

LEWISVILLE CITY COUNCIL

REGULAR SESSION

December 15, 2025

6:15 P.M.

Present:

TJ Gilmore, Mayor

Council Members:

Ronni Cade, Mayor Pro Tem - Absent

Bob Troyer, Deputy Mayor Pro Tem

William Meridith

Lonnie Tipton

Kristin Green - Absent

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, December 15, 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 a question regarding Item No. C-2 regarding the reason for the rezoning request. Director of Public Services Aaron Russell answered questions regarding Item No. F-7 regarding recapturing costs and the cost calculations.

**LEWISVILLE CITY COUNCIL
REGULAR SESSION
DECEMBER 15, 2025**

Page 2

**Update on the Hamptons Mixed Use Project
at FM 407 and I-35**

(Agenda Item B)

At the request of Mayor Gilmore, Director of Economic Development Marichelle Samples gave an overview of the project and introduced Terrence Maiden, Chief Executive Officer, Russell Glen, who gave a presentation regarding an update on the Hamptons Mixed Use Project at FM 407 and I-35 and received questions and comments from City Council and City staff.

Mayor Gilmore RECESSED for a break at 6:34 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, December 15, 2025.

Invocation

(Agenda Item A)

At the request of Mayor Gilmore, Councilmember William Meridith gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

At the request of Mayor Gilmore, Deputy Mayor Pro Tem Bob Troyer gave the pledge to the United States and Texas flags.

PUBLIC HEARING

Continued Public Hearing: Consideration of a Boundary Amendment and Increase in Project Costs for Reinvestment Zone Number Four, City of Lewisville, Texas, and Consideration of Ordinance No. 0812-25-ORD, an Ordinance of the Lewisville City Council Approving a Final Tax Increment Reinvestment Zone Project and Finance Plan for Reinvestment Zone Number Four, City of Lewisville, Texas, Including an Amendment to the Project Costs of Reinvestment Zone Number Four, City of Lewisville, Texas and Adding Certain Property to the Boundaries of Reinvestment Zone Number Four, City of Lewisville, Texas; Making Certain Findings; Providing a Severability Clause; and Providing for an Effective Date.

(Agenda Item C-1)

**LEWISVILLE CITY COUNCIL
REGULAR SESSION
DECEMBER 15, 2025**

Page 3

In accordance with the Texas Tax Increment Financing Act (Chapter 311, Texas Tax Code), a public hearing is required before the City Council may adopt an ordinance approving certain amendments to a tax increment reinvestment zone. The proposed ordinance seeks to (1) amend the authorized project costs in the Tax Increment Reinvestment Zone Project and Financing Plan for Reinvestment Zone Number Four, City of Lewisville, Texas (the “Zone”); and (2) expand the Zone boundaries to include additional property within the Lake Park area. Notice of this public hearing was published in the Denton Record Chronicle, a newspaper of general circulation within the City, at least seven (7) days prior to the hearing, as required by statute. During this hearing, interested persons are given the opportunity to speak for or against the proposed amendment to the project costs, the expansion of the Zone boundaries, and/or the concept of tax increment financing. In addition, any owner of property within the Zone was provided a reasonable opportunity to speak for or against the inclusion of their property within the proposed amended boundaries of the Zone, in accordance with the Act. At the close of the public hearing, the City Council will consider approval of the Final Tax Increment Reinvestment Zone Project and Financing Plan for the Zone, including the amendment and boundary expansion referenced above. These actions are necessary to support ongoing redevelopment efforts within the Zone and to implement the participation agreement with Denton County. This item was continued at the December 1, 2025, City Council meeting.

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

Marichelle Samples, Director of Economic Development & Tourism and Jordan Sawyer, NTX Regional Director, P3Works were available to answer questions posed by the City Council.

Mayor Gilmore opened the public hearing at 7:03 p.m.

MOTION: Upon a motion made by Councilmember Kelly and seconded by Deputy Mayor Pro Tem Troyer, the Council voted four (4) “ayes” and no (0) “nays” to close the Public Hearing. The motion carried.

Mayor Gilmore closed the public hearing at 7:04 p.m.

MOTION: Upon a motion made by Councilmember Kelly and seconded by Councilmember Meridith, the Council voted four (4) “ayes” and no (0) “nays” to approve **Ordinance No. 0812-25-ORD** as set forth in the caption. The motion carried.

