

LEWISVILLE CITY COUNCIL

REGULAR SESSION

February 16, 2026

6:30 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
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 6:30 p.m. on Monday, February 16, 2026, 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 Nos. E-1, E-3, G-7, G-8 and G-9. Director of Planning Richard Luedke answered questions regarding Item Nos E-3 and Item No. G-8. Director of Public Services Aaron Russell answered questions regarding Item No. G-6. Director of Parks and Recreation Stacie Anaya answered a question regarding Item No. G-7. Mary Pro Tem Cade requested to pull Item No. G-9 from the Consent Agenda. Economic

Development Director Marichelle Samples answered questions regarding Item No. G-9. There was discussion among the council members regarding Item No. E-11; the council review team for Library Board applications provided their recommendation of Jessica Casciato and Francis Lebon for the Library Board.

Economic Mobility Update

(Agenda Item B)

At the request of Mayor Gilmore, Assistant Director of Neighborhood and Inspection Services Ashleigh Feryan gave a presentation on the Economic Mobility Update and received questions and comments from City Council and City staff.

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, February 16, 2026.

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.

**Recognition of the Achievement of
Excellence in Libraries Award**

(Agenda Item C-1)

Mayor Gilmore spoke regarding the Achievement of Excellence in Libraries Award. Director of Library Services Carolyn Booker also spoke regarding the award.

**Reading of Poem by City of Lewisville Poet
Laureate, James Mardis**

(Agenda Item D-1)

Lewisville Poet Laureate, James Mardis read the poem.

Public Hearing: Consideration of Ordinance No. 0822-26-ZON, an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 1.00 Acre of Land, Legally Described as The Corral, Lot 1, Block 1; Located at 195 West Corporate Drive; From Public Use (PU) District Zoning to General Business (GB) 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 Merriman Anderson Architects, the Applicant, on Behalf of Boys & Girls Clubs of Greater Tarrant County Inc., the Property Owner (Case No. 25-12-11-Z).

(Agenda Item E-1)

The subject property was previously owned by the City and was historically used as a fire station and as a police facility for the past seven years. This facility was no longer needed with the opening of the Tittle McFadden Public Safety Center and was transferred to the Boys & Girls Club in September 2025 to develop a club to serve the children of our community. The Boys & Girls Club is looking to use this site for after school and youth programs for children and young adults ages 6 to 18. The Planning and Zoning Commission recommended unanimous (7-0) approval on January 6, 2026.

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

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

Cari Walls, with Strategic Community Solutions, was available to answer questions posed by the City Council.

Mayor Gilmore opened the public hearing at 7:19 p.m.

MOTION: Upon a motion made by Councilmember Kelly and seconded by Councilmember Green, the Council voted six (6) “ayes” and no (0) “nays” to close the public hearing. The motion carried.

Mayor Gilmore closed the public hearing at 7:20 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. 0822-26-ZON**, as set forth in the caption. The motion carried.

Public Hearing: Consideration of Ordinance No. 0823-26-SUP, an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for a Warehouse Distribution Facility and Manufacturing, Light Intensity on Approximately 8.086 Acres out of the E. Aday Survey, Abstract Number 11, Located at 421, 451, 475, and 493 Bennett Lane, and Zoned Light Industrial (LI) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Lindsey Mayer, Dynamic Engineering Consultants, PC on Behalf of LI Bennett 35 TX Owner LLC, NCI Unlimited Inc, and Teresa Rather LLC, the Property Owners (Case No. 25-10-14-SUP).

(Agenda Item E-2)

A special use permit (SUP) is required for warehouse distribution facilities and light intensity manufacturing due to their proximity to less intense uses nearby. An SUP was previously approved for this site on September 8, 2025; however, the developer has expanded the project to include two additional properties east of the original site. Consequently, a new SUP is needed to cover the expanded project. The Planning and Zoning Commission recommended unanimous approval (7- 0) on December 16, 2025.

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

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

Mayor Gilmore opened the public hearing at 7:22 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 7:22 p.m.

MOTION: Upon a motion made by Councilmember Meridith and seconded by Deputy Mayor Pro Tem Troyer, the Council voted six (6) “ayes” and no (0) “nays” to approve **Ordinance No. 0823-26-SUP**, as set forth in the caption. The motion carried.

Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 0.6158 Acres of Land, Legally Described as Lots 5 and 6 and a Portion of Lots 11 and 12, Block 3, O.B. Dick Subdivision; Located at the Southwest Corner of South Cowan Avenue and Hickory Street; From Old Town Mixed Use Two (OTMU-2) District Zoning to Planned Development Old Town Mixed Use Two (PD-OTMU-2) 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 Steven Homeyer, Homeyer Engineering Inc., on Behalf of 421 S Cowan St LLC., the Property Owner (Case No. 24-12-3-PZ).

(Agenda Item E-3)

The owner purchased the property located at 421 South Cowan Avenue and the property to the west in 2023. The applicant is proposing to develop the two properties as a 13-unit townhome community. A Letter of Design Approval from the Old Town Development Review Committee was granted in November 2024 for the exterior elevations and site layout. The Planning and Zoning Commission recommended approval of this request by a vote of 4 1 on December 2, 2025. On January 5, 2026, the City Council continued this public hearing to the January 26, 2026, City Council meeting, which was cancelled due to inclement weather, to give the applicant an opportunity to be present to address City Council concerns. Subsequently, the applicant has requested that the public hearing be continued to the March 16, 2026, City Council meeting to provide additional time to

prepare and submit an economic incentive application related to a revised townhouse layout on the property. Staff readvertised the public hearing to appear on this City Council agenda since the meeting that the original public hearing was continued to was cancelled.

The City staff's recommendation was that the City Council continue the public hearing to the March 16, 2026, City Council meeting.

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

Mayor Gilmore opened the public hearing at 7:24 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 continue the public hearing to the April 6, 2026 City Council meeting. The motion carried.

Public Hearing: Consideration of Ordinance No. 0824-26-ORD, an Ordinance of the Lewisville City Council, Adopting Standards of Care for Youth Recreational Programs by Repealing and Replacing Article VI, "Standards of Care for Youth Recreational Programs", of Chapter 10, Parks and Recreation, of the Lewisville City Code with a New Article VI, "Standards of Care for Youth Recreation Programs", and Setting Forth Other Provisions Applicable to the Standards of Care.

