



City of Lewisville, TX

Planning and Zoning Commission

Agenda

151 W Church Street
Lewisville, Texas 75057

Tuesday, October 21, 2025

6:30 PM

Council Chambers

Regular Session - 6:30 P.M.

A. Call to Order and Announce that a Quorum is Present.

B. Approval of Minutes

1. [Consider the Minutes of the October 7, 2025 Regular Minutes.](#)

C. Public Hearings

2. [Public Hearing: Consideration of a Special Use Permit for Automotive Repair \(Minor\) and Car Wash; on Approximately 1.22 Acres, Legally Described as Lot 3, Block A, Corners at Valley Parkway Addition, Located at West 1111 Round Grove Road \(F.M. 3040\), Zoned Local Commercial \(LC\); as Requested by Tarek Bazzi, Kwik Kar, on Behalf of Royss LLC, the Property Owner. \(Case No. 25-07-11-SUP\)](#)
3. [Public Hearing: Consideration of 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, Zoned Heavy Industrial \(HI\) District; as Requested by Sean Faulkner, Foresite Group LLC on Behalf of Koble Investment Property I LLC, the Property Owner. \(Case No. 25-03-4-SUP\)](#)
4. [Public Hearing: Consideration of a Zone Change From General Business District \(GB\) to Medical District \(MD\); on Approximately 4.714 Acres, Legally Described as Lakepointe Phase Three Lots 3B and 3C, Block D; Located at 751 Hebron Parkway; as Requested by Neil Felder, the Property Owner. \(Case No. 25-09-10-Z\)](#)

D. Presentations

5. [Lewisville 2035 Big Issues Update](#)

6. [Proposed Updates to Unified Development Code Pertaining to Parkland Dedication and Tree Mitigation.](#)

E. Announcements

F. Adjournment

The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

I do hereby certify that the above notice of meeting of the City of Lewisville Planning and Zoning Commission was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on _____, 2025 at _____ AM.

Planning Department

MINUTES
PLANNING AND ZONING COMMISSION
OCTOBER 7, 2025

Item A: Call to Order and Announce that a Quorum is Present

With a quorum present, the Lewisville Planning and Zoning Commission meeting was called to order by Chair Karen Locke at 6:30 p.m. on Tuesday, October 7, 2025, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair – Karen Locke, Vice-Chair Erum Ali, Jack Tidwell, Ainsley Stelling, Francisca Al-waely, Joshua Peterson

Members absent: Rick Lewellen

Staff members present: Richard E. Ludke, Planning Director; Jon Beckham, Senior Planner; Patty Dominguez, Senior Planning Technician; Jose Marines, Senior Administrative Analyst.

Item B: Approval of Minutes

1. Consider the minutes of the September 16, 2025, Regular Meeting.

A motion was made by Jack Tidwell to approve the minutes as presented, seconded by Ainsley Stelling. The motion passed unanimously (6-0).

Item C: Public Hearing

2. Public Hearing: Consideration of a Zone Change From Light Industrial (LI) District and Specific Use (SU) District to Planned Development - Light Industrial (PD-LI) District, on 52.589 Acres Legally Described as First Broadcasting Addition, Block A, Lot 1 and Block B, Lot 1; Located on the East Side of Huffines Boulevard, Approximately 1,000 Feet West of Holfords Prairie Road on Both the North and South Sides of the Future Corporate Drive; as Requested by Pulley Studios, Inc., and Prologis the Applicant, on Behalf of Dallas Broadcasting LLC, the Property Owners. (25-04-3-PZ)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. The applicant was available for questions. Jose Marines with the Parks and Recreation Department was also available for questions. Staff stated maintenance details for the trail and natural areas are still pending a future agreement between the Parks Department and the applicant. Chair Locke opened the public hearing. The applicant, Robert Dawson with Halff Associates, addressed concerns about the protection of existing trees and vegetation during construction, confirming that standard protective measures (e.g., orange fencing) and a prior tree survey have been completed, particularly around the large culvert system necessary for the western drive of Tract 2. With no one else indicating a desire to speak, the public hearing was then closed. *A motion was made by Erum Ali to recommend approval of the zone change as presented, seconded by Joshua Peterson. The motion passed unanimously (6-0).* Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, November 3, 2025, at 7:00 p.m. for a second public hearing and final decision.

Item D: Announcements

Richard E. Luedke, Planning Director, stated that several staff members are out participating in National Night Out which is being used for community engagement regarding the 2035 Plan and encouraged Commissioners to participate in their neighborhood.

Item E: Adjournment

A motion was made by Joshua Peterson to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Jack Tidwell. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:45 p.m.

These minutes will be approved by the Planning and Zoning Commission at the next scheduled meeting.

Respectfully Submitted,

Approved,

Richard E. Luedke, AICP
Planning Director

Karen Locke, Chair
Planning and Zoning Commission

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lily Sutton, Planner

DATE: October 21, 2025

SUBJECT: **PUBLIC HEARING:** Consideration of a Special Use Permit for Automotive Repair (Minor) and Car Wash; on Approximately 1.22 Acres, Legally Described as Lot 3, Block A, Corners at Valley Parkway Addition, Located at West 1111 Round Grove Road (F.M. 3040), Zoned Local Commercial (LC); as Requested by Tarek Bazzi, Kwik Kar, on Behalf of Royss LLC, the Property Owner (Case No. 25-07-11-SUP).

BACKGROUND:

Kwik Kar, the applicant, is a car repair company that provides minor automotive repair services such as oil changes, state inspections, and tune ups. The applicant plans to occupy the existing automotive repair and carwash buildings at 1111 West Round Grove Road. The supplemental standards listed within Section VII.3.20. of the Unified Development Code (UDC), require a special use permit (SUP) for automotive repair and carwashes in the Local Commercial (LC) district. In 2019, an SUP for Kwik Kar was approved for minor automotive repair and car wash. On January 6, 2025, the original SUP was terminated, and a new SUP was granted for a Quick Quack car wash, without vehicle repair services. The initial SUP was rescinded due to failure to install the required landscaping approved with the ordinance. Quick Quack planned to redevelop the site, but has suspended this project indefinitely. The current applicant is looking to get a new SUP allowing both minor automotive repair and a carwash.

ANALYSIS:

Site

The site features an existing tunnel style self-serve car wash and an automotive service building with two service bays. The two existing buildings are connected by a metal canopy. The applicant is not proposing any changes to the existing building façades or parking but is proposing to update the landscaping to conform with the previously approved plans.

Landscaping

Additional landscape improvements are proposed for the interior of the site including the addition of 3 new shade trees. Due to the location of existing water line easement that runs along the southern property line and adjacent to West Round Grove Road, installation of new trees in the existing landscape strip is not encouraged. There is a row of existing Dwarf Buford Holly shrubs along Round Grove Road. Some of these shrubs are missing and the applicant is proposing to plant additional shrubs to fill in any gaps. The additional landscaping will comply with the landscape plan that was previously approved with the SUP in 2019.

Compatibility Criteria for Approval

Article III, Chapter 9, Section 2 of the UDC lists the criteria for approval for Special Use Permits. Staff's analysis for each criterion is outlined below:

A. Compatibility with surrounding uses and community facilities.

The surrounding uses and facilities are commercial, and the proposed use is consistent and compatible. The existing buildings were developed for the use of a carwash and minor vehicle repair.

B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area.

The Lewisville 2025 Vision Plan designates this area as diverse and thriving neighborhoods. Though the plan calls for urban mixed-use residential development, the site is located on the edge of the employment center designation and is improving the site while maintaining the current use.

C. Enhancement or promotion of the welfare of the area.

The proposed SUP will improve this location while adding additional tree coverage, enhancing the economic and environmental welfare of the area.

D. Whether the use will be detrimental to public health, safety, or general welfare; and

As the site was developed for the intended minor vehicle repair and car wash, staff does not see any negative impacts to public health, safety, or general welfare.

E. Conformity with all zoning regulations and standards.

This is an existing site, and no changes are proposed besides the updated landscaping. The design standards are primarily being met by providing an enhanced site.

CITY STAFF'S RECOMMENDATION:

That the Planning & Zoning Commission recommend approval of the requested special use permit as set forth in the caption above.

Aerial Map - 1111 W Round Grove Rd



Location Map - 1111 W Round Grove Rd



KWIK KAR Lube & Wash

1111 W Round Grove Rd

Lewisville, TX 75067

Phone: (214)970-6764

Email: kwikkar4133@gmail.com

Date: July 2, 2025

To: City of Lewisville Planning Department

Subject: Narrative for SUP Application – Kwik Kar

Dear Planning Staff,

Kwik Kar is applying for a Special Use Permit (SUP) for Minor Automobile Repair at our existing facility. The intent of this letter is to provide a detailed overview of our operation, consistent with your application requirements.

Business Operations

- Business Name: Kwik Kar
- Address: 1111 W Round Grove Rd, Lewisville, TX 75067
- Hours of Operation: Monday–Saturday, 8:00 AM – 6:00 PM
- Employees: 5 full-time technicians and 1 service manager
- Services Offered: Routine oil changes, state inspections, brake services, fluid flushes, diagnostic checks, tire rotation/replacement, and similar light mechanical work
- Vehicle Storage: All vehicles are serviced same-day. No overnight outdoor storage will occur. Customers pick up vehicles before close of business.
- Parking & Flow: The site meets the parking requirement as shown in the previously approved plan (19 spaces required/provided). No changes to traffic flow or access points.

Impact on City Resources

- We do not anticipate any negative impact to city services such as water, sanitation, policing, or schools. The proposed use is low-intensity and fully self-contained.

- We use environmentally responsible procedures for handling and disposing of automotive fluids and parts.