Public Hearing: Consideration of Ordinance No. 0815-25-ZON, an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 35.694 Acres of Land, Legally Described as Lakeside Crossing, Lots 1-5 & 6X, Block A; Lots 1-7 & 8X, Block B; Lots 1-21 & 22X-23X, Block C; Lots 1-23, Block D; Lots 1-2, Block E; Lots 1-8 & 9X, Block F; Lots 1-8 & 9X, Block G; Lots 1-8 & 9X, Block H; Lots 1-6 & 7X, Block I; Lots 1-3 & 4X, Block J; Lots 1-18 & 19X-21X, Block K; Lots 1-22 & 23X-24X, Block L; Lots 1-19 & 20X-21X, Block M; Lot 1X, Block N; Lots 1-23 & 24X, Block O; Lot 1, Block P; Lot 1X, Block Q; Lots 1-30 & 31X-32X, Block R; and Lot 1X, Block S; Located at the Northern Terminus of Summit Avenue on the West Side of IH-35E and the East Side of McGee Lane; From Planned Development Mixed Use (PD-MU) District Zoning to Planned Development Mixed Use (PD-MU) 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 and General Welfare of the City; Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date; as Requested by Hannah Haber, McAdams, on Behalf of Mehrdad Moayedi, MM Fronterra LLC, and WBWT LS Fronterra LLC, the Property Owners (Case No. 25-08-4-PZ).

(Agenda Item C-2)

Lakeside Crossing is a mixed use development currently under development within the Northern Gateway Plan area, in the Core Subdistrict of the IH 35E Corridor Overlay District and in an area identified as an Identity Focal Point in the Lewisville 2025 Plan. The planned development (PD) was initially approved in April 2021 and has been revised twice (December 2021 and October 2022). The applicant is requesting amendments to the Urban Living District and Mixed Use Districts of the PD to allow up to 10,000 square feet of the Mixed Use District to be built as retail ready, to reduce the multi-family count in the Urban Living District from 794 units to 680 units with an updated concept plan, and to add a new section in the PD to allow staff approval of minor

**LEWISVILLE CITY COUNCIL
REGULAR SESSION
DECEMBER 15, 2025**

Page 5

amendments. The Planning and Zoning Commission recommended unanimous approval (6-0) on November 18, 2025.

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

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

Randi Rivera, 4400 S. Hwy 121 #800, Lewisville, TX was available for questions.

Kevin Kuntz, 8350 N. Central Expressway, Suite 1900, Dallas, TX was available for questions.

Matthew Dawson, 1800 Valley View Lane, Suite 300, Farmers Branch, TX was available for questions.

Mayor Gilmore opened the public hearing at 7:07 p.m.

MOTION: Upon a motion made by Councilmember Kelly and seconded by Councilmember Tipton, the Council voted four (4) "ayes" and no (0) "nays" to close the Public Hearing. The motion carried.

Mayor Gilmore closed the public hearing at 7:08 p.m.

MOTION: Upon a motion made by Councilmember Meridith and seconded by Deputy Mayor Pro Tem Troyer the Council voted four (4) "ayes" and no (0) "nays" to approve **Ordinance No. 0815-25-ZON** as set forth in the caption. The motion carried.

Visitors Forum

(Agenda Item D)

There were no speakers for Visitors Forum.

CONSENT AGENDA

(Agenda Item E)

MOTION: Upon a motion made by Council Meridith and seconded by Deputy Mayor Pro Tem Troyer, the Council voted four (4) "ayes" and no (0) "nays" to approve the Consent Agenda as presented.

3. APPROVAL OF MINUTES: City Council Minutes of the December 1, 2025, Workshop Session, and Regular Session.

4. Approval of a Professional Services Agreement with HDR Engineering, Inc. for the C.R. Feaster Water Treatment Plant Process Study Phase 2 Testing in the Amount of \$1,263,724; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
5. Approval of the Fourth Amendment to the Developer Agreement Between Russell Glen, LLC and the City of Lewisville; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
6. Approval of a Supplemental Appropriation for Prior Year Encumbrances in the Following Amounts: General Fund \$97,049; Asset Forfeiture Department of Justice Fund \$1,691; Community Activities Fund \$5,000; Grant Fund \$19,477; Crime Control and Prevention District Fund \$504,197; Utility Fund \$223,000; Maintenance and Replacement Fund \$952,483; Self Insurance Risk Fund \$131,774; LPLDC (4B) Fund \$17,428; Tax Increment Reinvestment Zone 3 \$29,458; And Approval of Supplemental Appropriations to Properly Fund Donation Projects, the Annual Park Development, Parkland Dedication, and Tree Mitigation Transfers, and the Annual Hotel/Motel Tax Fund Transfer: General Fund - \$1,016,792; Fire and Police Training Fund \$6,430; Community Activities Fund \$1,329; Hotel/Motel Tax Fund \$169,182.

The motion carried.

REGULAR HEARING

Consideration of Resolution No. 0816-25-RES, a Resolution Acknowledging the 2026 Republic Services Cost of Service Rates for Franchised Solid Waste and Recycling Services; and Consideration of Ordinance No. 0817-25-ORD, an Ordinance Amending the Fee Schedule of the City of Lewisville by Amending Fees Related to Solid Waste and Recycling Services; Providing a Repealer, a Savings Clause, Severability, and an Effective Date.