(Agenda Item E-4)

The Texas Department of Family and Protective Services (DFPS) regulates various child day care operations. Under the Texas Human Resources Code 42.041 (b)(14) and DFPS Rules, 40 TAC 745.115(3), the camps and after school programs operated by the City of Lewisville Parks and Recreation Department are exempt from these regulations, provided that the City Council annually adopt Youth Recreational Program Standards of Care. The proposed standards are updated to allow more flexibility in modifications of activities during extreme weather events.

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

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

Mayor Gilmore opened the public hearing at 7:25 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 7:25 p.m.

MOTION: Upon a motion made by Councilmember Green and seconded by Councilmember Tipton the Council voted six (6) “ayes” and no (0) “nays” to approve **Ordinance No. 0824-26-ORD**, as set forth in the caption. The motion carried.

Visitors Forum

(Agenda Item F)

There were no speakers for Visitors Forum.

CONSENT AGENDA

(Agenda Item G)

MOTION: Upon a motion made by Deputy Mayor Pro Tem Troyer, and seconded by Councilmember Meridith, the Council voted six (6) “ayes” and no (0) “nays” to approve the Consent Agenda with the exception of Item No. G-9.

5. APPROVAL OF MINUTES: City Council Minutes of the January 30, 2026 Called Special Meeting; January 30, 2026, Called Special Workshop Session; and February 2, 2026, Workshop Session and Regular Session
6. Approval of an Engineering Services Agreement with CDM Smith Inc. for the Mill Street Sanitary Sewer Pipe Upsize Project in an Amount Not to Exceed \$539,360; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
7. Approval of a Professional Services Agreement Between the City of Lewisville and Halff Associates, Inc. for Professional Engineering and Consulting Services for the Schematic Design for Lake Park; in the Amount of \$3,378,100; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
8. Approval of Zoning Board of Adjustment Rules of Procedure.
9. Approval of ~~Resolution No. 0825-26-RES, Resolution of the City Council of the City of Lewisville, Texas, Supporting an Application for Competitive (9%) Housing Tax Credits From the Texas Department of Housing and Community Affairs For a Proposed Mixed Income Veteran Focused Development By Titanium Housing Partners, Through its Proposed Entity, TX Fox 2026, Ltd., To Be Located~~

~~at The Southwest Corner of Fox Avenue and Edmonds Lane, Lewisville, Texas;
Committing To a Development Incentive; and Providing an Effective Date.~~

The motion carried.

REGULAR HEARING

Approval of Resolution No. 0825-26-RES, Resolution of the City Council of the City of Lewisville, Texas, Supporting an Application for Competitive (9%) Housing Tax Credits From the Texas Department of Housing and Community Affairs For a Proposed Mixed Income Veteran Focused Development By Titanium Housing Partners, Through its Proposed Entity, TX Fox 2026, Ltd., To Be Located at The Southwest Corner of Fox Avenue and Edmonds Lane, Lewisville, Texas; Committing To a Development Incentive; and Providing an Effective Date.

(Agenda Item G-9)

Titanium Housing Partners, through its proposed entity, TX Fox 2026, Ltd., is requesting City support of their application to the Texas Department of Housing and Community Affairs for Competitive 9% Housing Tax Credits. These tax credits provide the financial mechanism that would allow for future construction of a mixed income veteran focused development at the Southwest corner of Fox Avenue and Edmonds Lane, Lewisville, Texas. This resolution only provides the City's support of their tax credit application, which increases Titanium Housing Partners' likelihood of receiving the tax credit. A separate zoning request must be submitted for the property and will be considered by City Council at a future date if the tax credits are awarded.

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

Council members asked questions and made comments that included concerns that there is nothing restricting these units to veterans. Mr. Adrian Iglesias, Partner and Mr. Travis Barber, Partner with Titanium Housing answered questions and provided information to council members.

MOTION: Upon a motion made by Councilmember Kelly and seconded by Deputy Mayor Pro Tem Troyer, the Council voted four (4) "ayes" and three (3) "nays" to approve **Resolution No. 0825-26-RES** as set forth in the caption, with Mayor Pro Tem

Cade, Councilmember Green and Councilmember Tipton casting “nay” votes and Mayor Gilmore voting to break the tie with an “aye” vote. The motion carried.

Consideration of an Alternative Standard to Warehouse Distribution Facility and Manufacturing, Light Intensity Supplemental Standards Associated With Landscaping; on 8.086 Acres out of the E. Aday Survey, Abstract Number 11; Located at 421, 451, 475, and 493 Bennett Lane; Zoned Light Industrial (LI) District, as Requested by Lindsey Mayer, of Dynamic Engineering Consultants PC, on Behalf of LI Bennett 35 TX Owner LLC, the Developer (25-07-11-AltStd).

(Agenda Item H-10)

Lovett Industrial, an industrial real estate developer, plans to combine four existing properties into one lot to build two buildings for warehouse distribution or manufacturing facilities. The redevelopment will address existing code violations and nonconforming uses on the current properties. The applicant is requesting an alternative standard to address site specific development challenges. The Planning and Zoning Commission recommended unanimous approval (7-0) on December 16, 2025.

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

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

Mr. Luedke provided information and answered questions from council members.

MOTION: Upon a motion made by Councilmember Kelly and seconded by Councilmember Green, the Council voted six (6) “ayes” and no (0) “nays” to approve the alternative standard as set forth in the caption above. The motion carried.

Consideration of the Acceptance of the Resignation of Abigail Crafton; Declaring a Vacancy Exists for Place Nos. 5 and 6; and Appointments to Place Nos. 5 and 6 on the Library Board.

(Agenda Item E-11)

A resignation was received from Abigail Crafton, Place No. 6, on the Library Board. In

addition, the board member serving in Place No. 5 has not attended any meetings since the appointment in July 2025, and staff is requesting that Council declare a vacancy for that place. Eight (8) applications were submitted meeting the qualifications for service in these positions.

The City staff's recommendation was that the City Council accept the resignation, declare vacancies exist and consider appointments to the Library Board as set forth in the caption above.