Alignment with Lewisville 2025 Plan

This project supports the Lewisville 2025 Plan, particularly the goals under the “Thriving Neighborhoods” and “Sustainability” Big Moves. By reactivating a well-located site for a needed community service, we are contributing to local economic vitality and supporting neighborhood-level convenience.

We look forward to working with city staff and council to gain approval of our request. Please don't hesitate to contact us for further details.

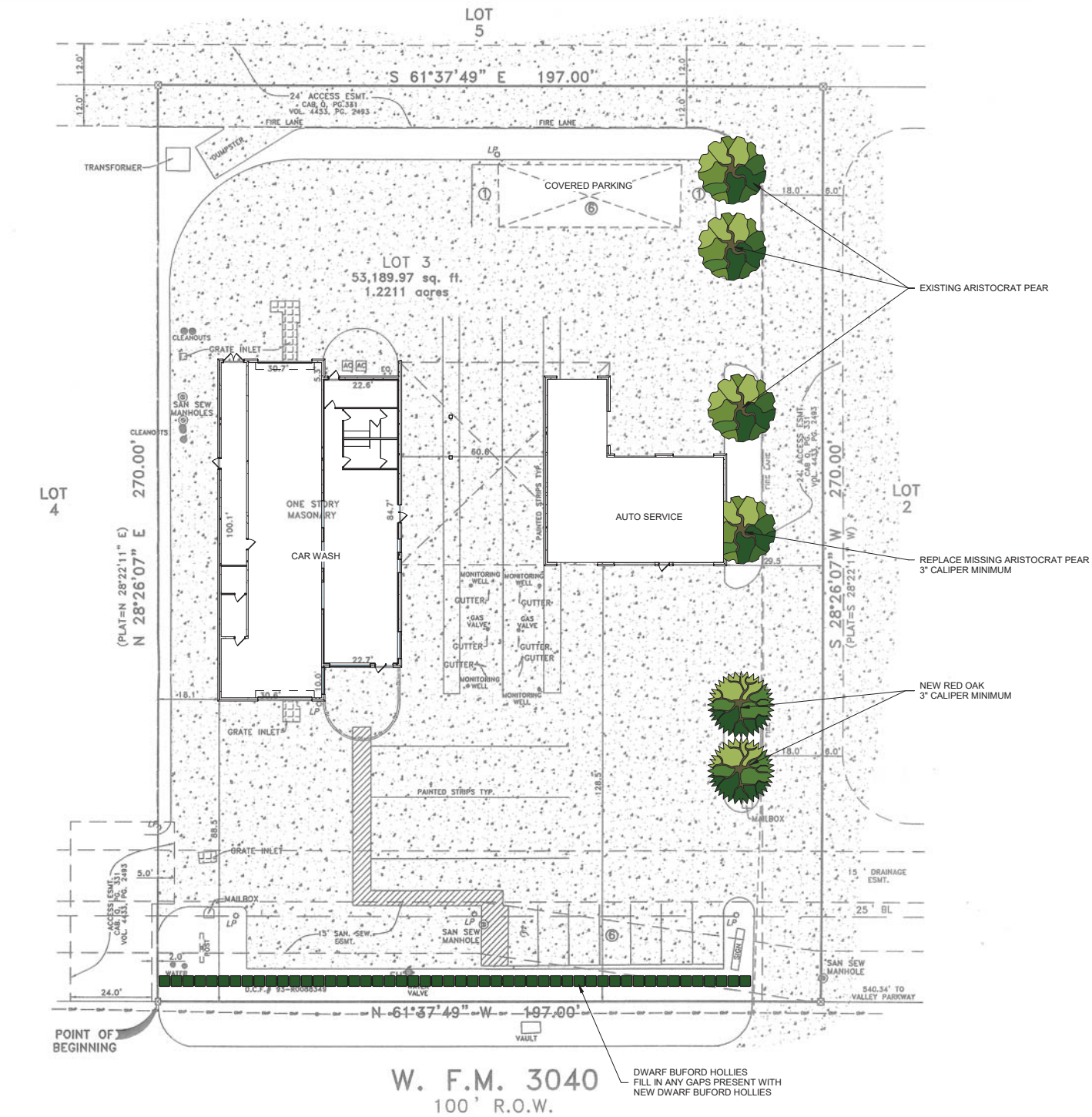
Sincerely,

Tarek Bazzi

Owner, Kwik Kar

Kwikkar4133@gmail.com

(214)970-6764



1 SITE / EXISTING LANDSCAPE PLAN
1" = 20'-0"

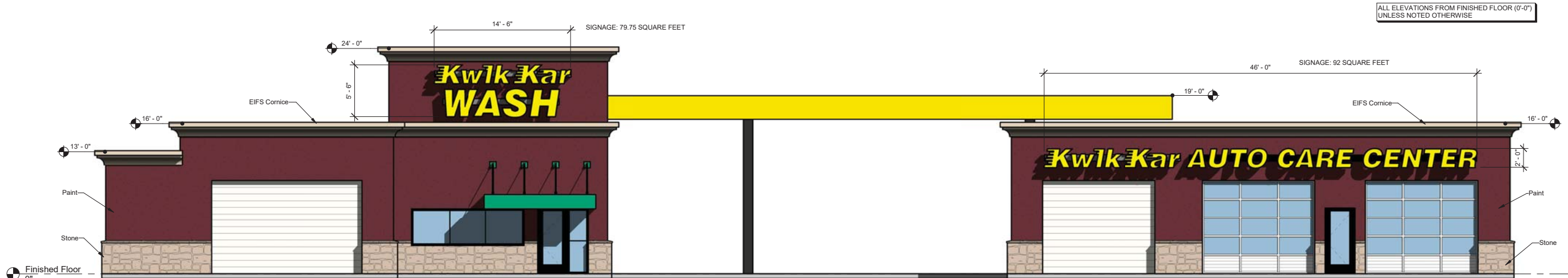
REVISION SCHEDULE			
ID	DATE	DESCRIPTION	ISSUED BY

KWIK KAR SUP 25-07-11
1111 W. ROUND GROVE ROAD
LEWISVILLE, TX 75067

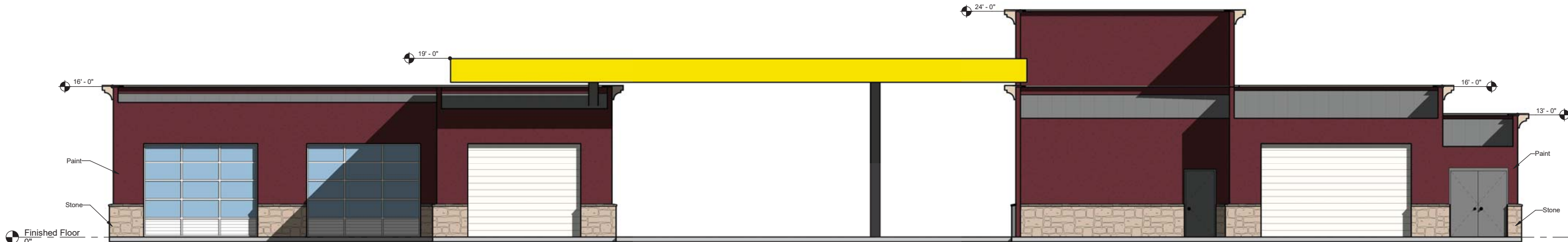
DESIGNED: DZ
CHECKED: DZ
APPROVED: DZ
DATE: 12SEP25

TITLE
Site Plan

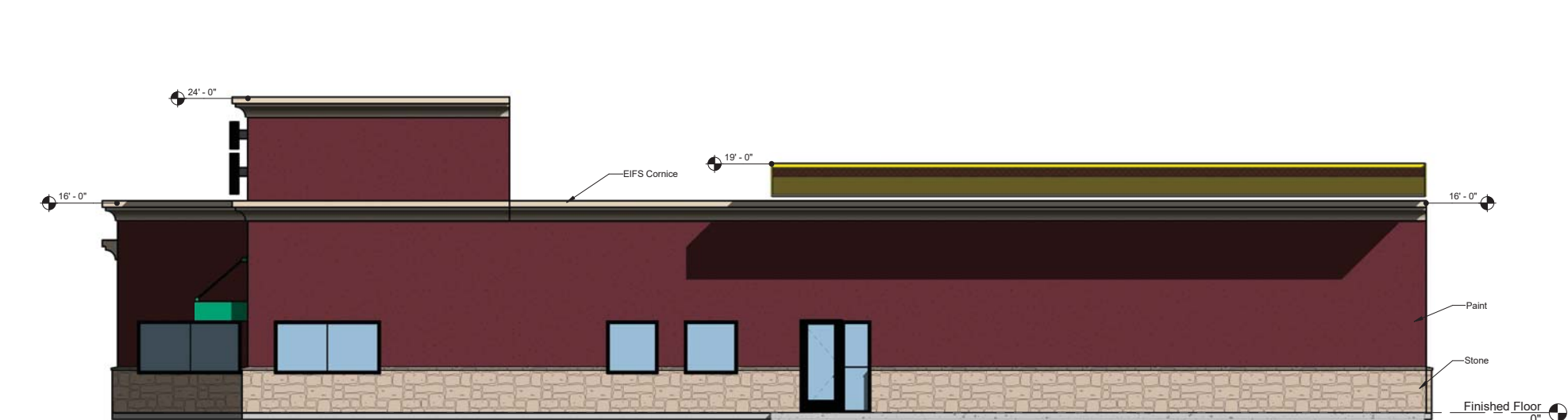
SHEET C-1
PROJECT NUMBER 25-150



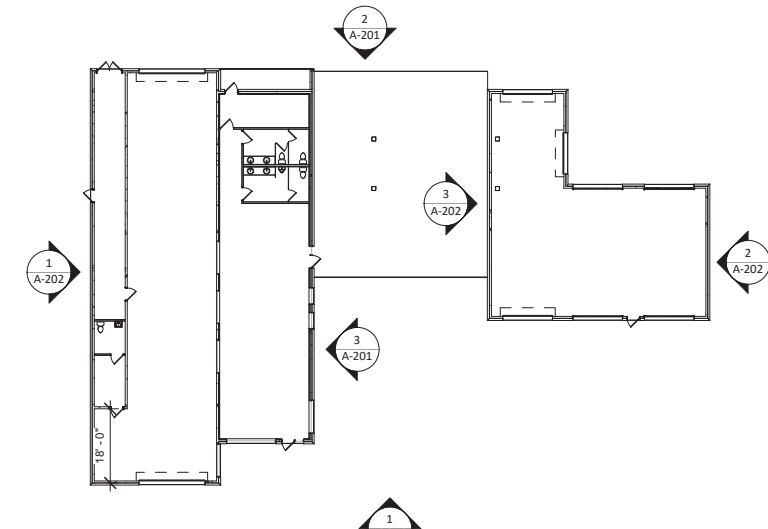
① Front
3/16" = 1'-0"