(Agenda Item F-7)

On November 16, 2020, the City Council approved an exclusive franchise agreement for the collection of residential garbage, refuse, yard waste, bulky waste, recyclables, containerized waste, and multifamily recycling with Allied Waste Systems, Inc., doing business as Republic Services of Lewisville (Republic). Ordinance No. 0277 11 ORD became effective January 1, 2021, establishing the terms of the agreement. Per the agreement, the cost of service rates are to be adjusted annually

by the percentage increase in the Garbage and Trash Index for the Dallas/Fort Worth area for the preceding twelve month period. Adjustments take effect on January 1st of the subsequent contract year. The current Garbage and Trash Index for the Dallas/Fort Worth area, as published by the Bureau of Labor Statistics, reflects an increase of 5.97 percent. Per the contract, cost adjustments shall not exceed five (5) percent in any contract year and fifteen (15) percent in any four consecutive years. As a result of this calculation, the Republic Services cost of service rates will be increased by four (4) percent effective January 1, 2026, based on the four year limitation.

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

MOTION: Upon a motion made by Councilmember Kelly and seconded by Councilmember Meridith, the Council voted four (4) "ayes" and no (0) "nays" to approve **Resolution No. 0816-25-RES and Ordinance No. 0817-25-ORD** as set forth in the caption. The motion carried.

**Quarterly Investment Report for the period
July 1, 2025 to September 30, 2025.**

(Agenda Item G-1)

City Council and Staff Reports

(Agenda Item G-2)

- Director of Parks & Recreation recognized Cindy Meridith for being selected as Parks and Recreation Advocate of the Year.
- Councilmember Kelly gave an Emergency Preparedness Council meeting update and reported on the 100K Meals for Change event, the Westside Baptist Church men's choir event and the menorah lighting event that took place over the weekend.
- Councilmember Tipton thanked the Lewisville Fire Department for allowing him to participate in the Santa ride-out.
- Councilmember Meridith reported on the Westside Baptist Church men's choir event, 100 Years of Change centennial film and reported on upcoming Lewisville Library events and advised that the Library will be closed on December 17-18, 2025.
- Deputy Mayor Pro Tem Troyer reported on the 100K Meals for Change event, the menorah lighting and wished everyone a Merry Christmas and Happy New Year.
- Mayor Gilmore thanked the City team and City residents and encouraged everyone to look at what they will be doing in 2026 to help to reduce stress.

Return to Workshop if Necessary

(Agenda Item H)

Closed Session

(Agenda Item I)

There was no closed session.

**LEWISVILLE CITY COUNCIL
REGULAR SESSION
DECEMBER 15, 2025**

Page 8

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 7:20 p.m. on Monday, December 15, 2025.

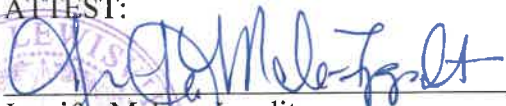
These minutes approved by the Lewisville City Council on the 5th of January, 2026.

APPROVED



TJ Gilmore
MAYOR

ATTEST:



Jennifer Malone-Ippolito
CITY SECRETARY





LAKWOOD DISTRICT WEST

CITY OF LEWISVILLE PRESENTATION
DECEMBER 15, 2025

DEVELOPER: RUSSELL GLEN COMPANY + CORINTH PROPERTIES



TEAM
WHO WE ARE

RUSSELL GLEN

A PASSION FOR THE POSSIBLE

Founded in 2018, Russell Glen Company is a real estate investment and development firm built on the belief that thoughtful, well-executed projects can spark lasting transformation. We focus on opportunities where our work can unlock value for investors while elevating entire communities. Our expertise spans grocery-anchored centers, legacy mall redevelopments, and dynamic mixed-use environments. These are complex, high-impact assets that require a strategic hand—deep market understanding, strong civic relationships, and a commitment to long-term stewardship. Russell Glen brings all three.

What sets us apart is our focus on established but underserved neighborhoods and promising emerging markets. We pursue projects that others often overlook—places with history, potential, and strong community roots—and we deliver developments that become catalysts for economic growth, improved quality of life, and renewed community pride.

For our capital partners, we provide access to well-structured, thoughtfully underwritten opportunities backed by a team dedicated to excellence, transparency, and measurable results. Every project is designed to achieve dual outcomes: meaningful impact and compelling returns.

CORINTH PROPERTIES

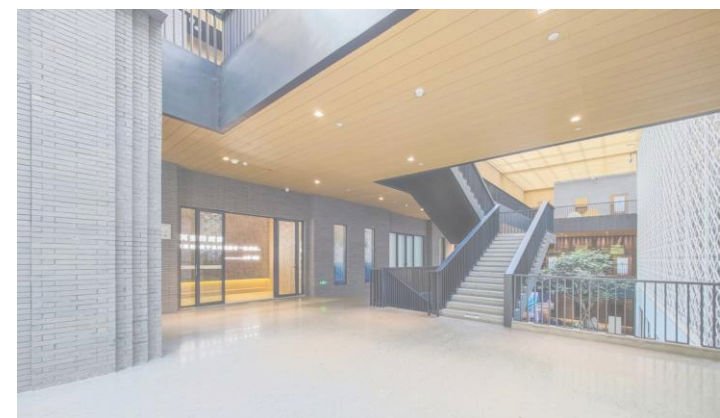


Corinth Properties is a privately-held owner, operator and developer of commercial real estate assets. Founded in 1983 in Dallas, TX by Frank Mihalopoulos, our approach to real estate development and ownership is one focused on a long-term commitment to the community in which we operate. Specializing in real estate investment, development, construction and property management, we take pride in focusing on meaningful, high-quality projects that have a positive impact on their surrounding communities.

