Cottage Design
Competition and the 2025 Richard R. Lillie,
FAICP Planning Excellence Award, Both of
Which Were Presented to the City of
Lewisville by the American Planning
Association, Texas Chapter.**

(Agenda Item D-2)

Director of Planning Richard Luedke gave a presentation of the 2025 Gold Level Planning Achievement Award for Public Outreach for the Lewisville Backyard Cottage Design Competition and the 2025 Richard R. Lillie, FAICP Planning Excellence Award.

PUBLIC HEARING

Public Hearing: Consideration of Ordinance No. 0808-25-SUP, an Ordinance of the Lewisville City Council Amending the Zoning Ordinance by Granting a Special Use Permit for Automobile Repair (Minor) and a Car Wash Facility on Approximately 1.22 Acres Legally Described as Lot 3, Block A, Corners at Valley Parkway Addition, Located at 1111 West Round Grove Road (F.M. 3040), Zoned Local Commercial (LC) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Tarek Bazzi, Kwik Kar, on Behalf of Ryan Ghoutiemeh, Royss LLC, the Property Owner (Case No. 25-07-11-SUP).

(Agenda Item E-1)

The applicant proposes to operate a Kwik Kar automobile repair (minor) and carwash facility on this site, which operated as a Kwik Kar under a different owner for several years after receiving special use permit (SUP) approval in 2019. After the original Kwik Kar ceased operation, the original SUP was terminated and a new SUP was approved for a new Quick Quack car wash on the site in January 2025. This SUP automatically terminated after 90 days since Quick Quack did not move forward with the project and the use of the property as a carwash did not begin operations. The current applicant is seeking a new SUP allowing both minor automotive repair and a carwash similar to the original SUP approved in 2019. The Planning and Zoning Commission recommended unanimous approval (5-0) on October 21, 2025.

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

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

Mayor Gilmore opened the public hearing at 7:10 p.m.

Tarek Bazzi, representing Kwik Kar, was in support of the item, and was available for questions.

MOTION: Upon a motion made by Councilmember Kelly and seconded by Councilmember Tipton, 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 7:11 p.m.

MOTION: Upon a motion made by Councilmember Green and seconded by Councilmember Meridith, the Council voted six (6) “ayes” and no (0) “nays” to approve **Ordinance No. 0808-25-SUP** as set forth in the caption. The motion carried.

Public Hearing: Consideration of Ordinance No. 0809-25-SUP, an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for a Contractor’s Yard on Approximately 4.967 Acres out of the J.W. Haven Survey, Abstract Number 541, Located on the North Side of East Main Street Approximately 200 Feet West of Valley Ridge Boulevard and Zoned Heavy Industrial (HI) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Sean Faulkner, Foresite Group, LLC, the Applicant, on Behalf of Koble Investment Property, LLC, the Property Owner (Case No. 25-03-4-SUP).

(Agenda Item D-2)

The site was illegally being used for material storage without the approval of a special use permit (SUP) or engineering site plan. Code Enforcement staff issued the property owner a citation for unsightly matter and illegal use of outside storage in January 2025 and gave a 30 day notice to submit an application for an SUP or cease the use after the property owner attended a Development Review Committee meeting on February 12, 2025. An application for an SUP for a contractor’s yard was submitted on March 21, 2025. The Planning and Zoning Commission recommended unanimous approval (5-0) on October 21, 2025.

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

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

Sean Faulkner, representing Foresite Group, LLC, was in support of the item and was available for questions.

Mayor Gilmore opened the public hearing at 7:12 p.m.

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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 7:13 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. 0809-25-SUP** as set forth in the caption. The motion carried.

Public Hearing: Consideration of Ordinance No. 0810-25-ZON, an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 4.7134 Acres of Land, Legally Described as Lakepointe Phase Three, Lots 3B and 3C, Block D; Located at 751 Hebron Parkway; From General Business (GB) District Zoning to Medical District (MD) 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, Penalty, and an Effective Date; as Requested by Neil Felder, the Property Owner (Case No. 25-09-10-Z).

(Agenda Item D-3)

The subject property contains an existing office building. The applicant is proposing to rezone this lot from General Business (GB) to Medical (MD) to allow the leasing of the suites within the building to medical offices and laboratory uses. The Planning and Zoning Commission recommended unanimous approval (5-0) on October 21, 2025.

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

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

Neil Felder, owner of Lakepointe Phase Three, was available for questions.

Mayor Gilmore opened the public hearing at 7:15 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 7:17 p.m.

MOTION: Upon a motion made by Councilmember Meridith and seconded by Councilmember Green the Council voted six (6) “ayes” and no (0) “nays” to approve **Ordinance No. 0810-25-ZON** 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 Mayor Pro Tem Cade, 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 November 3, 2025, Workshop Session, and Regular Session.
5. Approval of a Professional Services Agreement with Halff Associates, Inc. in the Amount of \$204,072.75 for Design of the Streambank Stabilization for Timber Creek East of Kenny Court and Authorization for the City Manager, or Her Designee, to Execute the Agreement.

The motion carried.

REGULAR HEARING

(Agenda Item G)

Consideration of Resolution No. 0811-25-RES, a Resolution of the City Council of the City of Lewisville, Texas, Casting the City's Sixty-One (61) Votes for Candidates to Serve on the Denton Central Appraisal District Board of Directors; Providing for Submittal of Same to the Chief Appraiser; and Providing an Effective Date.

(Agenda Item G-6)

The City of Lewisville has been asked to cast its votes for the Denton Central Appraisal District Board of Directors. Lewisville has been allocated 61 votes, which may be cast entirely for one candidate or divided among multiple candidates at the Council's discretion. Because several independent school districts control much larger vote totals, it is difficult to determine how Lewisville's votes could best be used. Casting all votes as a block is generally considered more impactful than dividing them among candidates, as splitting votes can dilute their overall effect. All votes must be submitted by December 15, 2025.

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

MOTION: Upon a motion made by Councilmember Tipton and seconded by Mayor Pro Tem Cade, the Council voted six (6) "ayes" and no (0) "nays" to approve Resolution No. 0811-25-RES casting 31 votes for Ann Pomykal and 30 votes for Mike Henefer. The motion carried.