② Rear
3/16" = 1'-0"



③ Waiting Room Right Elevation
3/16" = 1'-0"



④ Elevation Key
3/64" = 1'-0"

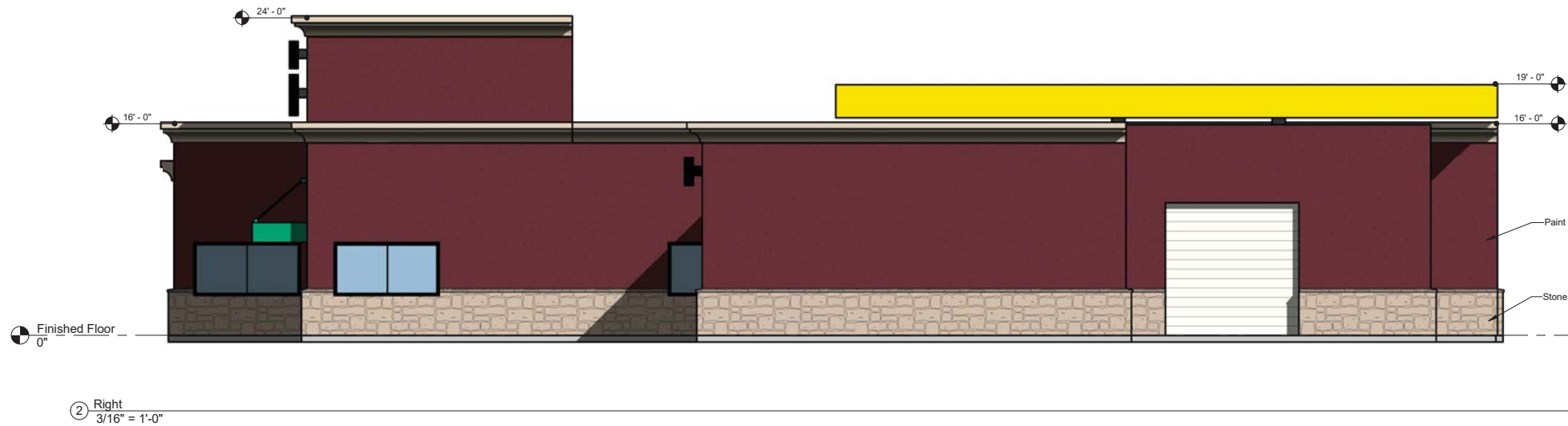
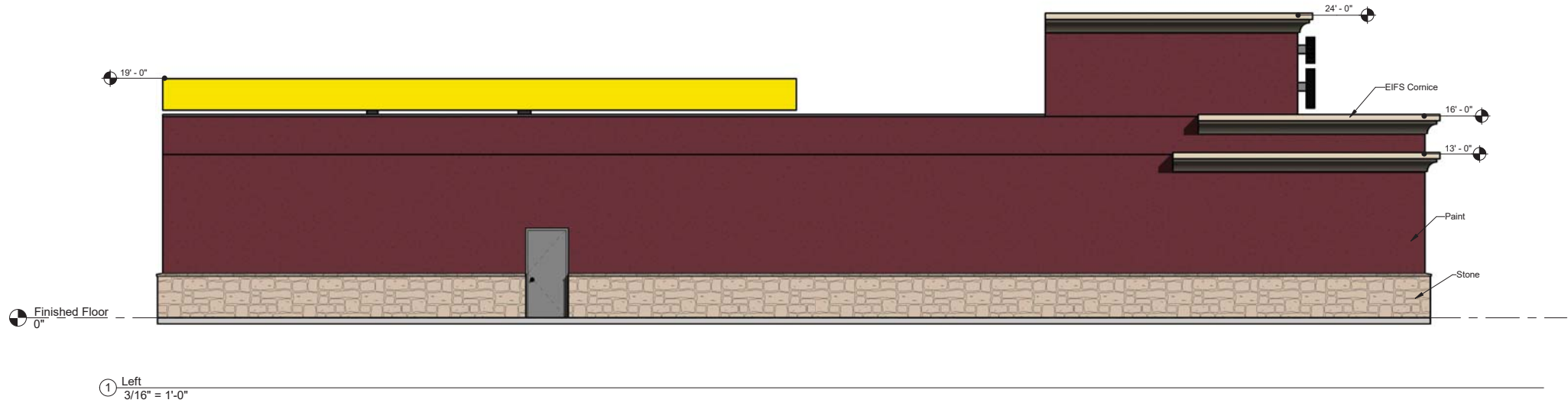
REVISION SCHEDULE			
ID	DATE	DESCRIPTION	ISSUED BY

KWIK KAR SUP 25-07-11
1111 W. ROUND GROVE ROAD
LEWISVILLE, TX 75067

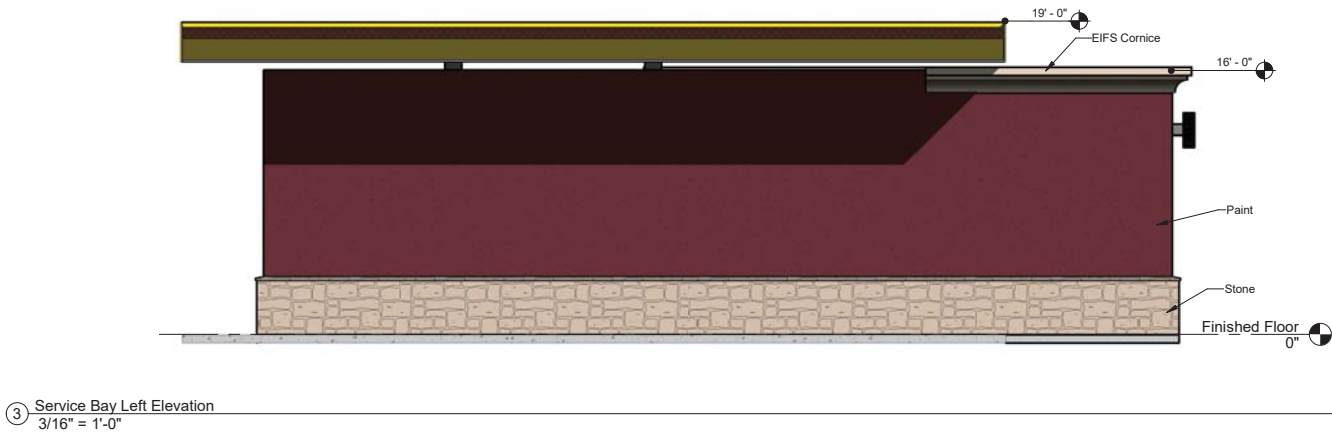
DESIGNED:
DZ
CHECKED:
DZ
APPROVED:
DZ
DATE:
12SEP25

TITLE
Elevations

SHEET
A-201
PROJECT
NUMBER
25-150



ALL ELEVATIONS FROM FINISHED FLOOR (0'-0")
UNLESS NOTED OTHERWISE



REVISION SCHEDULE			
ID	DATE	DESCRIPTION	ISSUED BY

KWIK KAR SUP 25-07-11
1111 W. ROUND GROVE ROAD
LEWISVILLE, TX 75067

DESIGNED: DZ
CHECKED: DZ
APPROVED: DZ
DATE: 12SEP25

TITLE
Elevations

SHEET
A-202

PROJECT
NUMBER
25-150

Owner's Authorization Letter

Date: 09/15/2025

To: City of Lewisville
Planning & Zoning Department
151 W. Church Street
Lewisville, TX 75057

I, **Ryan Ghoutiemeh** hereby authorize **Tarek Bazzi** to submit a **Special Use Permit (SUP)** application on my behalf for the property located at:

1111 W. Round Grove Rd., Lewisville, TX

This authorization includes the ability to provide necessary documentation, communicate with city staff, and represent the owner throughout the SUP application process.

Owner's Name (Printed): RYAN ghoutiemeh.

Owner's Signature: [Signature]

Date: 9-16-2025

Contact Information: 469 444 1444

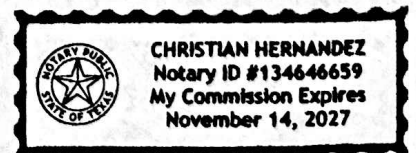
Notary Acknowledgment

State of Texas
County of Collin

On this 16 day of September, 2025, before me, the undersigned Notary Public, personally appeared Ryan Ghoutiemeh (Owner's Name), personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this document, and acknowledged that they executed the same for the purposes stated herein.