MOTION: Upon a motion made by Councilmember Meridith and seconded by Deputy Mayor Pro Tem Troyer, the Council voted six (6) "ayes" and no (0) "nays" to accept the resignation, declare vacancies exist as set forth in the caption and appoint Jessica Casciato to Place No. 5 on the Library Board and appoint Francis Lebon to Place No. 6 on the Library Board. The motion carried.

City Council and Staff Reports

(Agenda Item I-1)

- Director of Planning Richard Luedke introduced Vashil Fernandez, the new Planning Manager, to the City Council.
- City Manager Claire Powell spoke regarding former mayor, Ann Pomykal, who passed away on February 10, 2026.
- Mayor Gilmore spoke regarding former mayor Ann Pomykal and advised that the City Council Retreat is scheduled for Friday, February 27, 2026.

Return to Workshop if Necessary

(Agenda Item J)

Closed Session

(Agenda Item K)

There was no closed session.

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

(Agenda Item L)

Adjournment

(Agenda Item M)

There being no further business to come before the Council, Mayor Gilmore adjourned the meeting of the Lewisville City Council at 8:04 p.m. on Monday, February 16, 2026.

These minutes approved by the Lewisville City Council on the 2nd of March, 2026.

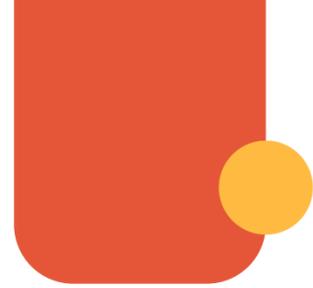
APPROVED

TJ Gilmore
MAYOR

ATTEST:

Jennifer Malone-Ippolito
CITY SECRETARY

DRAFT MINUTES



ECONOMIC MOBILITY UPDATE



City Council Workshop
February 16, 2026

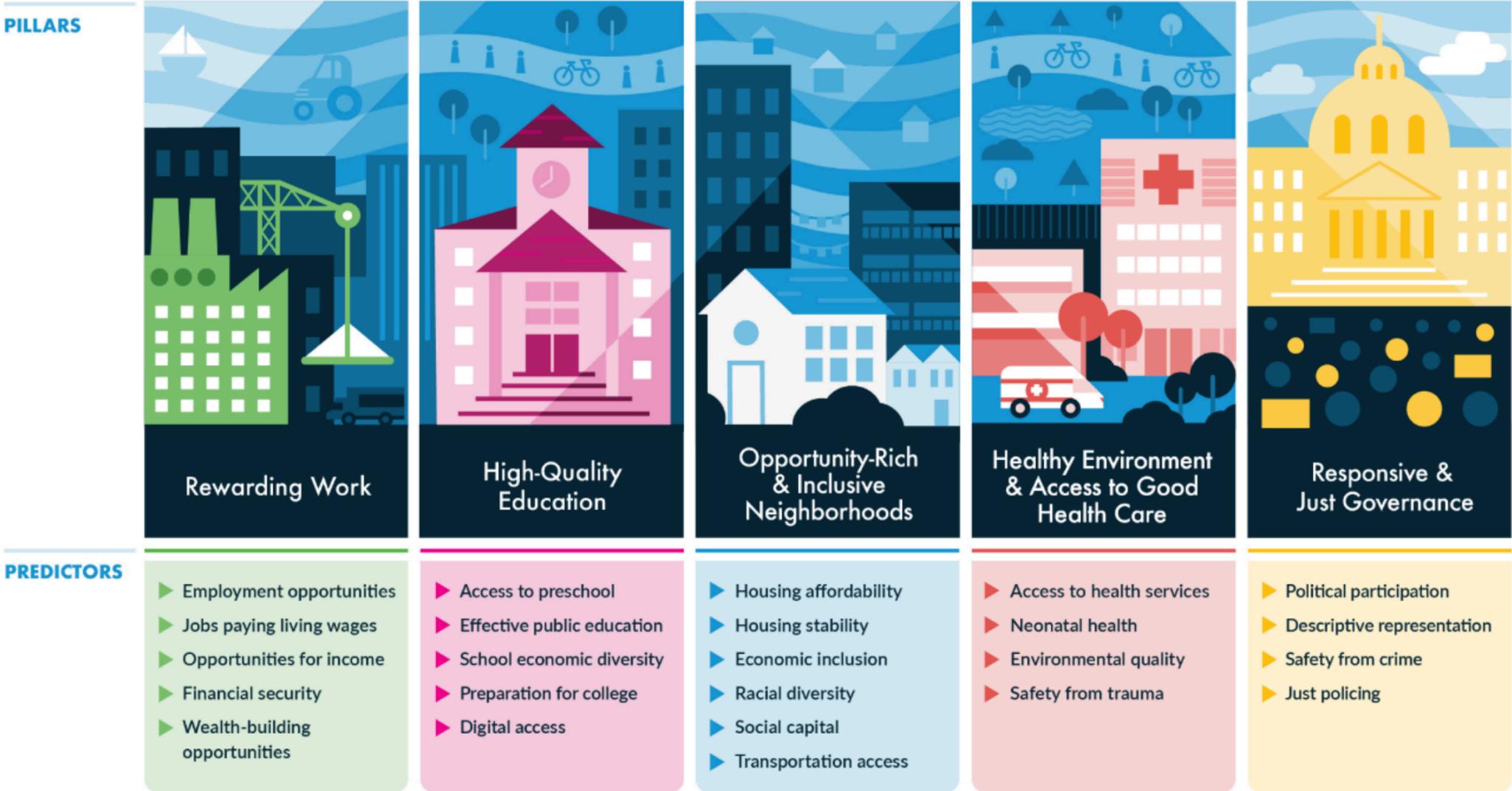


WHAT DOES ECONOMIC MOBILITY MEAN?

Economic mobility is the ability of individuals or families to improve their economic status.