At Corinth Properties, we are not just focused on making deals – we want our projects to have a purpose. Our goal is to develop and own projects that reflect the city and neighborhood around it and create value by fulfilling local needs and demands.

Corinth has extensive experience with regional power centers, neighborhood grocery-anchored centers, mixed-use developments, freestanding build-to-suits and mall redevelopments.

Corinth Properties is led by Frank Mihalopoulos. Frank has over 40 years of experience in real estate investment and development of commercial retail, office, medical and mixed-use properties. His projects have earned national and local awards and recognition, and he is widely regarded for his creative ability to develop, redevelop, and repurpose commercial real estate.



TERRENCE MAIDEN

RUSSELL GLEN COMPANY
FOUNDER / CEO

TERRENCE MAIDEN currently serves as Chief Executive Officer and Managing Partner for Russell Glen, a real estate development and investment company in Dallas, Texas. He draws on more than two decades of real estate experience to lead and inspire the company's growth. Terrence is widely recognized for his leadership and vision in the commercial real estate development industry. He is currently at the forefront of the award-winning Shops at RedBird (former Red Bird Mall redevelopment).

Before establishing Russell Glen, Terrence gained valuable experience as Executive Vice President at Corinth Properties. While at Corinth Properties, his most signature development projects were Glen Oaks Crossings, Red Oak Crossings, Canyon in Oak Cliff, Alexan West Dallas, and the redevelopment of Sears at Richardson Square.

Terrence received a Bachelor of Science and Engineering degree from Texas Christian University, where he and his identical twin brother Tim were standout football players for the Horned Frogs. In 2015 both Maiden brothers were inducted into the Texas Christian University Hall of Fame.

Terrence currently serves as Chairman of the Maiden Foundation, a nonprofit organization that invests in educational and community revitalization projects. He is also actively involved in many other charitable/civic organizations, including the AT&T Performing Arts Center [Board of Directors], International Council of Shopping Center [Trustee], UT Southwestern Medical [President's Advisory Board], Urban Land Institute [North Texas Region Co-Chair], THE DALLAS LOOP [Board of Directors], University of North Texas Dallas Foundation [Board of Directors], and Methodist Health System, Dallas [Advisory Board].

FRANK MIHALOPOULOS

CORINTH PROPERTIES
FOUNDER / CEO

Frank Mihalopoulos founded Corinth Properties in 1983 and he has more than 45 years of experience investing in real estate and in developing retail, mixed-use and office properties throughout the United States. These projects have earned national and local awards and recognition from the commercial real estate industry.

Frank is widely regarded for his unique ability to creatively approach retail and mixed-use developments and redevelopments. Specifically, he has been able to breathe life back into regional mall properties that had lost relevance over time. Partnering with Anthony Ruggeri, Frank has successfully redeveloped malls across the country, including One Hundred Oaks Mall (Nashville, TN), Northlake Mall (Atlanta, GA), Forest Mall (Fond du Lac, WI), and West Manchester Mall (York, PA). One Hundred Oaks Mall was a renovation of an old mall into a mixed-use project with Vanderbilt University Medical Center occupying 450,000 square feet of medical clinics and 430,000 square feet of retail. Frank is currently working with Peter Brodsky and Terrence Maiden to redevelop Red Bird Mall into a community based mixed-use project.

Over the course of his career, he has also successfully completed other ground-up development projects, including Eldorado Plaza (McKinney, TX), Glen Oaks Crossing (Dallas, TX), Gateway Station (College Station, TX), Spring Creek Village (College Station, TX), The Plaza at Cedar Hill (Cedar Hill, TX), Cedar Hill Village (Cedar Hill, TX), and The Canyon in Oak Cliff (Dallas, TX).

ARTHUR BROUSSEAU

CORINTH PROPERTIES
VICE PRESIDENT

Arthur Brousseau serves as the Vice President of Acquisitions and Development at Corinth Properties, where he is responsible for sourcing and executing on new acquisition and development opportunities. In his role, Arthur oversees all aspects of Corinth's ongoing investment activities.

Prior to joining Corinth Properties in 2023, Arthur was Director of Acquisitions and Development for the industrial division of Nuveen Real Estate, the investment arm of TIAA. Arthur started his career as an Analyst at J.P. Morgan in New York in the Corporate & Investment Bank. He then transitioned to an Associate at B-29 Investments, LP, a Dallas-based private equity firm focused on investments in the oil and gas industry.