Notary Public Signature: [Signature]

Printed Name of Notary: Christian Hernandez



My Commission Expires: 11 / 14 / 2027

(Seal)

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: October 21st, 2025

SUBJECT: **Public Hearing: Consideration of 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, Zoned Heavy Industrial (HI) District; as Requested by Sean Faulkner, Foresite Group LLC on Behalf of Koble Investment Property I LLC, the Property Owner. (Case No. 25-03-4-SUP).**

BACKGROUND:

The site, located on the 1000 block of East Main Street, was illegally being used for material storage without the approval of a special use permit (SUP) or engineering site plan. Lewisville code enforcement issued a citation to the property for unsightly matter and nonconforming use of outside storage in January 2025. The owner was given a 30-day notice to submit an SUP or cease the use after attending a Development Review Committee meeting on February 12, 2025. The application for the SUP for a contractor's yard was submitted on March 21, 2025.

ANALYSIS:

Two new buildings will be added to the site: an office building and a service building. Two driveways will be added off of East Main Street. They are connected by a U-shaped drive aisle that goes around the two buildings. The developer will also improve a portion of East Main Street by increasing the width of the right-of-way adjacent to the property. Paved parking will be added behind the landscape strip along East Main Street. Another landscape strip will be added on the portion of the property adjacent to Valley Ridge Parkway. The property will be screened by a 6-foot-tall screening wall where the contractor's yard is visible from the right-of-way.

The following are the criteria for consideration of an SUP per Section III.9.2 of the Unified Development Code.

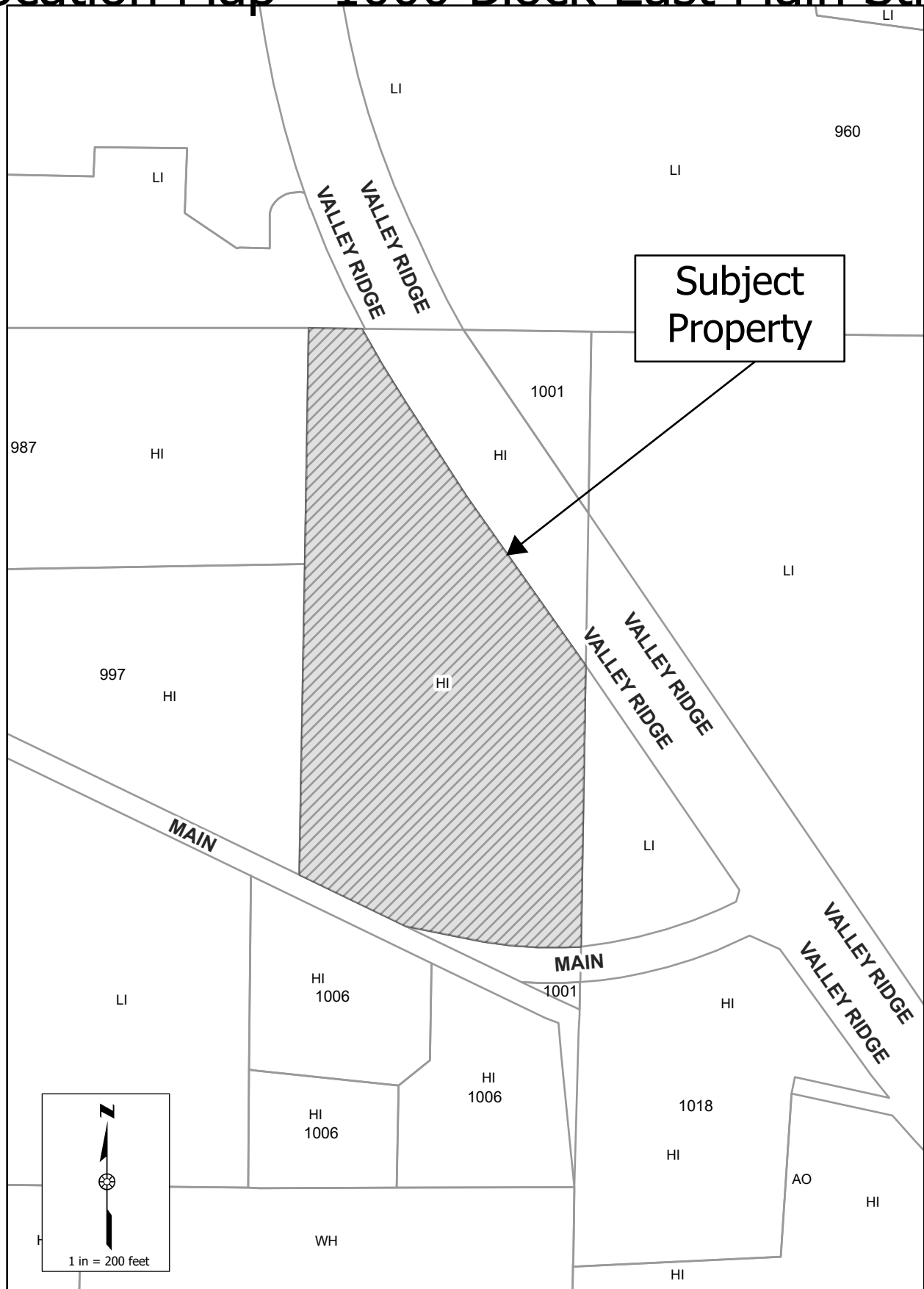
- A. Compatibility with surrounding uses and community facilities;
The property is surrounded by properties with both heavy and light industrial uses.
- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;
This project aligns with the Big Move of Economic Vitality outlined in the Lewisville 2025 Vision Plan by improving the quality of business space in Lewisville.

- C. Enhancement or promotion of the welfare of the area;
The current property was in violation of the city code. The proposed development with the SUP approval brings this property up to code.
- D. Whether the use will be detrimental to the public health, safety, or general welfare; and
There is no expected detrimental effects to the public health, safety, or general welfare of the area related to the development
- E. Conformity with all zoning regulations and standards.
The property meets all zoning standards required by the zoning district.

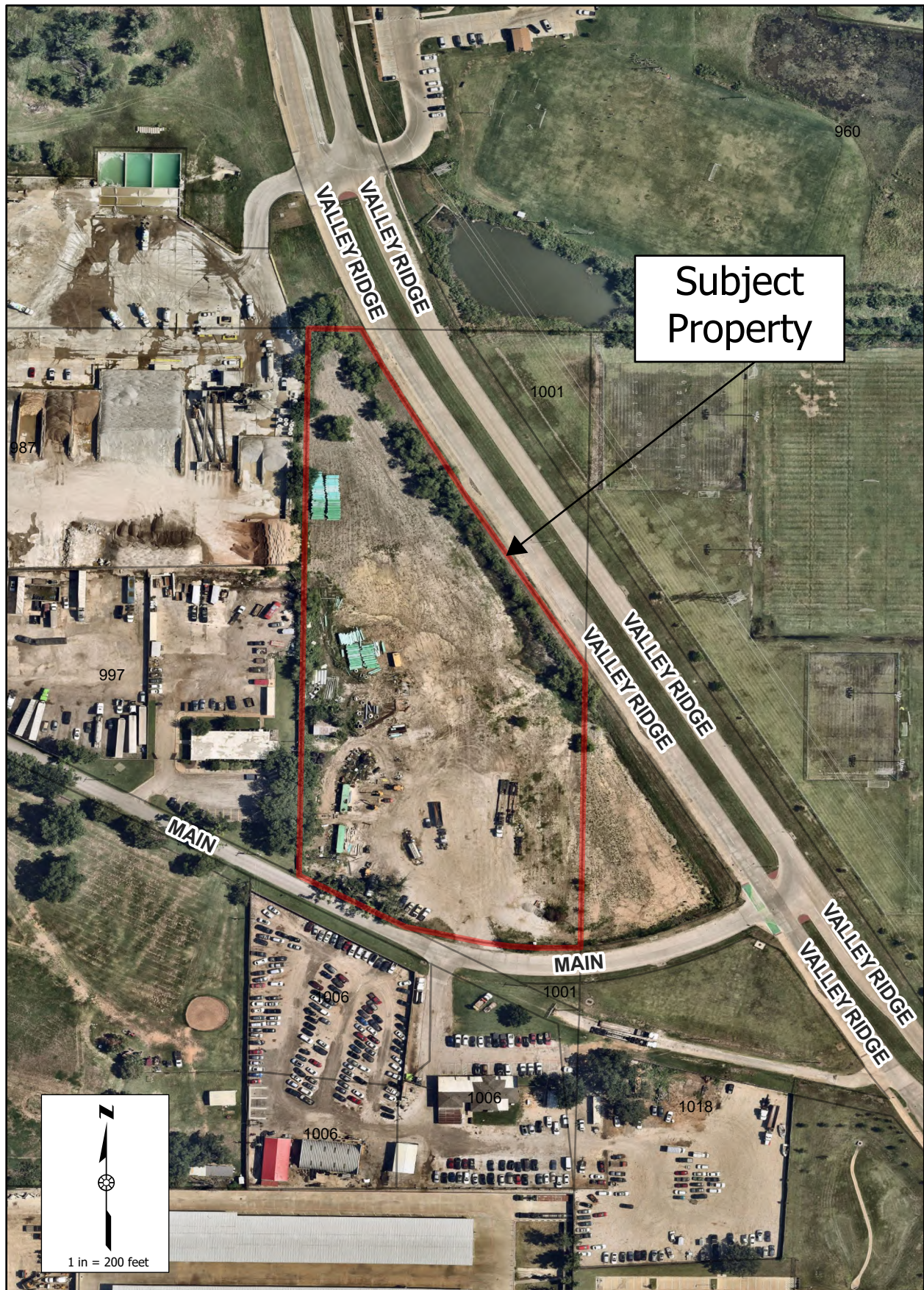
CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the special use permit as set forth in the caption above.