- measured by income, assets, and wealth
- over their lifetime
- across generations

Urban Institute Upward Mobility Initiative



LEWISVILLE HOUSING TOOLKIT

- Presented to City Council in 2023
- Economic Mobility identified as a priority
- Some opportunities identified:
 - Identify service provider that provides housing navigation
 - Continue to prioritize transit-oriented residential development
 - Resume Housing Finance Corporation
 - Partner with local service provider to offer financial counseling and homebuyer counseling

ICMA ECONOMIC MOBILITY COHORT



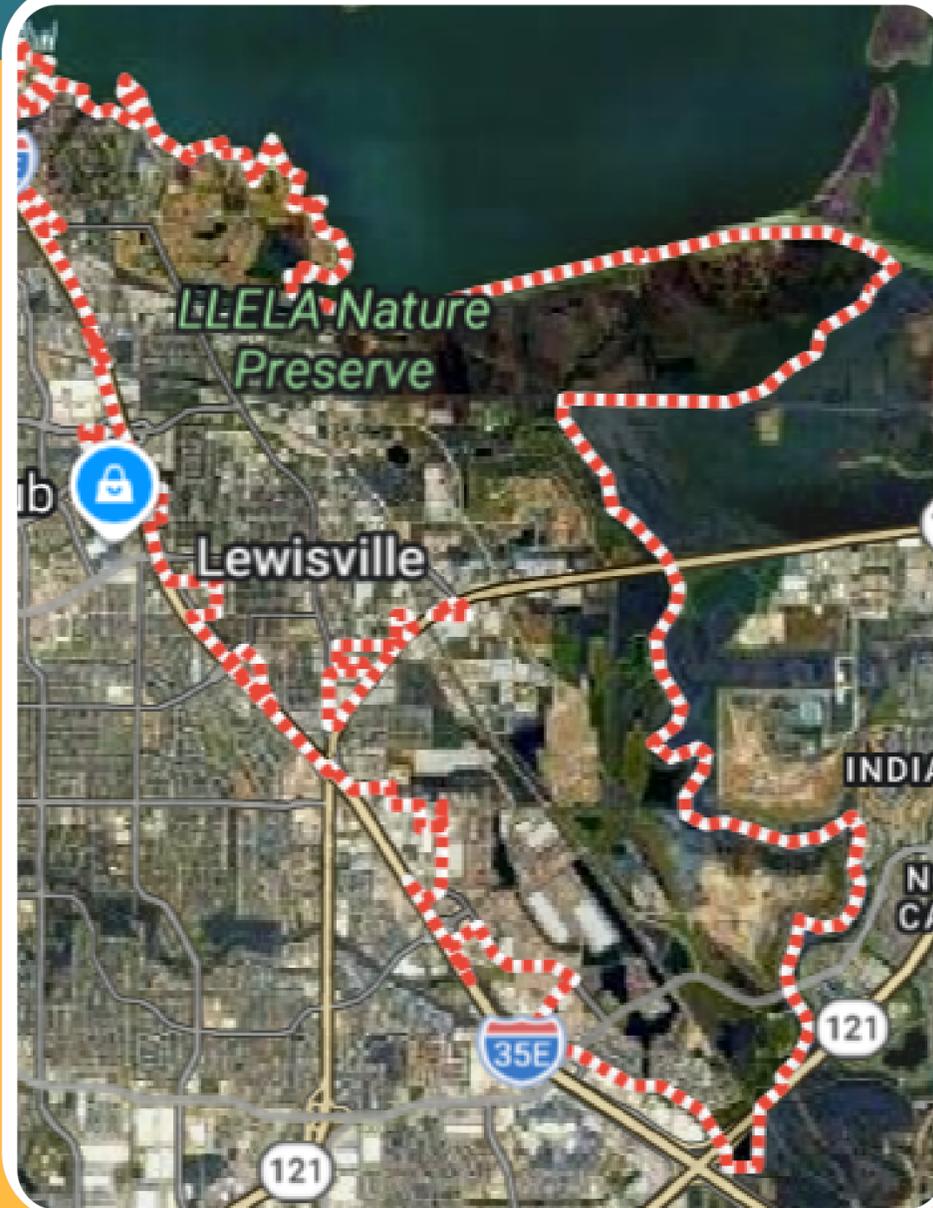
- ICMA opened an application for second Economic Mobility & Opportunity Cohort that included a \$20,000 mini grant
- 75057 identified as a childcare desert
- Applied to conduct community needs assessment in 75057 on childcare needs and secondary education
- Attended two in-person cohort meetings
- Quarterly virtual calls

GROUNDWORK OUTREACH



- Based in Dallas
- Uses data-driven, door-to-door, and grassroots canvassing to connect underserved communities with essential resources
- Mission to increase economic mobility and access to opportunities for underrepresented populations
- Design and conduct customized canvassing campaigns that dig deeper than surface level data

SURVEY SET UP



- Survey households in target area about economic mobility related topics (childcare and education) to understand how to better serve area in the future.

Timeline:

- September - October : Lewisville staff and Groundwork staff worked on set up of survey and logistics
- November : Groundwork conducted canvassing in 75057
- December : Groundwork reviewed data and presented results
- January - February : Internal review and potential next steps reviewed

▶ **Target Zip Code : 75057**

▶ **Contact Goal : 250 Responses**

SURVEY QUESTIONS

Childcare

- Age of children in home
- When do you need childcare?
- What type are you using now?
- What would you change about current childcare?
- How long does it take to get there?
- Utilize subsidies?

Secondary Education

- Highest degree completed?
- Any interest in secondary or technical college?
- What program would you be interested in?
- Barriers to accessing?