He earned his Bachelor of Arts from Princeton University and a Master of Business Administration from Columbia Business School.

NEEL SHETTI

RUSSELL GLEN COMPANY
CHIEF FINANCIAL OFFICER

Neel Shetti currently serves as Russell Glen's CFO. He brings over 15 years of real estate experience with expertise in market analysis, due diligence and underwriting, financial modeling, and lease and sale contract negotiations. Neel has worked across various asset types, including multifamily, single-family residential, office, industrial, retail, and hotel.

Before joining Russell Glen, Neel was a Vice President with Goldman Sachs, where he actively managed \$1.5 billion in equity investments and commercial whole loans. Property types included stabilized and under construction office, retail, hospitality, industrial, multifamily, and land. Neel successfully minimized risk and ensured investment recovery by working closely with GP's and borrowers, leasing teams, GC's, and property managers to identify and create solutions to credit weakness, emerging risks, performance, and monetary defaults.

Born in New Jersey, Neel began in real estate career at his family's single-family residential development firm. He grew to manage diverse portfolios at global institutional firms, including First Industrial, CBRE, and Colony Capital.

Neel received a B.S. in engineering from Columbia University and an MBA from the UC Berkeley Haas School of Business. A family man with three young children, Neel enjoys woodworking, cooking, and volunteering time with Boy Scouts and is President of the Dad's Club at his children's school.

DON EPPERSON
EPPERSON COMPANY
PRESIDENT

Don Epperson has extensive experience in real estate development, capital coordination and project management. He has participated in over \$1 billion in projects, including mixed-use, office, retail, restaurant, hotel, residential, technology, industrial, automotive, healthcare, and education. Don served as senior executive for prominent real estate companies, including The Staubach Company, Macfarlan Real Estate Services, Stream Realty Partners, McCaslin Commercial, and Resolution Trust Corporation. Since forming Epperson Company in 2004, Don has worked with real estate owners, developers and tenants on complex, high profile developments, as well as build-to-suit, interiors and small-scale projects. Upon receiving a 5-year Bachelor of Architecture degree from Texas Tech University,

Don began his career with HKS Architects, one of World's leading architecture firms. He is a licensed architect and real estate agent. His memberships include: American Institute of Architects (AIA), National Association of Office and Industrial Properties (NAIOP), and International Council of Shopping Centers (ICSC).

Don recently served as Chairman, Board of Trustees for Highland Park United Methodist Church. He is past Building Committee Chairman for the Parish Episcopal School Board of Trustees and past member of the University of Texas Parents Advisory Board. Don has also served Dallas Arboretum, Wesley Rankin Community Center and Boy Scouts of America as a Leader and Eagle Board of Review.



PROJECTS

WHAT WE DO

THE SHOPS AT REDBIRD

DALLAS, TEXAS

PROJECT OVERVIEW:

The Shops at Redbird is the transformational redevelopment of Southwest Center Mall, formerly Red Bird Mall. The project is located at the intersection of U.S. Highway 67 and Interstate 20 and is the only mall in the southern sector of Dallas.

The redevelopment of RedBird is a project that has taken on tremendous significance in the city of Dallas. This \$320M multi-award-winning redevelopment will catalyze the transformation of the Red Bird community and surrounding areas. RedBird is being reimagined as a mixed-use development that provides the high-quality amenities desired and deserved by the surrounding community. Those amenities include restaurants, retail, family-oriented entertainment, offices, Class-A apartments, hotels, grocery, and healthcare.



ONE HUNDRED OAKS

NASHVILLE, TENNESSEE

PROJECT OVERVIEW:

Pasadena Square is a \$150M redevelopment of the former Macro Plaza Mall in Pasadena, Texas. With a population of 155,000, Pasadena is large enough to have all the amenities a family could want, including quality healthcare, entertainment, and shopping. With the entire mall and former department stores vacant, the mall is being reimagined as the “new” downtown and a place for the city to gather, work, play, dine, and explore. This \$90m redevelopment will include a central park for the community, healthcare, grocery, retail, fitness, community college, entertainment, and restaurants.



WEST RIDGE

TOPEKA, KANSAS

PROJECT OVERVIEW:

West Ridge is in the beginning stages of a multi-million-dollar reimagining, returning northeast Kansas' premier shopping destination to local ownership after years of neglect by out-of-state private equity groups. Advisors Excel's new vision for West Ridge will transform the property into a mixed-use center, staying true to its retail and restaurant roots while also adding space to serve as Advisors Excel's corporate headquarters.

Advisors Excel will bring over 1,000 teammates to West Ridge, delivering consistent, daily traffic to the mall tenant partners. We invite you to learn more about the reimagining of West Ridge.