Location Map - 1000 Block East Main Street



Aerial Map - 1000 Block East Main Street



Legal Description

Being a tract of land situated in the John Havens Survey, Abstract No. 541, Lewisville, Denton County, Texas and being a part of a called 6.631 acre tract conveyed to The Robert Dahl Revocable Living Trust as recorded in Volume 5400, Page 6315, Land Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a capped 1/2" iron rod stamped "4613" set for corner at the northwest corner of said 6.631 acre tract;

Thence S89°08'49"E following the north line of said 6.631 acre tract a distance of 67.02' to a capped 1/2" iron rod stamped "4613" set for corner in the west Right Of Way line of Valley Ridge Parkway (100' ROW), said iron rod being in a non-tangent curve to the left;

Thence along said curve to the left following the west Right Of Way line of Valley Ridge Parkway through a central angle of 05°17'50", a radius of 1450.00', and an arc length of 134.06', with a chord bearing of S28°13'29"E, and a chord length of 134.01';

Thence S30°52'24"E following the west Right of Way line of Valley Ridge Parkway a distance of 403.73' to a capped 1/2" iron rod stamped "4613" set for corner in the east line of said 6.631 acre tract;

Thence S00°12'58"E following the east line of said 6.631 acre tract a distance 399.27' to a capped 1/2" iron rod stamped "SKG" found for corner, said capped iron rod being in the north Right Of Way line of East Main Street (50' ROW), said capped iron rod also being in a non-tangent curve to the right;

Thence along said curve to the right following the north Right of Way line of East Main Street through a central angle of 35°16'23", a radius of 405.00', and an arc length of 249.33', with a chord bearing of N78°31'41"W, and a chord length of 245.41' to a capped 1/2" iron rod stamped "4613" set for corner;

Thence N60°53'30"W following the north Right Of Way line of East Main Street a distance of 109.56' to a capped 1/2" iron rod stamped "B&A" found for corner in the west line of said 6.631 acre tract;

Thence N00°12'42"W following the west line of said 6.631 acre tract a distance of 762.75' to the POINT OF BEGINNING and containing 216,379 square feet or 4.967 acres of land.

KIK Service Yard

Project Narrative

Project Overview

KIK Underground is seeking to construct a contractor's yard at the northwest corner of E. Main Street and Valley Ridge Boulevard. The proposed development will consist of an office building, repair shop, and an outdoor storage area for the temporary storage of materials and construction equipment. KIK Underground currently uses a facility on Hillside Drive for the office and repair shop. The property is currently zoned Heavy Industrial and no rezoning is proposed. The proposed use is listing as a permitted use with a SUP in the existing zoning district.

A special use permit provides a means for evaluating certain land uses to ensure compatibility with adjacent properties. The special use permit process allows consideration of certain uses that may be incompatible or be overly dominant in the area in which they are located, but these characteristics may be addressed through the provisions of additional restrictions and conditions.

Variances

No variances are proposed at this time.

Purpose

As Valley Ridge Boulevard is fully constructed, no improvements are expected to Valley Ridge Boulevard. E. Main Street will be improved along the frontage of the property to match the existing improved section and will include a sidewalk. Two (2) driveways will be connected to E. Main Street.

The waterline in E. Main Street will be connected to for fire protection and domestic water service. Currently a septic sewer system is planned to provide sewer service.

A detention pond is planned to accommodate an expected increase in the stormwater runoff rate and water quality in accordance with the iSWM Manual.

Compatibility with Lewisville 2025 Plan

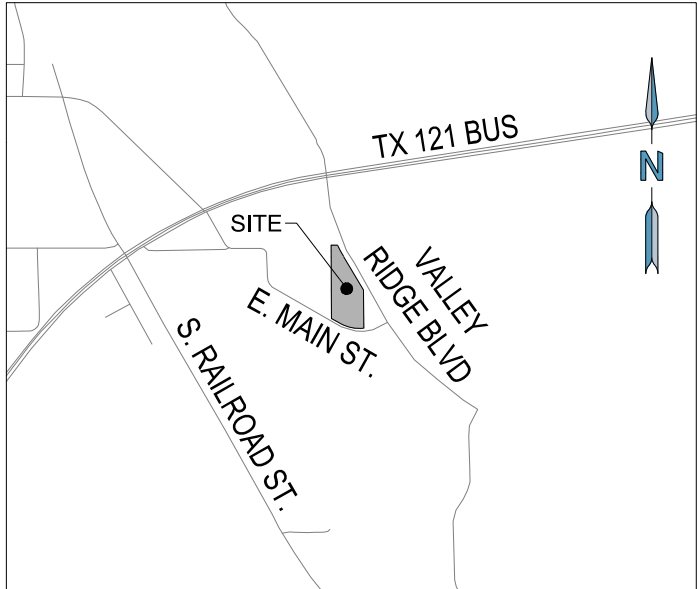
The property is compatible with the Lewisville 2025 Plan.

Compatibility with Business 121 Corridor Plan

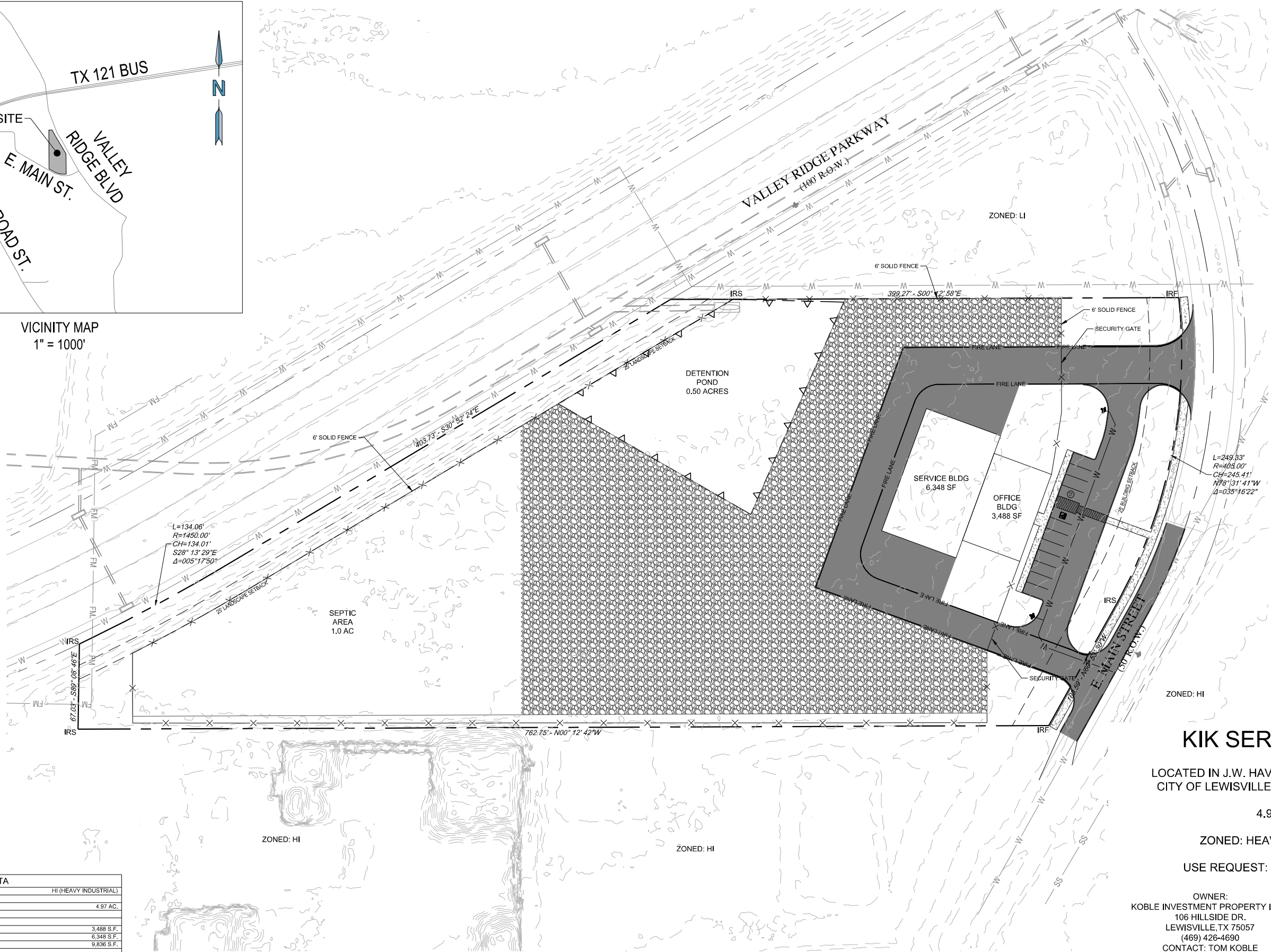
The site of the proposed contractor's yard is located in the area designated "Industrial Legacy Center." This area is described as "long-standing industrial and auto-related uses that have been established on the corridor." The proposed use falls under the category of industrial and is compatible with uses on adjacent properties.

Compatibility with Adjacent Properties

The properties to the south and west are zoned HI and is used for a tow yard and a concrete plant respectively. The property to the east across Valley Ridge Parkway is zoned LI and is a private soccer facility. The property to the immediate east is zoned LI and is currently vacant.