▶ 1,499 DOORS KNOCKED

▶ 258 FACE TO FACE CONVERSATIONS

▶ 1,186 FLYERS LEFT

▶ 26 ONLINE SURVEYS

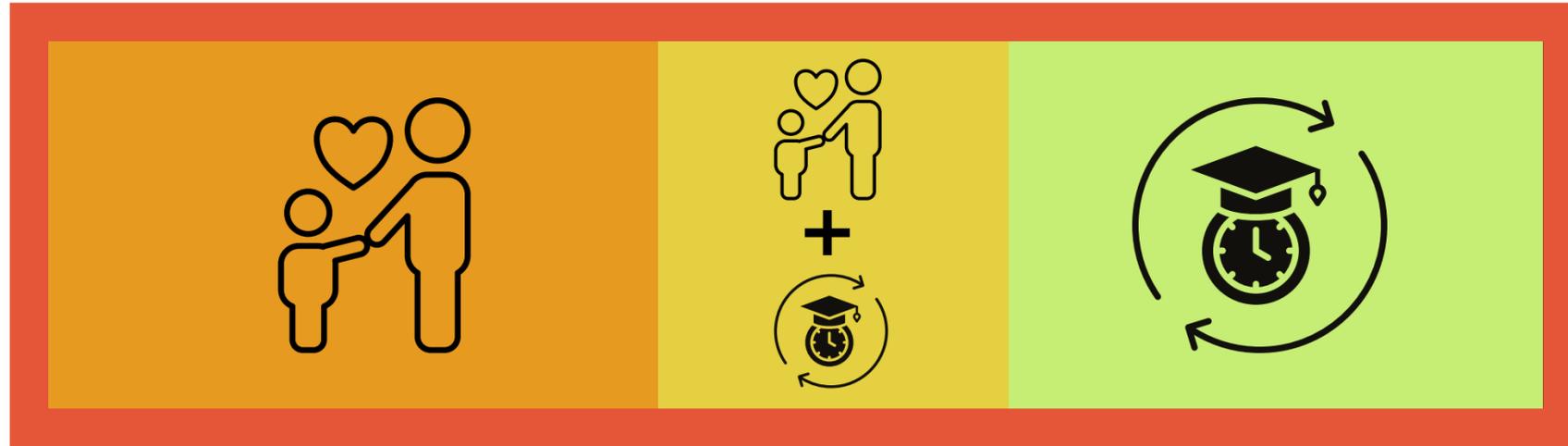
SURVEY LOGISTICS

- Utilized ArcGIS to conduct surveys and track which doors were knocked
- Census data identified small English as a second language population in area
- First day identified Spanish speakers were a need