RIVULET

DALLAS, TEXAS

PROJECT OVERVIEW:

Rivulet is a 90-acre master-planned development community in Oak Cliff. It includes office, grocery, and retail townhomes, luxury apartment homes, residential units, community gathering spaces, trails, and more. Located directly across the street, UNT Dallas is the only public, accredited 4-year university in Dallas. It has achieved record enrollment exceeding 4,250 students, with an expectation of growth to 5,000+ students by 2024. The university's first residence hall is now in place – transforming UNT Dallas into a residential campus, and a new \$63 million student center opened in 2019.

GLEN OAKS CROSSINGS

DALLAS, TEXAS

An award-winning regional development project, Glen Oaks Crossings is a 55-acre master-planned development in southern Dallas. The project is highly visible, located at the southwest corner of Interstate 35 and Loop 12. Widely considered a grocery void for the Oak Cliff area, this new development addressed food scarcity.



CANYON IN OAK CLIFF

DALLAS, TEXAS

The Canyon in Oak Cliff is a 211-acre mixed-use development at the southwest quadrant of Westmoreland Road and Interstate 30 in far north Oak Cliff. Just miles away from downtown Dallas and east of Pinnacle Park, Canyon in Oak Cliff offers retail, hotel, urban residential, medical, office, and other amenities for north Oak Cliff and the surrounding communities.

RICHARDSON SQUARE

RICHARDSON, TEXAS

Russell Glen successfully managed leasing and development coordination for the redevelopment of the former Sears located in Richardson, Texas. Richardson Square (formerly Richardson Square Mall) was an enclosed shopping center located in Richardson, Texas, on Plano Road, stretching between the intersections of Beltline Road and Spring Valley Road. Demolition of Richardson Square Mall began in June 2007.



CEDAR HILL PLAZA

CEDAR HILL, TEXAS

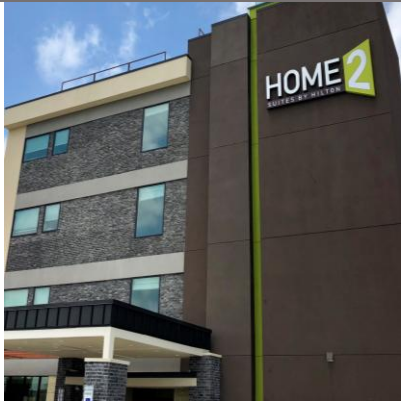
PROJECT OVERVIEW:

Located at the southeast corner of Hwy 67 and Belt Line in Cedar Hill, TX. At the time of development, Plaza at Cedar Hill attracted major national tenants such as Barnes & Noble, Marshall's, Old Navy, and Hobby Lobby to the southern sector of Dallas.

ELDORADO PLAZA

MCKINNEY, TEXAS

Eldorado Plaza is strategically positioned between the two regional malls of Stonebriar in Frisco, Texas, and Collin Creek Mall in Plano, Texas. Stonebriar Mall is eight miles west on State Highway 121, and Collin Creek is eleven miles south on U.S. 75 (Central Expressway). Eldorado Plaza is located at the northwest corner of Eldorado Parkway and US Highway 75 in McKinney, Texas. The center is anchored by Traders Joe's and Belk. This lifestyle center is at the heart of the city's shopping area.



CENTER CITY

DESOTO, TEXAS

Russell Glen worked to reimagine downtown Desoto, Texas, into a more vibrant center city. The redevelopment included a former Texaco service station, the existing Tom Thumb, and a new Smoothie King/ALDI Grocery at the intersection of Hampton Road and Pleasant Run Road.

The former Texaco property was redeveloped, with Dunkin Brands opening its first Generation-i store in the country. Dunkin' Donuts/Baskin-Robbins opened with Legacy Dental. Russell Glen also partnered with the City of Desoto and Global Fund Investments to revitalize the Tom Thumb Center and rebrand the intersection as Center City.



DESIGN TEAM
WHO WE ARE



RANDY STONE, AIA

PARTNER
40 Years of Experience
Registered Architect, TX

Background
Bachelor of Environmental Design, Texas A&M University
Master of Architecture, Texas A&M University Architects
Urban Land Institute
International Council of Shopping Centers

Randy has more 40 years of experience and a proven track record of managing the design of complex, large-scale retail and mixed-use environments with approximately 60 million square feet of projects designed in twelve states and seven international locations. He has extensive experience in all aspects of planning, design and construction.

Randy is passionate about spaces in the public realm and leading a team to create memorable places where people want to be. Randy is an active Full Member of ULI and is involved with the International Council of Shopping Centers.



KHANG NGUYEN

SENIOR DESIGN MANAGER



SANTOS CATALAN, AIA

PARTNER
18 Years of Experience
Registered Architect, TX

Background
Bachelor of Architecture, University of Texas at Arlington
Master of Architecture, University of Texas at Arlington
American Institute of Architects
Texas Society of Architects

With 18+ years of experience, Santos founded Studio Mas+ Architects. He is a Design oriented architect whose experience expands the nation, having built in multiple states and in various project types, from large Commercial Mixed-Use projects to intimate lakefront vacation villas. His unique attention to detail and client satisfaction and his quest to always go above and beyond make him a leader in the industry. He has participated in countless award winning projects and competitions. He is also an active member of the community, volunteering with High School students and also served as Chair of the Latinos in Architecture in the Institute of Architects.