VICINITY MAP
1" = 1000'



KIK SERVICE YARD

LOCATED IN J.W. HAVEN SURVEY, ABSTRACT 541
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

4.97 ACRES

ZONED: HEAVY INDUSTRIAL (HI)

USE REQUEST: CONTRACTORS YARD

OWNER:
KOBLE INVESTMENT PROPERTY I LLC
106 HILLSIDE DR.
LEWISVILLE, TX 75057
(469) 426-4690
CONTACT: TOM KOBLE

FORESITE
group
TBPE Firm No. F-12878
Foresite Group, Inc.
4925 Greenville Ave.
Suite 480
Dallas, TX 75206
o | 214.939.7123
f | 888.765.8135
w | www.fg-inc.net
A Foresite Consulting Group of Texas, LLC
CONTACT: SEAN FAULKNER, PE

PREPARED: MARCH 17, 2025
REVISED: APRIL 22, 2025

CASE NO. 25-03-4-SUP

SITE DATA		
ZONING:	HI (HEAVY INDUSTRIAL)	
TOTAL SITE AREA:	4.97 AC.	
BUILDING AREA:		
OFFICE:	3,488 S.F.	
SHOP:	6,348 S.F.	
TOTAL GROUND FLOOR AREA:	9,836 S.F.	
BUILDING HEIGHT:	29 FT - 11 IN	
PARKING RATIO REQUIRED -	OFFICE:	1 SPACE / 300 S.F.
	SHOP:	NONE
PARKING REQUIRED:	3,488/300=11.62->12 SPACES	
PARKING PROVIDED:	12 SPACES	



1 SOUTH ELEVATION (FRONT)

SCALE: 3/16"=1'-0"

ELEVATION AREA = 2,092 SQ.FT.

AREA OF MASONRY VENEER = 954 SQ.FT.
AREA OF METAL PANELS & TRIM = 922 SQ.FT.
AREA OF WINDOWS & DOORS = 216 SQ.FT.
TOTAL AREA MINUS WINDOWS & DOORS = 1876 SQ.FT.
PERCENTAGE OF MASONRY = 50.85%

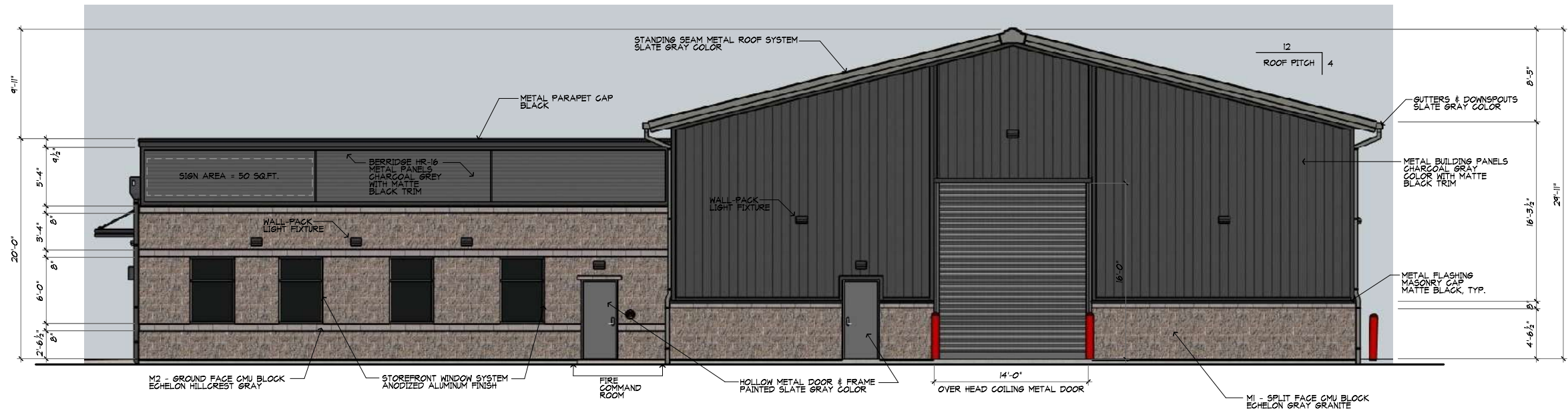


SIGN AREA = 72 SQ.FT.

TOTAL SIGN AREA CALCULATION
LINEAR LENGTH OF FRONT ELEVATION = 120'-0"
120'-0" X 12' = 1440 SQ.FT. SIGN AREA ALLOWED
MONUMENT SIGN AREA = 72 SQ.FT.
SIGN AREA ALLOWED ON BUILDING = 1440 - 72 = 1368 SQ.FT.

3 MONUMENT SIGN

SCALE: 3/16"=1'-0"



2 EAST ELEVATION (RIGHT SIDE)

SCALE: 3/16"=1'-0"

ELEVATION AREA = 2,512 SQ.FT.

AREA OF MASONRY VENEER = 1295 SQ.FT.
AREA OF METAL PANELS & TRIM = 1354 SQ.FT.
AREA OF WINDOWS & DOORS = 860 SQ.FT.
TOTAL AREA MINUS WINDOWS & DOORS = 2144 SQ.FT.
PERCENTAGE OF MASONRY = 36.6%

Silverstone Contracting

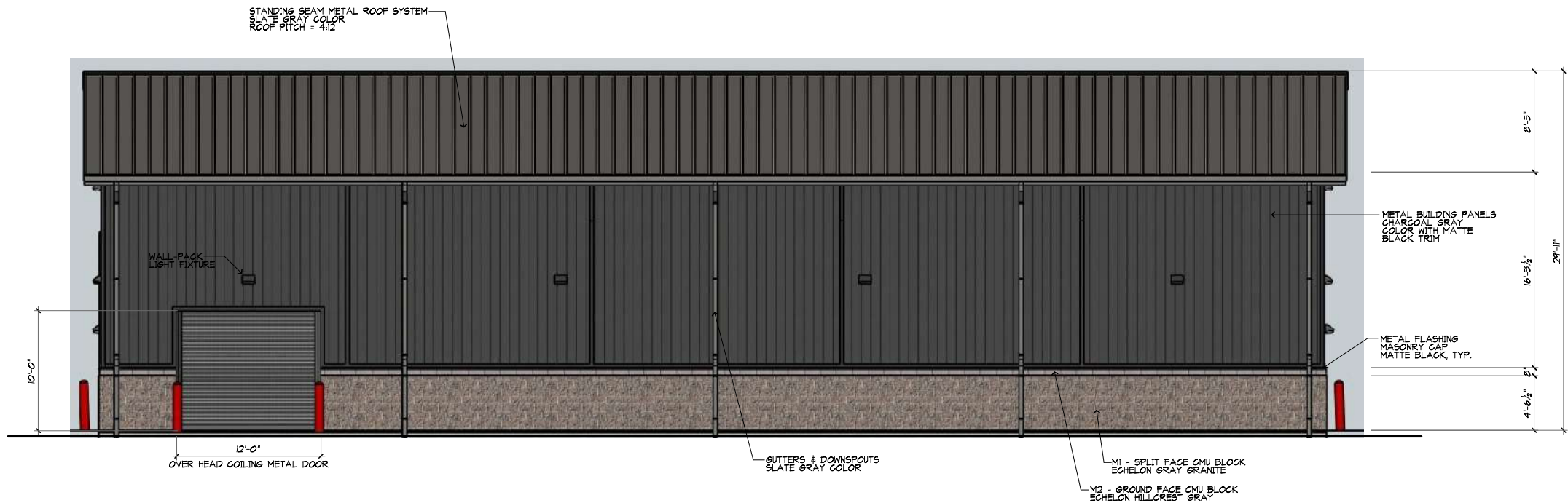
Office/Warehouse Building
1001 E. Main Street
Lewisville, Texas 75057

JOB NO. A2516
DATE: March 11, 2025

ZONING EXHIBIT
SHEET NO.

Z-401
OF

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION



1 NORTH ELEVATION (BACK)

SCALE: 3/16"=1'-0"

ELEVATION AREA = 2,042 SQ.FT.

AREA OF MASONRY VENEER = 474 SQ.FT.
AREA OF METAL PANELS & TRIM = 1440 SQ.FT.
AREA OF WINDOWS & DOORS = 120 SQ.FT.
TOTAL AREA MINUS WINDOWS & DOORS = 1412 SQ.FT.
PERCENTAGE OF MASONRY = 24.04%



2 WEST ELEVATION (LEFT SIDE)

SCALE: 3/16"=1'-0"

ELEVATION AREA = 2,512 SQ.FT.