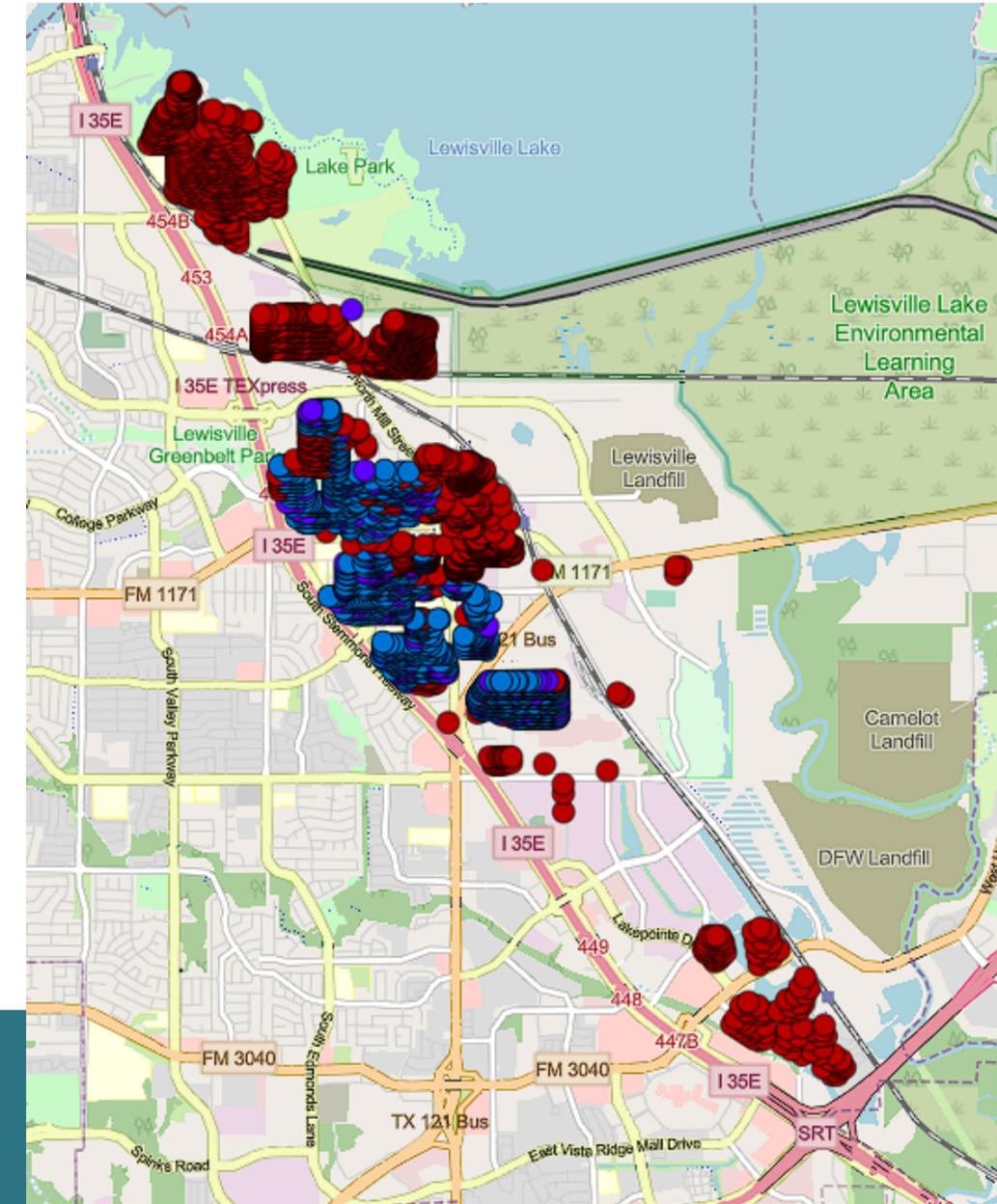
SURVEY RESPONSES

63 Households



58 Households

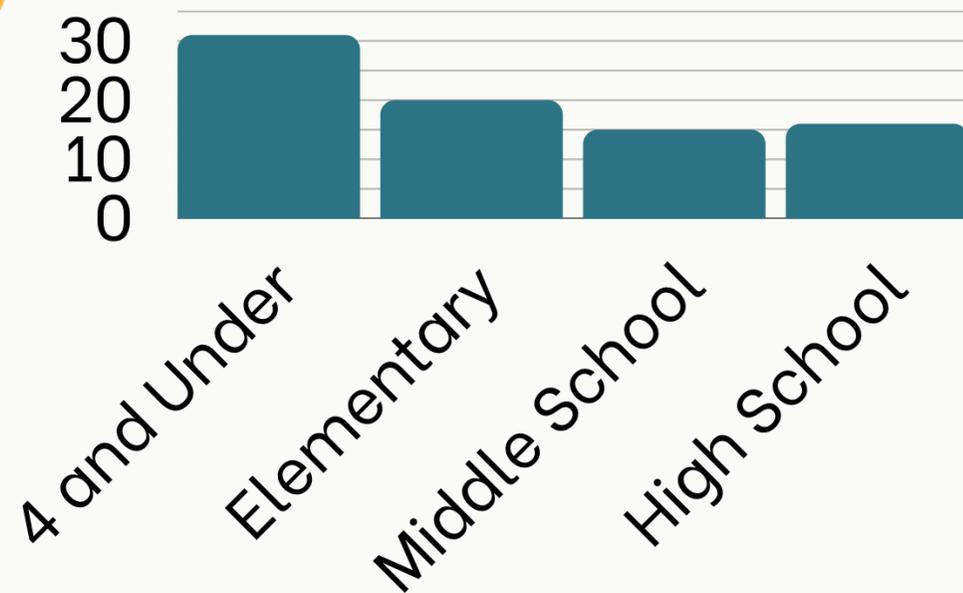
- 23 Households reported needing support for both childcare and continuing education resources
- 47% of all respondents in the 75057 area reported needing childcare and/or continuing education resources of those that spoke to the team
- 72% of respondents were age 25-61 years old



CHILDREN IN HOUSEHOLDS



HH with Children in Age Range



HHs reporting a childcare need with 1 or more children 4 years old or younger

49%

HHs with **children 4 and under** that utilize **staying home** as the childcare option

61%

HHs with **children 4 and under and/or elementary age** that utilize **daycare** as childcare option

5-6%

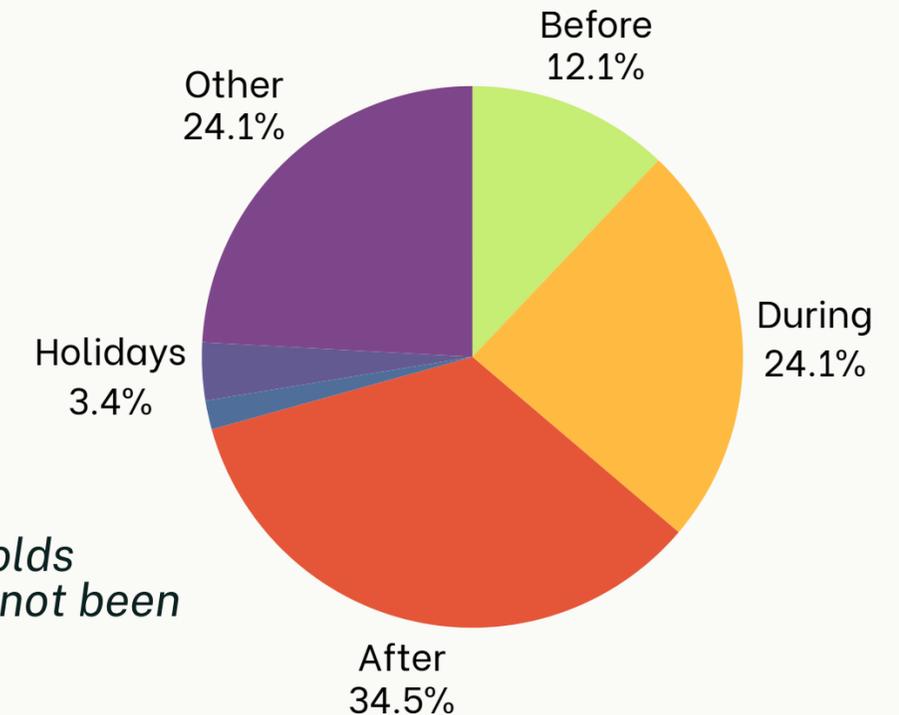
CHILDCARE DATA

Households reported their highest needs were lower cost, after school care

Change Needed for Childcare



Times Childcare is Needed



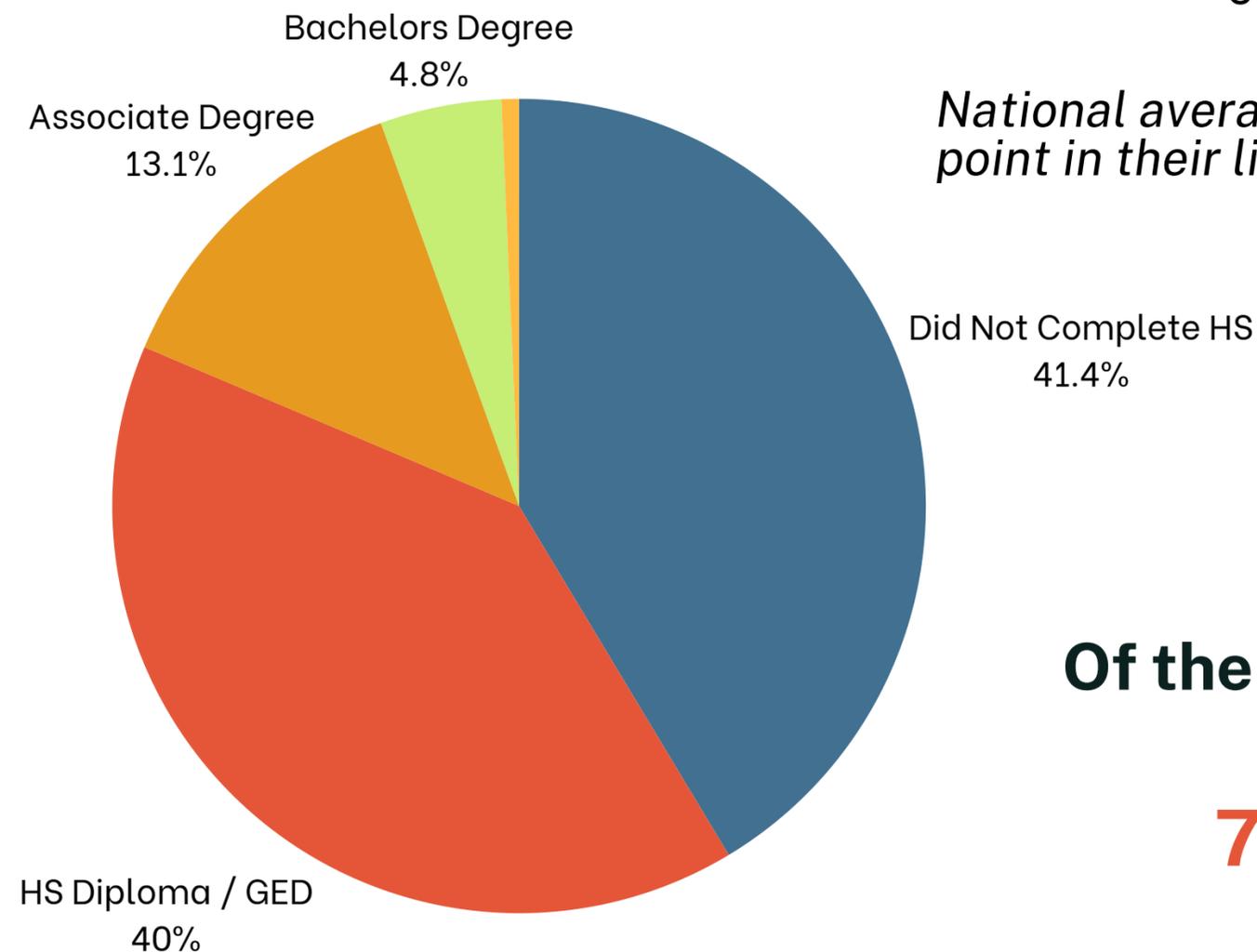
Other: Context provided during survey for both questions, indicated households predominantly listed other when childcare was completely unattainable they had not been able to think about their exact needs