Consideration of an Appointment to Place No. 2 on the Arts Advisory Board.

(Agenda Item G-7)

One seat on the Arts Advisory Board is reserved by ordinance for a person employed in a professional or managerial position by a large employer (a business, or a branch of a business, located in the Lewisville city limits that has a minimum of 100 employees). That position is currently vacant. An application has been received from Cristi Gomez, who is the Senior Director of Regulatory, Safety, and Research & Development Compliance at Mary Kay Inc.

The City staff's recommendation was that the City Council consider the appointment to Place No. 2 on the Arts Advisory Board as set forth in the caption above.

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 appoint Cristi Gomez to Place No. 2 on the Arts Advisory Board as set forth in the caption. The motion carried.

Reports

(Agenda Item H)

- Councilmember Kelly reported on events and activities available in the City of Lewisville.
- Councilmember Tipton wished everyone a Happy Thanksgiving.
- Councilmember Meridith reported on upcoming Lewisville Library events
- Mayor Gilmore recognized that there are some NCTC students that are studying local government in attendance at the City Council meeting.

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,

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 7:25 p.m. on Monday, November 17, 2025.

These minutes approved by the Lewisville City Council on the 1st of December, 2025.

APPROVED

TJ Gilmore
MAYOR

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ATTEST:

Jennifer Malone-Ippolito
CITY SECRETARY

DRAFT MINUTES

Reallocation of Cattle Drive Funding to Potential Other City Events

Special Events Overview



Special Events Overview

- Citywide festivals and concerts have two primary purposes:
 - Offer recreational and cultural opportunities for Lewisville residents
 - Create a draw for non-Lewisville residents to visit the city
- Events held in historic Old Town Lewisville have the additional purpose of establishing the Main & Mill Entertainment District as a viable destination for local and out-of-town traffic
- During the past 12 months, combined attendance at citywide special events in Lewisville has surpassed 57,000 people

Annual Citywide Events

JANUARY	FEBRUARY	MARCH	APRIL
		St. Paddy's Texas Style	ColorPalooza
MAY	JUNE	JULY	AUGUST
Fiesta Charra * Sounds of Lewisville	Sounds of Lewisville Juneteenth Concert	Red White & Lewisville Freedom Festival *	
SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Senior PBR Bull Bash* Western Days	Little Monsters on Main Homecoming Parade *		Old Town Holiday Stroll

** City-supported, but not city-managed*

Annual Citywide Events

EVENT	Launched	2025 Date(s)	2025 Site	2025 Turnout	2026 Date(s)
St. Paddy's Texas Style	2022	June 13	WFP	2,593	June 19
ColorPalooza	2015	April 26	Old Town District	6,154	April 25
Fiesta Charra	2018	May 25	Bill Weaver Arena	2,917	May 24
Sounds of Lewisville (series)	1991	May/June	WFP	7,190	May/June
Sounds of Lewisville (Juneteenth)	2022	June 13	WFP	537	June 19
Sounds of Red White & Lewisville	1991(ish)	July 1	WFP/Old Town	7,211	June 30/July 7
Freedom Festival	<i>Conducted by Castle Hills Master Association with City support.</i>				
Let's Get Western/PRCA Rodeo	2025	Sept. 18	Bill Weaver Arena	487	Sept. 12
Western Days	1973 (2007)	Sept. 26-27	Old Town District	24,233	Sept. 25-26
Little Monsters on Main	2024	Oct. 26	WFP/Main Street	5,713	Oct. 25
Old Town Holiday Stroll*	2003 (ish)	Dec. 6-7	WFP/Main Street	3,660**	Dec. 5-6

* Numbers are for the 2024 event

** Event impacted by inclement weather

Special Events Attendance

EVENT	2021	2022	2023	2024	2025
St. Paddy's Texas Style	-	2850	2200	236*	2593
ColorPalooza	3500	4500	5500	5040	6154
Fiesta Charra	1800	2400	2345	1947**	2917
Sounds of Lewisville (series)	6938	4114	3708	6678	7190
Sounds of Lewisville – Juneteenth	-	589	489	478	537
Sounds of Red White & Lewisville	4000	4135	5500	5040	7211
PBR Lewisville / Let's Get Western SPBR	3300	2300	2200	2046	487***
Western Days	24290	27140	21063	27857	24233
Little Monsters on Main	[new event in 2024]			4745	5713
Old Town Holiday Stroll	5500	5638	5653	3660*	?
TOTAL	49328	53666	48658	57727	57035

*impacted by weather

**moved to WFP

***replacement event in 2025

Annual Events Budget

EVENT	General Fund	Hotel Fund	Act. Fund	Risk Fund	Event Total
St. Paddy's Texas Style		\$49,750			\$49,750
ColorPalooza		\$161,500			\$161,500
Fiesta Charra	\$2,200	\$65,550			\$67,750
Sounds of Lewisville (series)	\$12,800	\$79,250			\$92,050
Sounds of Red White & Lewisville	\$32,700	\$2,500			\$35,200
Let's Get Western/PRCA Rodeo		\$70,550			\$70,550
Western Days	\$8,100	\$453,996	\$411,912	\$19,000	\$893,008
Little Monsters on Main		\$52,600			\$52,600
Old Town Holiday Stroll	\$2,125	\$78,900			\$81,025
TOTAL	\$57,925	\$1,014,598	\$411,912	\$19,000	\$1,503,433

Special Events Challenges

- There are certain challenges that are common to all current and proposed City-run special events.
 - Budget – Events are primarily funded through the Hotel Fund, which is a limited and potentially volatile source that also is used for arts support and tourism functions; true costs of events will be verified during the next two fiscal years with the new ERP software.
 - Staffing – Events, especially full festivals, have significant impacts on Police, Fire, Parks, Public Services, and other departments. As events have grown beyond the capacity of those departments to provide support, we have had to expand event budgets to allow the use of contract services.
 - Venues – Each venue has limits. Old Town has parking and traffic issues, has to co-exist with businesses; Lake Park has a single access point, is full on prime event weekends; Bill Weaver Arena has limited parking; Lake Avalon Park has limited parking, significant resident impact.
 - Changing attendee trends – younger residents don't appear to be going out as much as their older counterparts, and they aren't consuming alcohol, which can impact event revenues for some of our festivals, Western Days for example.
 - Weather – People stay home in heavy rain, severe storms, or excessive heat.
 - Competitive Market – North Texas has dozens of public festivals and concerts, many of which are established multi-day events that over-shadow our events.