AREA OF MASONRY VENEER = 185 SQ.FT.
AREA OF METAL PANELS & TRIM = 1854 SQ.FT.
AREA OF WINDOWS & DOORS = 360 SQ.FT.
TOTAL AREA MINUS WINDOWS & DOORS = 2144 SQ.FT.
PERCENTAGE OF MASONRY = 36.6%

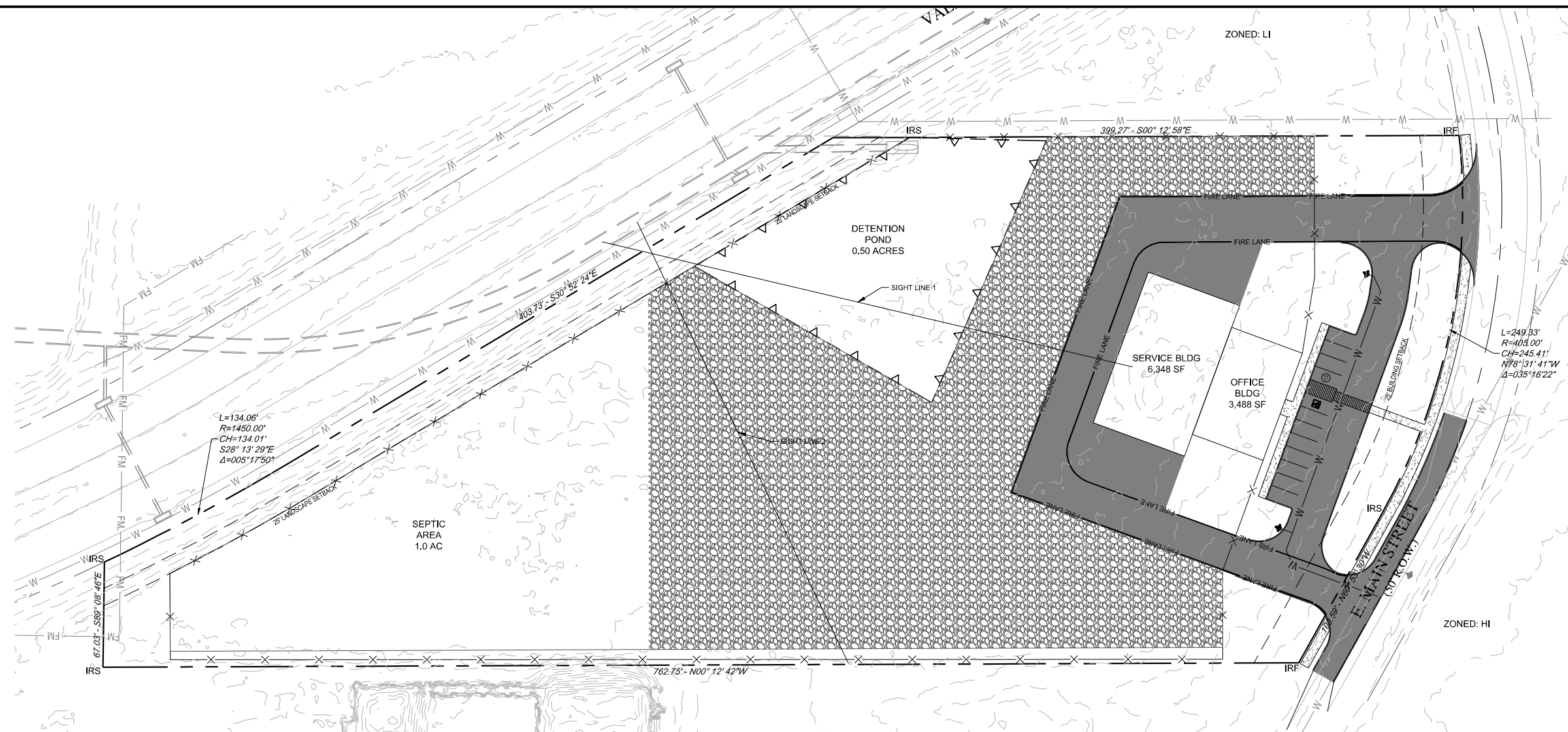
Silverstone Contracting

Office/Warehouse Building
1001 E. Main Street
Lewisville, Texas 75057

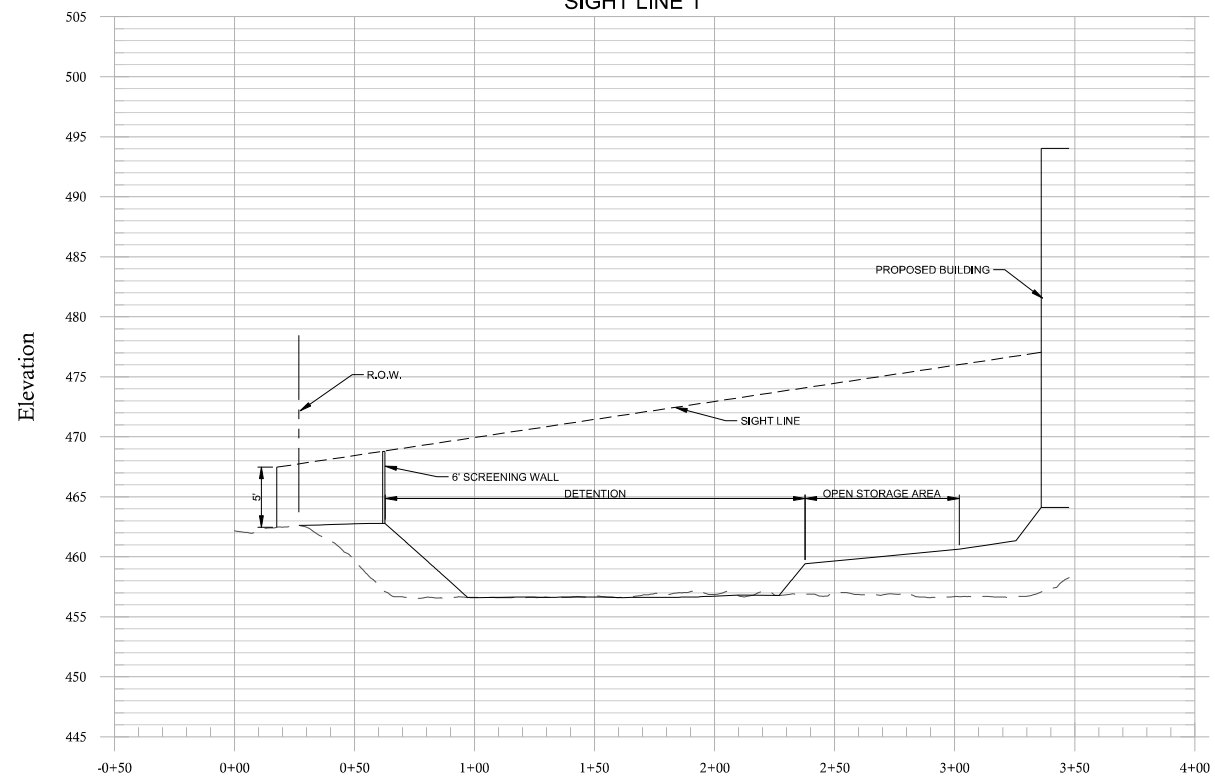
JOB NO. A2516
DATE: March 11, 2025

ZONING EXHIBIT
SHEET NO.

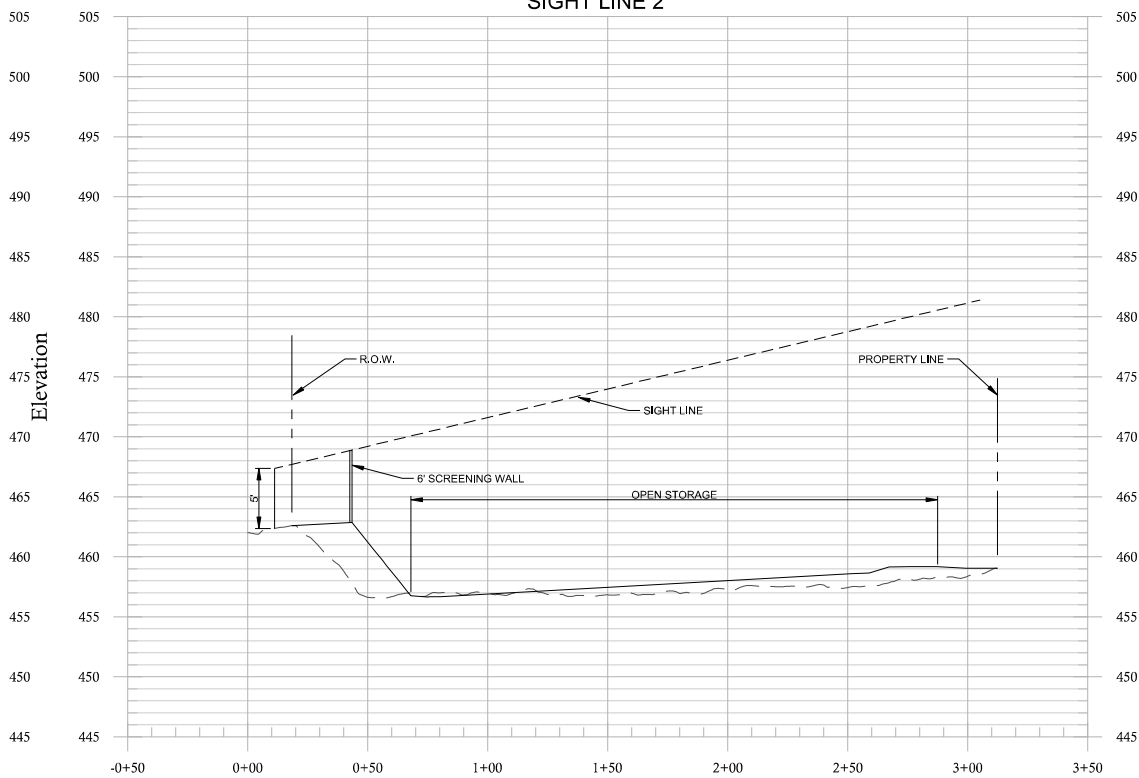
Z-402
OF



SIGHT LINE 1



SIGHT LINE 2



PRELIMINARY SIGHT LINE PLAN

KIK SERVICE YARD

LOCATED IN J.W. HAVEN SURVEY, ABSTRACT 541
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

4.97 ACRES

OWNER:
KOBLE INVESTMENT PROPERTY I LLC
106 HILLSIDE DR.
LEWISVILLE, TX 75057
(469) 426-4690
CONTACT: TOM KOBLE

FORESITE
group
TBP Firm No. F-12878
ForeSite Group, Inc.
4925 Greenville Ave.
Suite 480
Dallas, TX 75206
CONTACT: SEAN FAULKNER, PE

PREPARED: MARCH 17, 2025
REVISED: APRIL 22, 2025

CASE NO. 25-03-4-SUP

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lily Sutton, Planner

DATE: October 21, 2025

SUBJECT: **Public Hearing: Consideration of a Zone Change From General Business District (GB) to Medical District (MD); on Approximately 4.714 Acres, Legally Described as Lakepointe Phase Three Lots 3B and 3C, Block D; Located at 751 Hebron Parkway; as Requested by Neil Felder, the Property Owner. (Case No. 25-09-10-Z)**

BACKGROUND:

The subject property contains an existing office plaza located at 751 Hebron Parkway. The applicant is proposing to rezone this lot from General Business (GB) to Medical (MD) to allow for the leasing of the suites to medical offices and uses.