6 households (HH) reported receiving childcare subsidies currently
(3 - HH with children 4 and under, 2 - HH with elementary, 1 - HH with both, 1 - unknown)

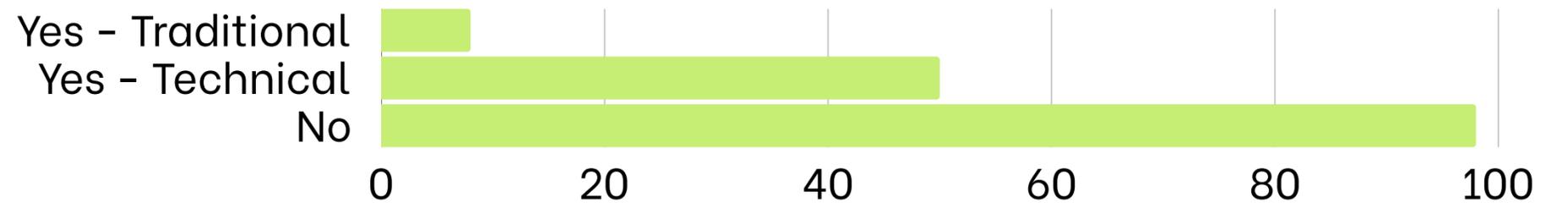


CONTINUING EDUCATION DATA

Current Education Level



Interest in Continuing Education



National average of households that enroll in technical college at some point in their lives is 10-18% - Lewisville's 75057 showed a 32% interest

Of the households that said yes to interest in technical college (50):