Special Events Opportunities



Adding or retiring an event

- There are standards used when deciding whether to add, expand, or retire an event.
- Events have been retired because they lacked an audience (Fall Food & Fashion Fest), because the organizer changed its plans (KTA Jam Session), or because of budget cuts (Rocktober concert series).
- Events are considered for expansion when the audience is consistently strong and there is reason to believe that certain additions would boost audience appeal. For example, the Cattle Drive parade could be rebranded as a St. Paddy's Day Parade similar to Greenville Avenue in Dallas (and we could do something they can't ... drive longhorns).
- Events are added to fill a market niche not being filled elsewhere, such as St. Paddy's Texas Style that combined Texas Independence day celebrations with St. Patrick's Day events.
- Events or event activities are sometimes added at the request of community stakeholders, such as the Friday-night Juneteenth concert that has been added to the Sounds of Lewisville lineup per the Mayor's Commission.
- For all additions or expansions, key factors are whether there is budget money available, whether supporting departments can provide needed staff, and whether there is an identified opportunity to reach new audiences not already being served.

Recent changes to City events

- Western Days: Bringing in Lucha Libre wrestling. The wrestlers have been a big hit and have been added to St. Paddy's Texas Style and Fiesta Charra.
- Western Days: Moving the Huffines and Bendt Stages to maximize the site plan and highlight Prairie House in the east and Ethel Jane's in the west.
- ColorPalooza: Increasing décor, interactive art, cultural pods (Chin, Korean, etc.).
- Moving Sounds of Lewisville to Tuesdays in May and June to get out in front of the summer heat. This was done in 2023 and has been met with positive response.
- Red White & Lewisville: Adding a drone show. Red White & Lewisville saw its highest attendance ever in 2025. Staff continues to monitor this activity.
- Juneteenth: Splitting off Juneteenth as a stand-alone event, separating it from Sounds of Lewisville.
- Little Monsters on Main: This event was added to the lineup in 2024 and has had two years of strong attendance and strong participation.
- PBR Lewisville ended this year due to the loss of support from PBR, and a new senior bull-riding event was added to replace it. Staff is still looking at ways to improve or grow that event.

How to Apply Cattle Drive Parade Savings?

- In August, the City Council approved staff's recommendation to end the Cattle Drive Parade due to low attendance and participation. This created an ongoing savings of \$15,000 that the City Council applied to Western Days for FY 2024-25.
- Staff identified several options for future use of that \$15,000:
 - Continue applying it to Western Days, where production costs increase each year
 - Add a parade to St. Paddy's Texas Style
 - Increase City support of the current privately run Veteran's Day observance at the City Hall Veterans Memorial
 - Apply it to Sounds of Red White & Lewisville to help fund a transition to more debris-less fireworks and less drones (partial)
 - Attempt to draw another small-scale private event with a \$15,000 host fee
 - Attempt to add a two-day PRCA rodeo to the September bull-riding event, creating a three-day event (partial)
 - Add a one-weekend "non-custom" projection art show around Old Town Holiday Stroll
- Staff recommendation is to permanently allocate that \$15,000 to the Western Days budget.