MAGDA NAVARRO

DESIGN MANAGER



JAMES SCOTT, AIA

PARTNER
20 Years of Experience
Registered Architect, TX

Background
Bachelor of Architecture, University of Oklahoma
American Institute of Architects

James is an architect with nearly 20 years of experience in a wide range of project typologies including multi-family, commercial, mixed-use, educational, aviation, and data centers across the U.S. He specializes in design and documentation with a keen eye for detail. Work in close collaboration with the owner and consultants, he prides himself on being able to deliver creative design solutions within the parameters of the project budget. James's love for the outdoors is often reflected in his ability to integrate his projects within their natural environments, factoring in a sustainable approach, in order to deliver meaningful and timeless design solutions.



GUADALUPE VELAZQUEZ

SENIOR DESIGNER



TAN NGUYEN, AIA

PARTNER
18 Years of Experience
Registered Architect, TX

Background
Bachelor of Architecture, University of Texas at Arlington
Master of Architecture, University of Texas at Arlington
Member, American Institute of Architects and
Texas Society of Architects

Tan has over 18+ years of professional experience from commercial buildings, mixed-use, planning and retail experience to STUDIO MAS. He has worked on some of the most significant retail and mixed-use projects around the country. Before that, Tan worked in large scale projects around the globe. Tan is a dedicated architect and proud of the craft. He believes the success of the teams are critical for making every project a success. Tan loves to enjoy his time with his family and has a passion for anything outdoors.



FEBE ROMERO

DESIGNER



JOEL MARTINEZ, ASSOC. AIA

SENIOR DESIGN MANAGER

17 Years of Experience

Background
Bachelor of Architecture, University of Texas at Arlington
Master of Architecture, University of Texas at Arlington
Member, American Institute of Architects and
Texas Society of Architects

Joel brings more than 18 years of comprehensive professional experience to STUDIO MAS, encompassing commercial buildings, mixed-use developments, master planning, and retail environments. He has been involved in the delivery of several high-profile retail and mixed-use projects nationwide. Prior to his tenure at STUDIO MAS, Joel contributed to large-scale international projects, further broadening his global design insight. As a dedicated architect, Joel takes great pride in his profession and upholds the belief that the strength and coordination of the project team are fundamental to achieving successful outcomes.



DANIEL GUZMAN

DESIGNER



Oakbrook Masterplan



Hillcrest Village





Chadwick Farms Mixed-Use



The Summit Retail



Existing retail box to be back-filled with 2 new tenants - new storefronts/facades with emphasis on streetscape and canopies/awnings

Redevelopment Opportunity

Restroom Opportunity - BOH/Service adjacent

New Patios for Existing Tenants
Great Lawn/Open Space - 60' x 190'