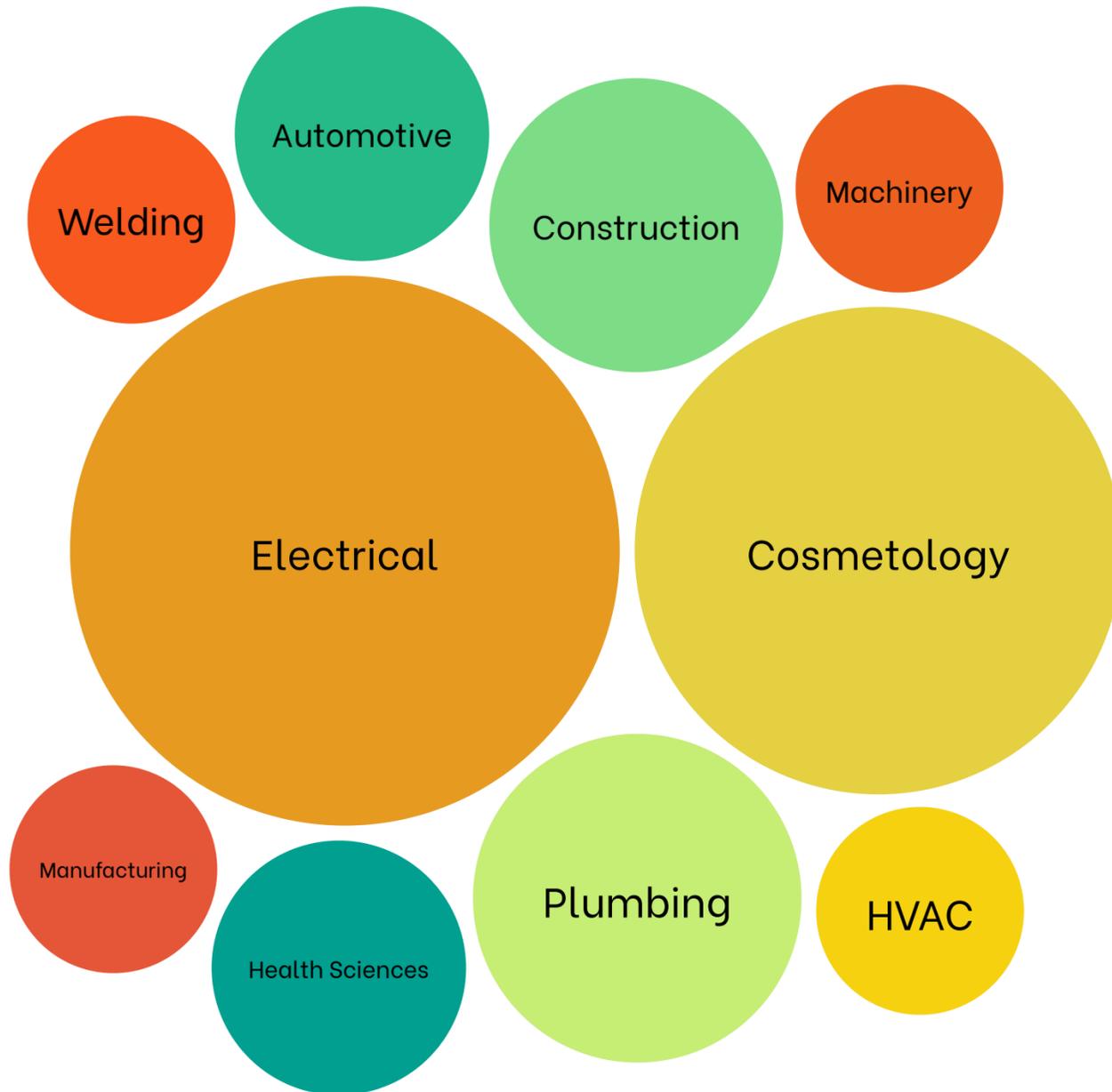
60% did not complete HS

Of the households that said yes to interest in traditional college (8):

75% had a HS Diploma/GED

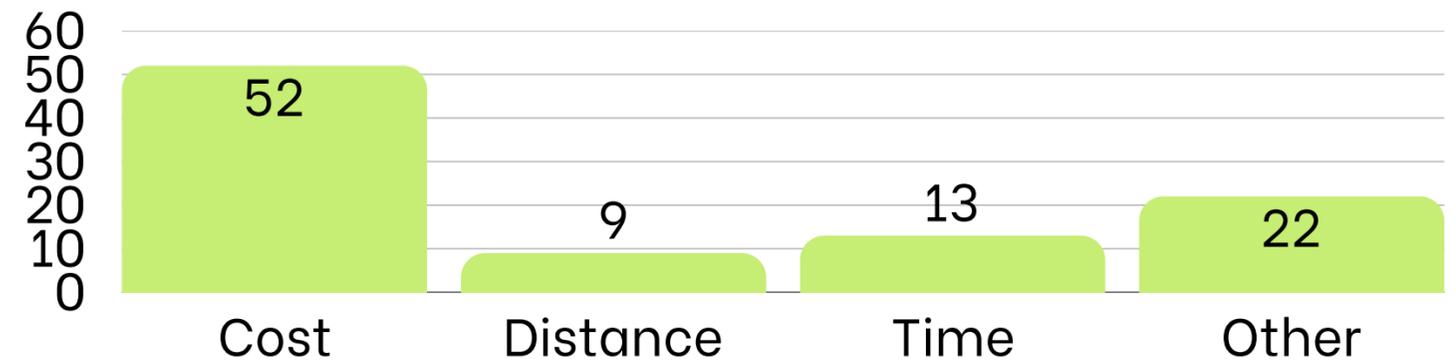
CONTINUING EDUCATION DATA

Field of Study Interests



*Fields of study included in chart had 2-14 responses

Barriers to Continuing Education



- Households could select more than 1 field of study and barrier.
- Fields of study that had 1 response: Accounting, Agriculture, Business, Criminal Justice, and Information Technology
- 40 households selected “Other” for field of study - Context provided to surveyors when other selected, said they were interested in general educational opportunities.
- Households selecting “Other” for barriers- Context provided to surveyors noted that education opportunities had been unattainable and they had not thought about specific barriers

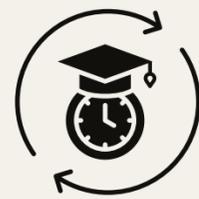
INSIGHTS FROM SURVEY

- Lewisville’s residents in 75057 Zip Code showed an appetite for childcare and/or continuing education opportunities to potentially increase their economic mobility for their households.
- “Other” was answered frequently in regard to opportunities and barriers, even with households identifying an interest - indicating perception of the accessibility for the household to increase economic mobility was low.
- Cost of both childcare and/or continuing education was the most reported barrier for households.



CHILDCARE NEEDS

- Households surveyed were predominantly families with children 4 and under in the home without childcare that were seeking care options.
- Cost proves to be major barrier to access to care but subsidies are not present as a significant resource to community currently.



CONTINUING EDUCATION NEEDS

- Large percentages of households with or without a HS Diploma/GED and without higher education showing interest in higher education opportunities, exemplifies interest if opportunities to access were provided.
- Households noted an interest in understanding pre-requisites for education opportunities.

NEXT STEPS

- ▶ Provided data for 2035
- ▶ Explore resources in the school district
- ▶ Potential Partnership with Higher Education
- ▶ Evaluate program and gaps

ECONOMIC MOBILITY PROGRAMS

- First Time Homebuyer Education Classes
- Housing Collaborative
- Public Library Programs
 - ESL for Adults
 - Learning ESL Online
 - GED Classes
 - Tax Assistance



UPCOMING ECONOMIC MOBILITY PROGRAMS

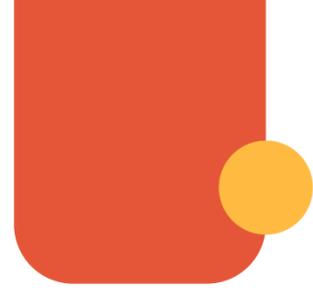
- Economic Mobility Pilot Programs
 - BCL of North Texas
 - Provide to parents in Lewisville ISD
 - Financial education classes
 - One on one personal coaching
 - Create customized financial plan
 - United Way of Denton County
 - Financial literacy for individuals approaching retirement
 - Tools, resources, and opportunities to prepare for long-term financial security
 - Host EMPathways Mobility Mentoring training
 - For direct service providers, faith-based organizations, hospitals, etc.
 - Education on how to promote upward mobility

POTENTIAL PROGRAM

- SB 1145 added \$11.36 to the Texas Tax Code
 - Went into effect January 1, 2024
 - allows cities and counties to pass local option property tax exemption for qualifying child-care facilities
- Qualifications
 - Facility must be licensed and participate in the Texas Workforce Commission's Texas Rising Star Program
 - At least 20% of enrolled children must receive subsidized services.
- Cities around us that have adopted ordinances
 - Denton
 - Dallas
 - Fort Worth
 - Arlington
 - McKinney
- Counties that have adopted
 - Dallas
 - Tarrant



ChildCareTaxRelief.com



DISCUSSION