Discussion / Questions





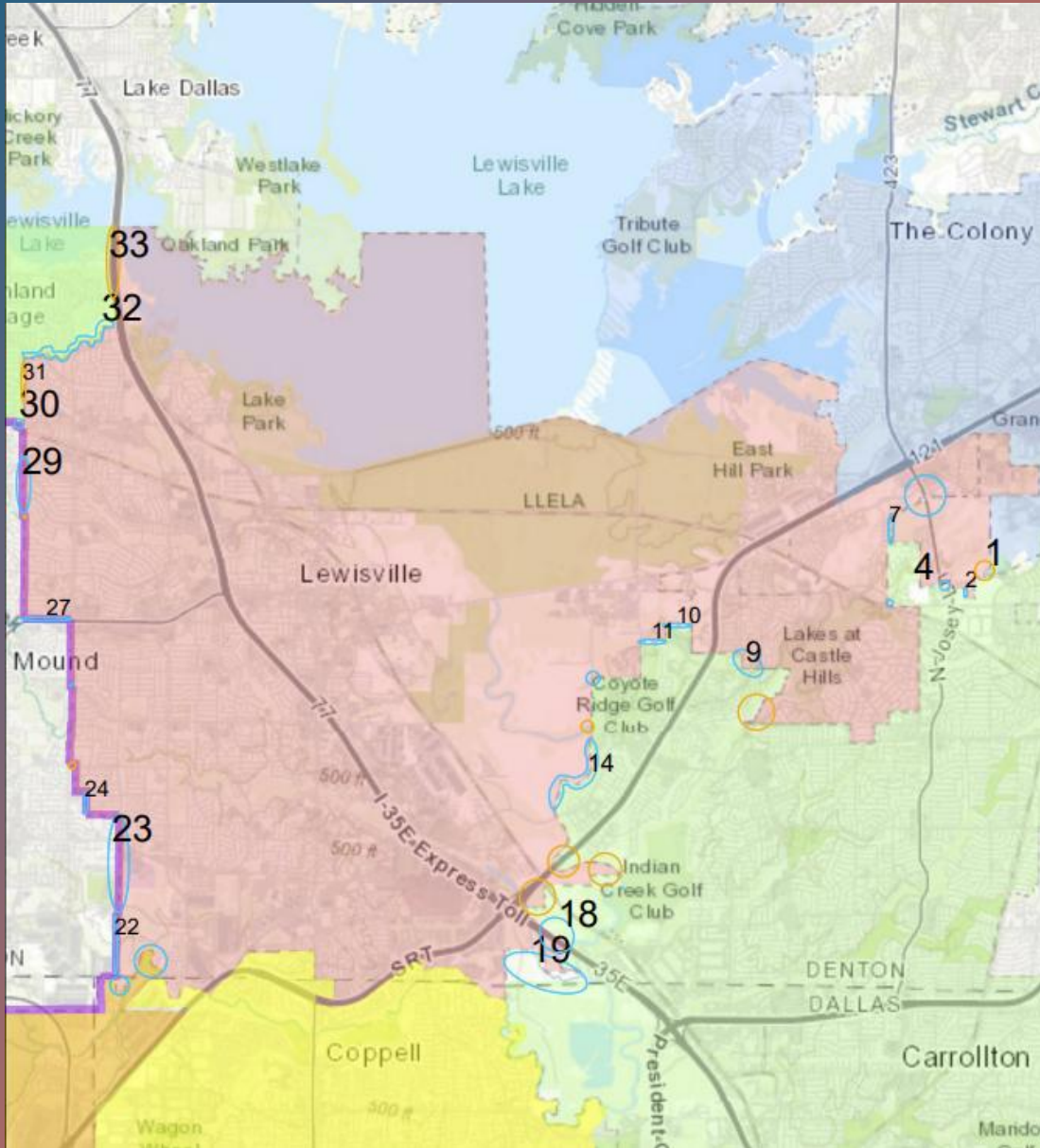
Boundary Adjustment Research Project

City Council Presentation
November 17, 2025



Original Identification

- Provided by ITS by overlaying GIS shapefiles for city boundaries.
- Identified 33 discrepancies between our boundaries and adjacent cities.



STATE OF TEXAS §
COUNTY OF DENTON §

**BOUNDARY ADJUSTMENT AGREEMENT REGARDING
GARDEN RIDGE BOULEVARD**

This Boundary Adjustment Agreement is entered into by and between the Town of Flower Mound, Texas ("Flower Mound"), and the City of Lewisville, Texas ("Lewisville"):

WHEREAS, the Town of Flower Mound, Texas ("Flower Mound"), and the City of Lewisville, Texas ("Lewisville"), collectively referred to as the "municipalities," are home rule municipalities pursuant to Article 11, Section 5 of the Texas Constitution, Chapter 9, Texas Local Government Code (the "Local Government Code"), and their respective Home Rule Charters; and

WHEREAS, the Texas Interlocal Cooperation Act, contained in Chapter 791 of the Texas Government Code, authorizes Texas local governments to contract with one or more other local governments to perform governmental functions and services under the terms of said Act;



ORDINANCE NO. 8402-21-ORD

AN ORDINANCE OF THE CITY OF LEWISVILLE, TEXAS ANNEXING APPROXIMATELY 2,568.38 ACRES COMPRISING ALL LAND ENCOMPASSING DENTON COUNTY FRESH WATER SUPPLY DISTRICTS 1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-G, AND 1-H AS MORE PARTICULARLY DESCRIBED HEREIN; APPROVING A SERVICE PLAN FOR THE ANNEXED LAND; TEMPORARILY ZONING THE ANNEXED LAND; AND DECLARING AN EMERGENCY.

WHEREAS, on November 8, 2021, the City of Lewisville, Texas (the "City") and the Denton County Fresh Water Supply Districts 1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-G, and 1-H (the "Districts") entered into that certain Third Amendment to the Strategic Partnership Agreement providing for full-purpose annexation of all lands within the boundaries of each of the Districts on November 15, 2021, as authorized by Texas Local Government Code, Section 43.0751 (the "Act"); and

WHEREAS, in accordance with direction of the City Council of the City (the "City Council"), as set forth in Resolution No. 0370-21-RES, a proposed Service Plan was prepared as required by State law to provide for the extension of full municipal services to the area to be annexed, attached hereto as Exhibit "B," (the "Service Plan"), and was made available for public inspection prior to October 5, 2021; and

WHEREAS, the City held four public hearings, on October 9, 2021, October 11, 2021, November 1, 2021, and November 8, 2021, at which members of the public were given the opportunity to present testimony or evidence regarding the proposed Third Amendment effectuating the full-purpose annexation of all land within the boundaries of each of the Districts (the "Public Hearings"), as well as the Service Plan, and the Districts each held two public hearings



CASE NO. 10-01MD4 Jobe Boundary Adjustment Agreement

**INTERLOCAL AND BOUDARY ADJUSTMENT AGREEMENT
BETWEEN THE CITY OF CARROLLTON
AND THE CITY OF LEWISVILLE**

WHEREAS, the City of Carrollton, Texas, hereinafter referred to as "Carrollton", and the City of Lewisville, Texas, hereinafter referred to as "Lewisville", desire to enter into this Interlocal and Boundary Adjustment Agreement, hereinafter referred to as the "Agreement", relative to the adjustment of boundaries between Carrollton and Lewisville; and

WHEREAS, the Texas Interlocal Cooperation Act, contained in Chapter 791 of the Texas Government Code, authorizes Texas local governments to contract with one or more other local governments to perform governmental functions and services under the terms of said Act; and

WHEREAS, pursuant to Section 43.031 of the Texas Local Government Code, Carrollton and Lewisville are authorized and empowered to fix their boundaries and exchange areas with other municipalities, and further, pursuant to said Section, Carrollton and Lewisville may make mutually agreeable changes in their boundaries that are less than one thousand feet (1,000') in width; and

WHEREAS, Carrollton and Lewisville acknowledge that uncertainty has existed relative to the location of their respective corporate boundaries on the tracts that are the subject of this Agreement; and

Review

- Past Planning Interns pulled annexation ordinances and boundary agreements from Lewisville and adjacent communities.
- Majority of discrepancies are differences in mapping and there are ordinances containing clear boundary descriptions

STATE OF TEXAS §
COUNTY OF DENTON §

**BOUNDARY ADJUSTMENT AGREEMENT REGARDING
GARDEN RIDGE BOULEVARD**

This Boundary Adjustment Agreement is entered into by and between the Town of Flower Mound, Texas ("Flower Mound"), and the City of Lewisville, Texas ("Lewisville"):

WHEREAS, the Town of Flower Mound, Texas ("Flower Mound"), and the City of Lewisville, Texas ("Lewisville"), collectively referred to as the "municipalities," are home rule municipalities pursuant to Article 11, Section 5 of the Texas Constitution, Chapter 9, Texas Local Government Code (the "Local Government Code"), and their respective Home Rule Charters; and