Amphitheater/Stage Opportunity

New Food & Beverage

Gross Area Added: 7,800 SF
Required Parking (10 / 1000): 78 Spaces

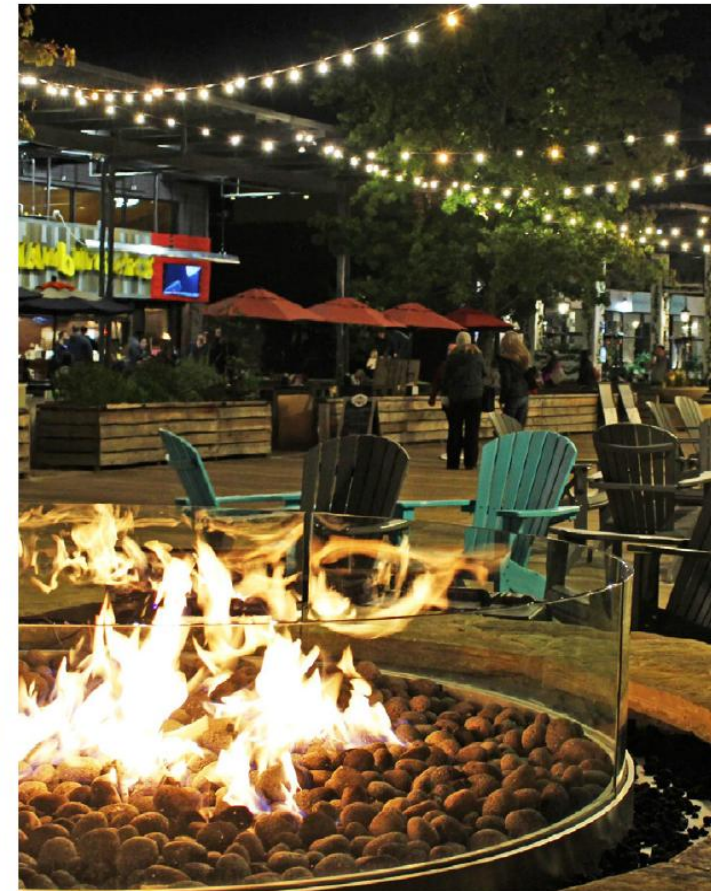
Total Parking Removed: 165 spaces

Heritage Park Mixed-Use



The Boardwalk at Granite Park

Food & Beverage

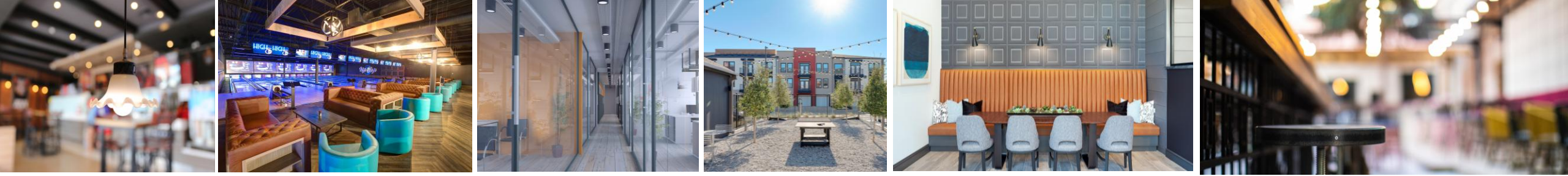




DEVELOPMENT
PROJECT OVERVIEW

LAKE PARK DISTRICT





LAKWOOD DISTRICT WEST

WHERE PEOPLE, ENTERTAINMENT, AND GOOD
VIBES **CONNECT**, THE HAMPTONS WILL OFFER A
LARGER-THAN-LIFE EXPERIENCE WHILE FOSTERING
A CLOSE-KNIT COMMUNITY ATMOSPHERE.

DISCOVER//
LEWISVILLE'S NEW LAKE
DISTRICT MIXED-USE PROJECT

25 TOTAL ACRES

ENTERTAINMENT

42,500 SF

SHOPS +
RESTAURANTS

35,484 SF

OFFICE

40,000 SF

HOTEL

140 KEYS



















RESTUARANTS/
RETAIL

LAKWOOD DISTRICT WEST





HOTEL



LAKELAND DISTRICT WEST

CORINTH
PROPERTIES

RUSSELL
GLEN
A PASSION FOR THE POSSIBLE

SMA+
ARCHITECTURE • INTERIORS • PLANNING



MIX-USED/OFFICE

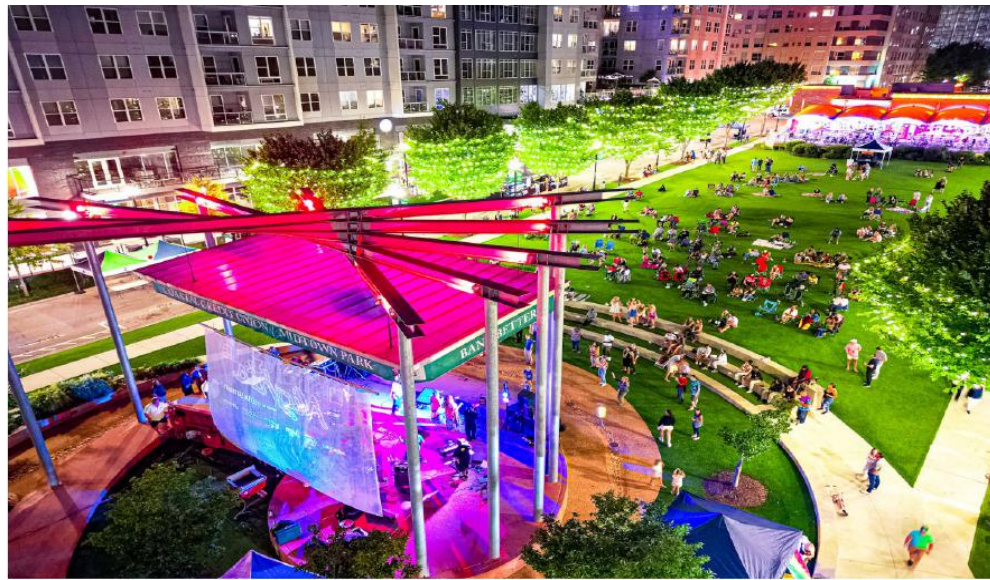


LAK DISTRICT WEST

CORINTH
PROPERTIES


RUSSELL
GLEN
A PASSION FOR THE POSSIBLE

SMA+
ARCHITECTURE • INTERIORS • PLANNING



REST. CLUSTER/
PARK

LAK
DISTRICT
WEST

CORINTH
PROPERTIES
||||

RUSSELL
GLEN
A PASSION FOR THE POSSIBLE

SMA+
ARCHITECTURE • INTERIORS • PLANNING