WHEREAS, the Texas Interlocal Cooperation Act, contained in Chapter 791 of the Texas Government Code, authorizes Texas local governments to contract with one or more other local governments to perform governmental functions and services under the terms of said Act;



ORDINANCE NO. 8402-21-ORD

AN ORDINANCE OF THE CITY OF LEWISVILLE, TEXAS ANNEXING APPROXIMATELY 2,568.38 ACRES COMPRISING ALL LAND ENCOMPASSING DENTON COUNTY FRESH WATER SUPPLY DISTRICTS 1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-G, AND 1-H AS MORE PARTICULARLY DESCRIBED HEREIN; APPROVING A SERVICE PLAN FOR THE ANNEXED LAND; TEMPORARILY ZONING THE ANNEXED LAND; AND DECLARING AN EMERGENCY.

WHEREAS, on November 8, 2021, the City of Lewisville, Texas (the "City") and the Denton County Fresh Water Supply Districts 1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-G, and 1-H (the "Districts") entered into that certain Third Amendment to the Strategic Partnership Agreement providing for full-purpose annexation of all lands within the boundaries of each of the Districts on November 15, 2021, as authorized by Texas Local Government Code, Section 43.0751 (the "Act"); and

WHEREAS, in accordance with direction of the City Council of the City (the "City Council"), as set forth in Resolution No. 0370-21-RES, a proposed Service Plan was prepared as required by State law to provide for the extension of full municipal services to the area to be annexed, attached hereto as Exhibit "B," (the "Service Plan"), and was made available for public inspection prior to October 5, 2021; and

WHEREAS, the City held four public hearings, on October 9, 2021, October 11, 2021, November 1, 2021, and November 8, 2021, at which members of the public were given the opportunity to present testimony or evidence regarding the proposed Third Amendment effectuating the full-purpose annexation of all land within the boundaries of each of the Districts (the "Public Hearings"), as well as the Service Plan, and the Districts each held two public hearings



CASE NO. 10-01MD4 Jobe Boundary Adjustment Agreement

**INTERLOCAL AND BOUDARY ADJUSTMENT AGREEMENT
BETWEEN THE CITY OF CARROLLTON
AND THE CITY OF LEWISVILLE**

WHEREAS, the City of Carrollton, Texas, hereinafter referred to as "Carrollton", and the City of Lewisville, Texas, hereinafter referred to as "Lewisville", desire to enter into this Interlocal and Boundary Adjustment Agreement, hereinafter referred to as the "Agreement", relative to the adjustment of boundaries between Carrollton and Lewisville; and

WHEREAS, the Texas Interlocal Cooperation Act, contained in Chapter 791 of the Texas Government Code, authorizes Texas local governments to contract with one or more other local governments to perform governmental functions and services under the terms of said Act; and

WHEREAS, pursuant to Section 43.031 of the Texas Local Government Code, Carrollton and Lewisville are authorized and empowered to fix their boundaries and exchange areas with other municipalities, and further, pursuant to said Section, Carrollton and Lewisville may make mutually agreeable changes in their boundaries that are less than one thousand feet (1,000') in width; and

WHEREAS, Carrollton and Lewisville acknowledge that uncertainty has existed relative to the location of their respective corporate boundaries on the tracts that are the subject of this Agreement; and

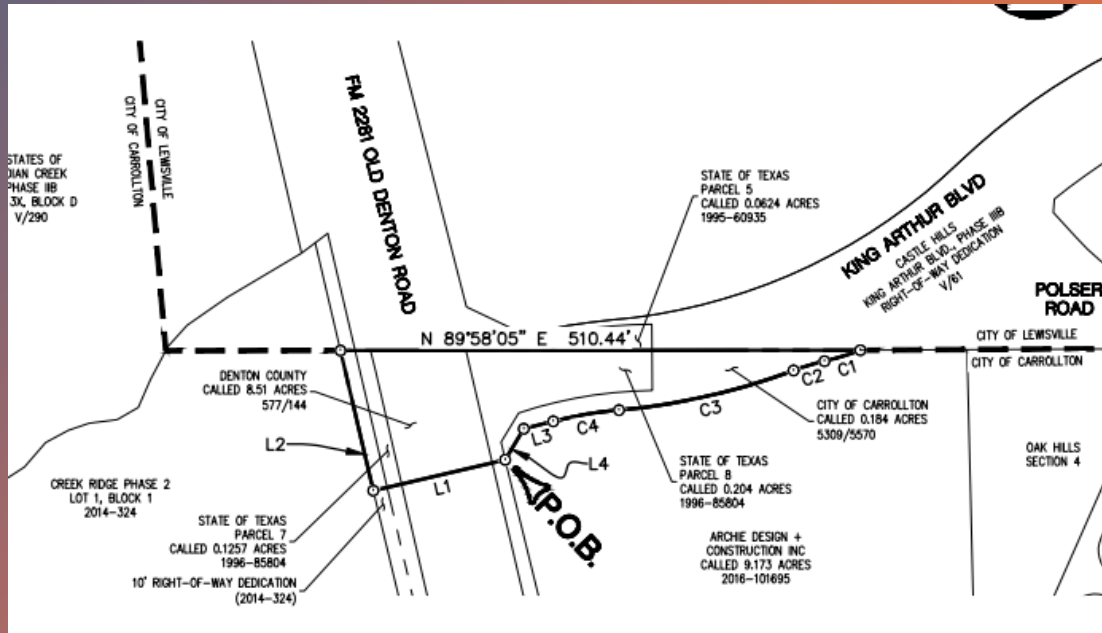
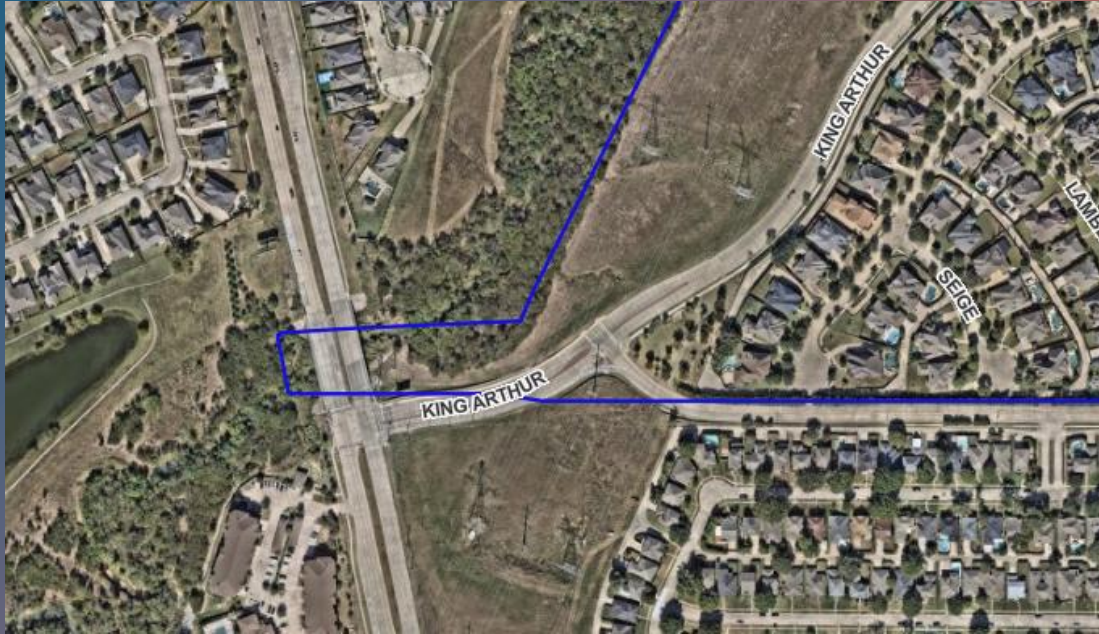
Next Steps

- Staff has started initial coordination with Carrollton staff, who recognize the need to resolve the discrepancies.
- McAdams completed survey work in the areas of discrepancy to clearly delineate areas needing adjustment.

Needed Adjustments

Intersection of King Arthur Blvd. & Old Denton Road (FM 2281)

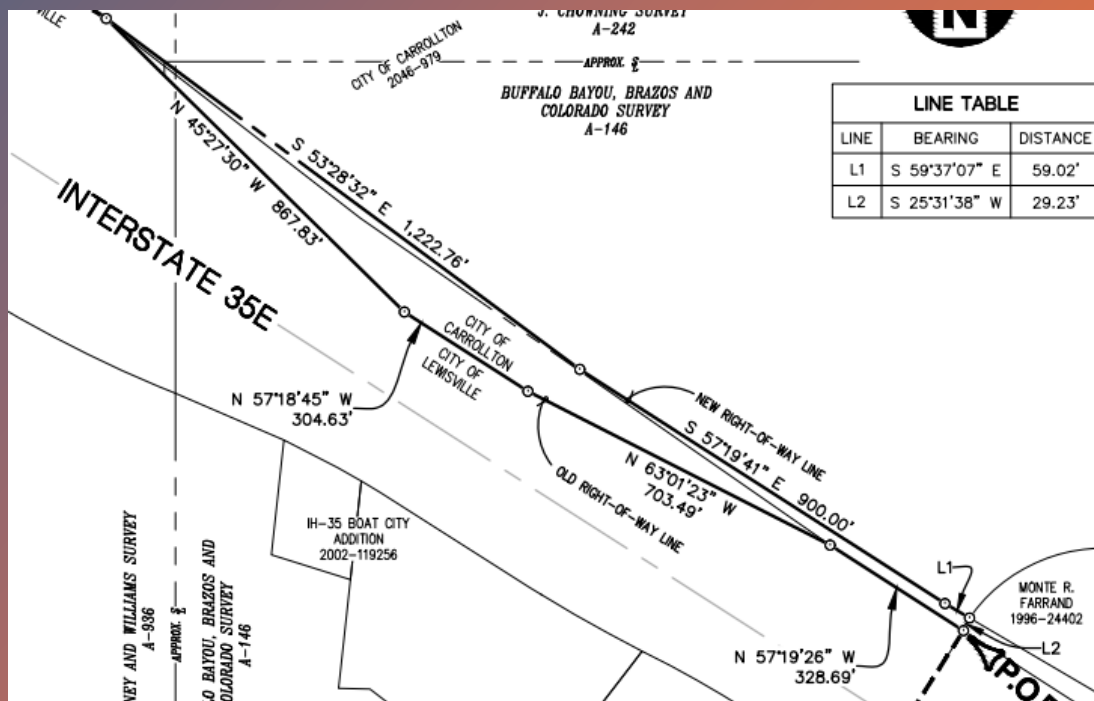
- Include entire intersection in Lewisville, since we operate the traffic signal.
- Boundary Agreement with Carrollton required.



Needed Adjustments

Result of past IH-35E Widening where boundary was established at the previous ROW line.

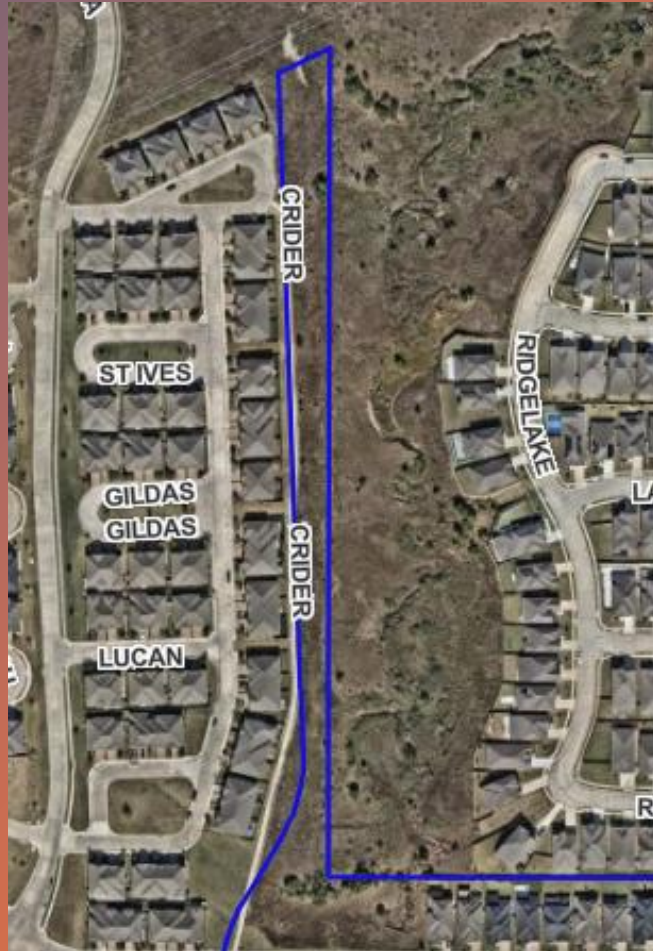
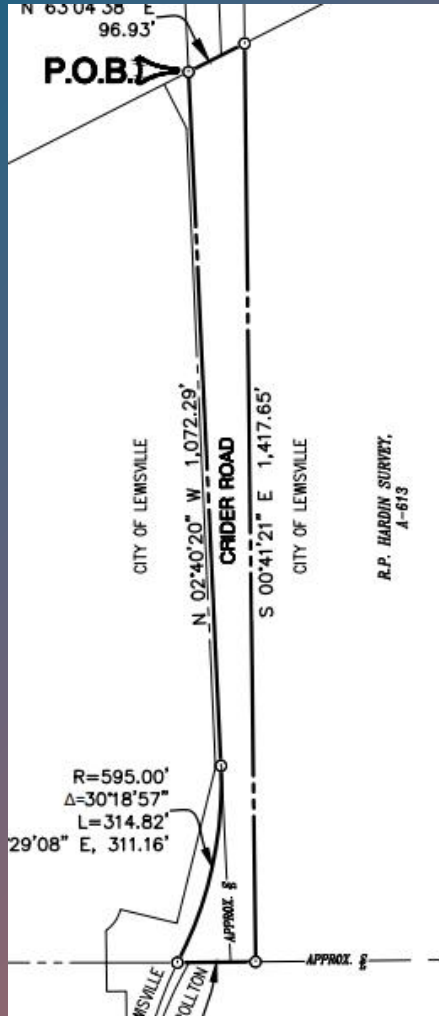
- Include north-bound frontage road in Lewisville to bring entire IH-35E cross section into Lewisville.
- Boundary Agreement with Carrollton required.

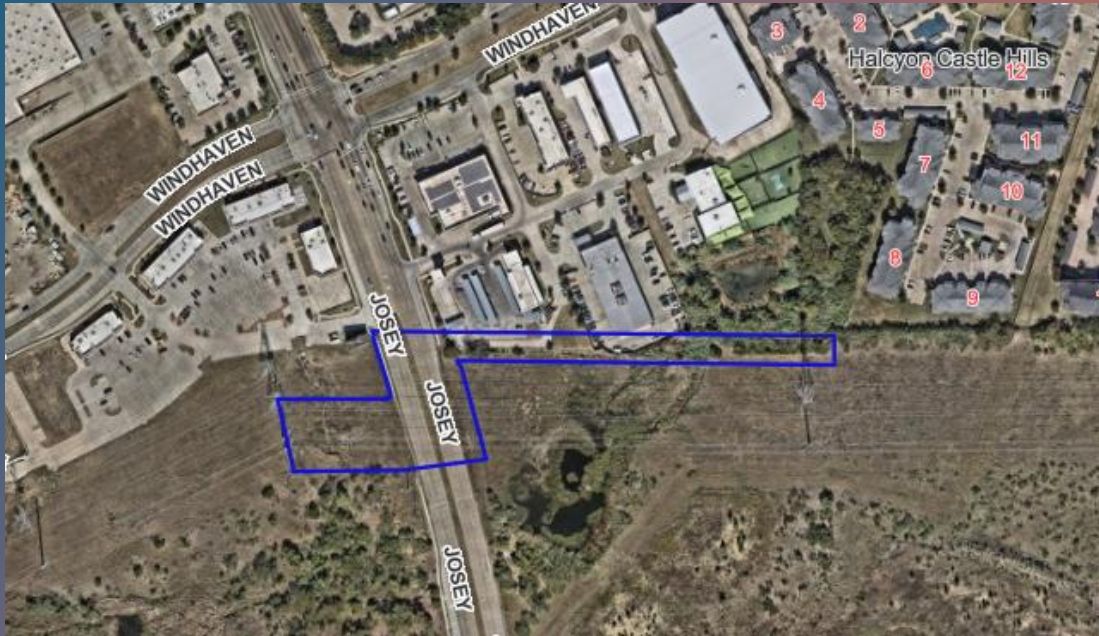


Needed Adjustments

Remaining portion of what was Crider Road

- Include in Lewisville, surrounded on three sides by Lewisville today and adjacent to trail.
- Petition by landowner for annexation required.

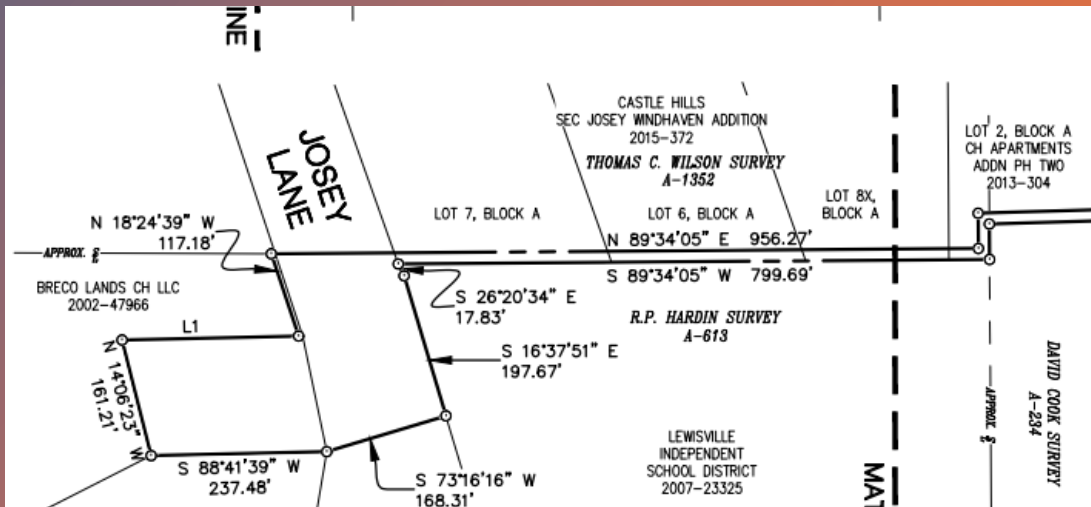


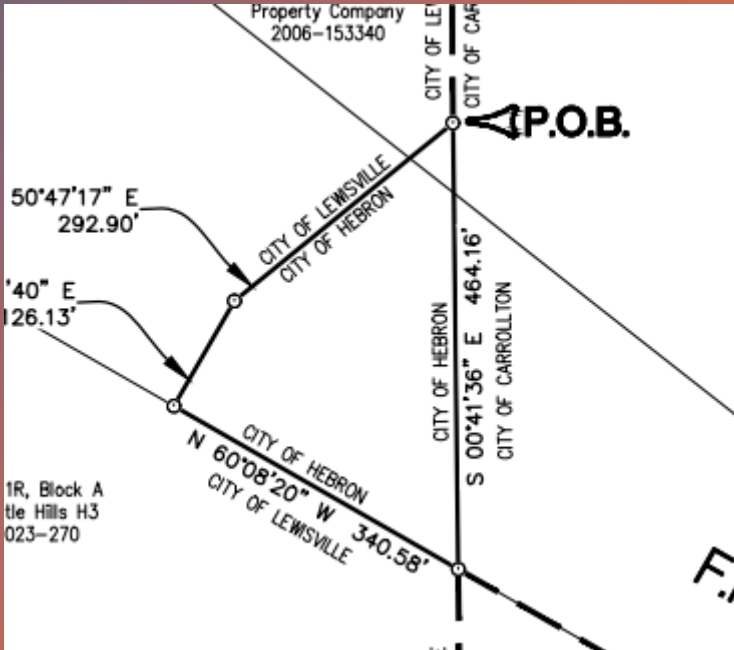


Needed Adjustments

Donut on Josey

- Include in Lewisville, currently surrounded by Lewisville. Gap create at the time of annexation by using existing boundary descriptions provided by LISD and Castle Hills developer.
- Petition by landowner for annexation required.



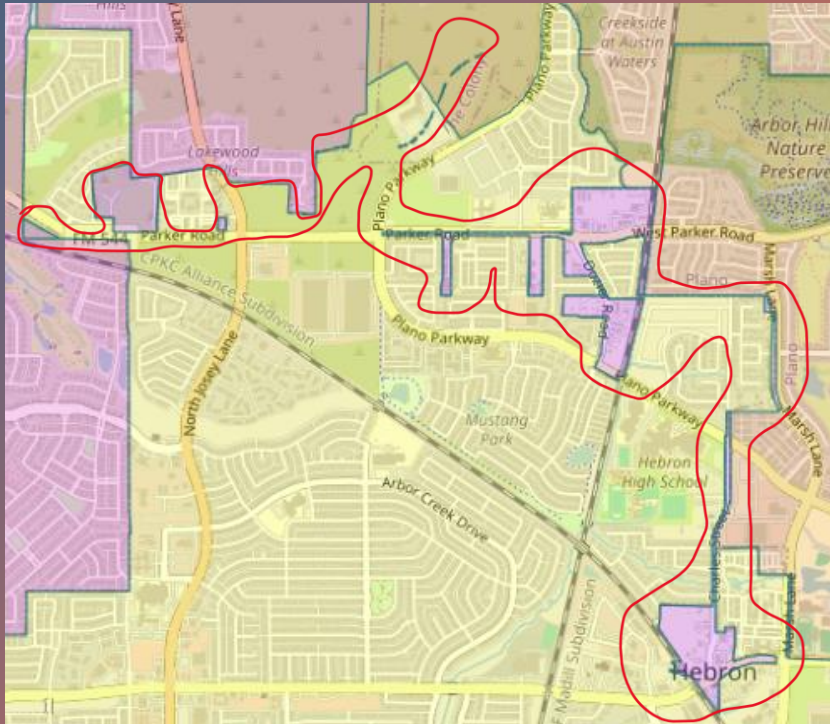


Needed Adjustments

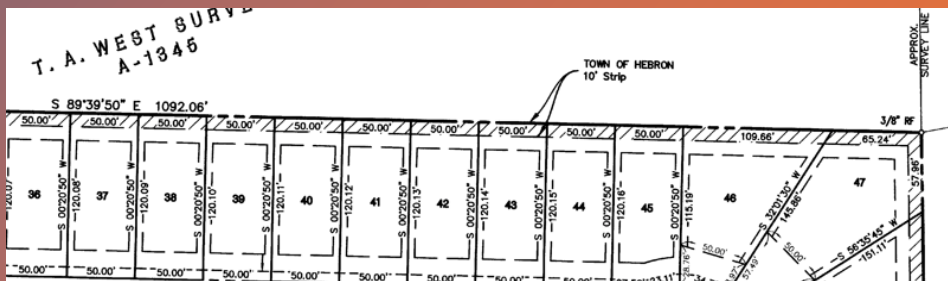
Portion of what is now FM544 was not in original 1996 Castle Hills agreement and not annexed even though boundary reflected it in Lewisville.

- Annex into Lewisville for clear boundary.
- Possible Boundary Agreement with Hebron/petition for annexation by property owner.

+ • Hebron



1. Along eastern portions of the city there remains 10-foot-wide strips of land that are part of Hebron.
2. These strips were necessary to have contiguous connectivity in Hebron, but some are no longer needed as Hebron ceded some land area.
3. These strips do not often show in Denton County Appraisal District parcel data



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Next Steps

With council direction:

1. Pursue Boundary Adjustment with Carrollton for two locations.
2. Pursue request for annexation by Bright for three locations.
3. Confirm if Hebron Boundary Adjustment is needed and pursue if necessary.