ANALYSIS:

The lot is adjacent to other properties that are currently zoned GB. To the north is a 4.71-acre vacant lot, zoned GB. The east side of the property is adjacent to a lake that has shared access from the Crescent Cove at Lakepointe and Lakepointe Residences multi-family developments. The applicant is seeking the rezone to allow for medical office use. MD is considered a less intensive district that allows for fewer uses than the current GB District. If the rezone is approved, some of the uses allowed will be educational, institutional, medical offices, and laboratory uses. The applicant is not proposing any changes to the existing building, parking lot, landscaping or additional site elements.

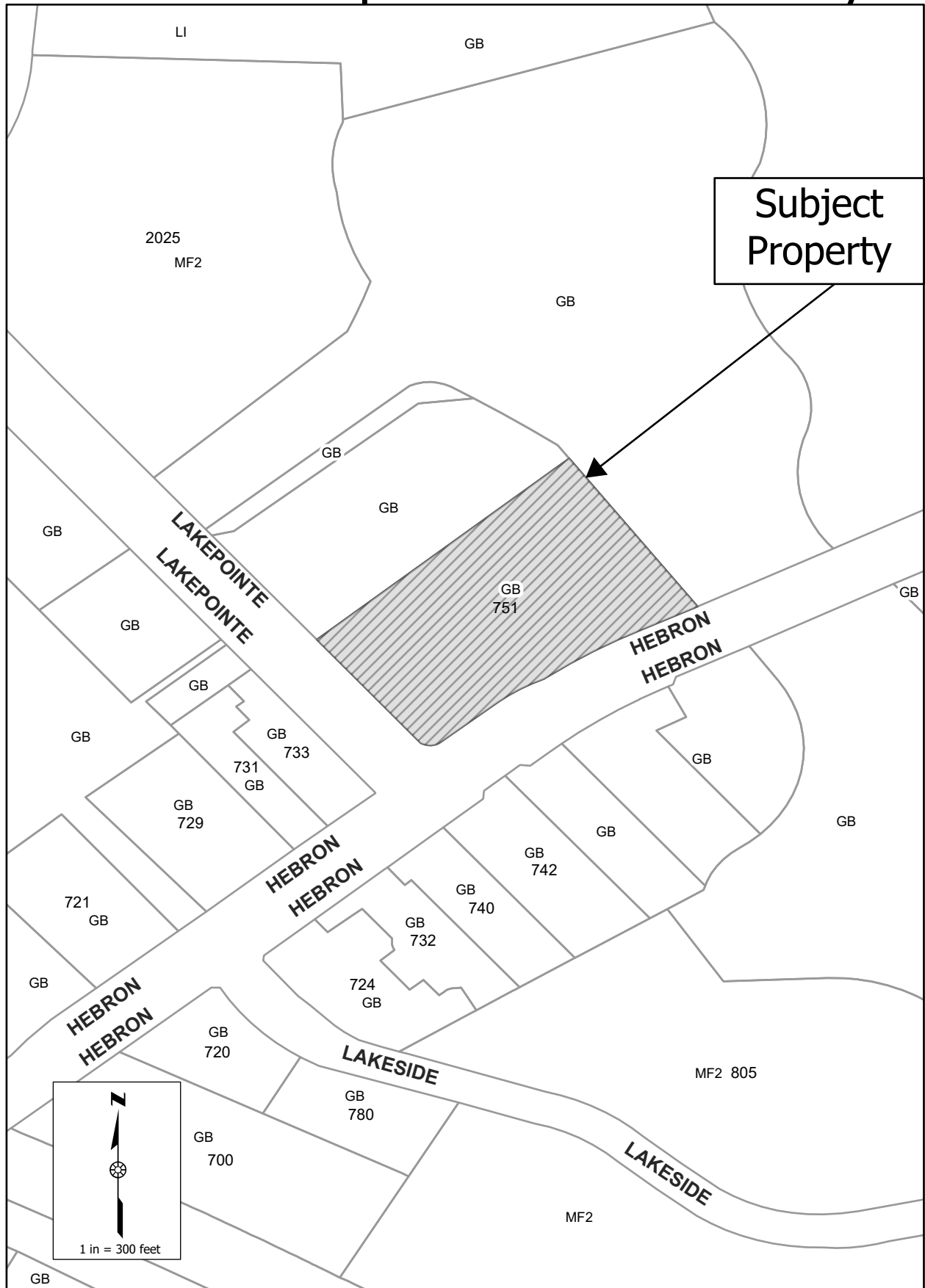
CITY STAFF'S RECOMMENDATION:

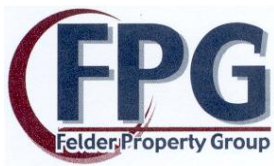
That the Planning and Zoning Commission recommend approval of the zone change as set forth in the caption above.

Aerial Map - 751 Hebron Pkwy



Location Map - 751 Hebron Pkwy





**P.O. Box 543033
Dallas, TX 75354**

**neilfelder@mindspring.com
Phone 972.247.1888**

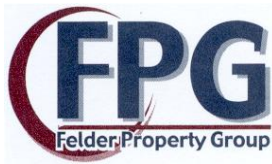
Regarding the rezoning of 751 Hebron Parkway, Hebron Office Plaza

Narrative:

- The building was built by Healthcare REIT for medical and related uses. They sold it years later to Felder Property Group and the uses have not changed. Some of the current tenants include and Urgent care medical clinic, Physical Therapy, counselling services, ophthalmologist and optometrists, infusion clinic, pain management doctors etc. There was a lab operating in the building for 2 years. When it shut down the equipment and infrastructure remained in place (backup generator, eyewash shower etc.)
- Current Zoning: General Business
- Zoning Requested: Medical District
- Zoning districts on surrounding properties: General Business

Sincerely,

Neil Felder



**P.O. Box 543033
Dallas, TX 75354**

**neilfelder@mindspring.com
Phone 972.247.1888**

Regarding Rezoning of 751 Hebron Parkway, Hebron Office Plaza

Statement of Expected Impact:

- Transportation: When the building was built, it was anticipated that there would be another tower so the parking lot was paved for twice the amount of parking as necessary for the one building that was actually built. Due to the high cost of building multi rise buildings, it is doubtful that another building will ever be constructed. This means that there is, and will probably always be, twice the parking as necessary.
- There will be no additional Police, Water, Sewer, or Drainage demands with the re-zoning. The lab that is wishing to relocate to this location does not have anyone coming to the space except for their 4 or 5 employees.
- The re-zoning will not affect any long-range plans for the city.
- There will not be any issues with surrounding land uses, as nothing changes with the building's tenants or use.

We have owned and managed the building for over 15 years with no issues. We always conform to whatever rules are necessary and keep all permits current and maintain the property in a nice and orderly fashion and hope we are an asset to the Lewisville community.

Thank you for your kind consideration,

Sincerely,

Neil Felder

SURVEYOR'S LEGAL DESCRIPTION

Located in the City of Lewisville, County of Denton, and the State of Texas;

Being all of Lots 3B and 3C, Block D of Lakepointe Phase III, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet N, Page 197, Plat Records, Denton County, Texas.

BEGINNING at an iron nail in "X" in concrete found at the most easterly corner of said Lot 3B, the same being the northwesterly right of way of Hebron Parkway (variable width public right of way);

THENCE along said Northeasterly right of way of Hebron Parkway the following five (5) courses and distances;

1. South $62^{\circ}39'53''$ West, a distance of 156.03 feet to a drill hole set in concrete;
2. 170.39 feet along the arc of a curve to the left, said curve having a radius of 1160.00 feet, with an interior angle of $8^{\circ}24'57''$, being subtended by a chord bearing South $58^{\circ}27'25''$ West, a chord distance of 170.23 feet to a $\frac{1}{2}$ " iron rod found;
3. 44.20 feet along the arc of a curve to the right, said curve having a radius of 250.00 feet, with an interior angle of $10^{\circ}07'51''$, being subtended by a chord bearing South $59^{\circ}18'52''$ West, a chord distance of 44.15 feet to a $\frac{1}{2}$ " iron rod found;
4. 68.09 feet along the arc of a curve to the left, said curve having a radius of 250.00 feet, with an interior angle of $15^{\circ}36'17''$, being subtended by a chord bearing South $56^{\circ}34'40''$ West, a chord distance of 67.88 feet to a $\frac{1}{2}$ " iron rod found;
5. South $48^{\circ}46'31''$ West, a distance of 135.71 feet to an X found in concrete at the easternmost side of a cut-back corner at the intersection of the Northwesterly right of way of said Hebron Parkway and the Northeasterly right of way of Lakepointe Drive (114' public right of way);

THENCE along said cut-back corner, North $86^{\circ}13'30''$ West, a distance of 28.28 feet to a $\frac{1}{2}$ " iron rod found;

THENCE along the Northeasterly right of Lakepointe Drive, North $41^{\circ}13'29''$ West, a distance of 292.67 feet to an X found in concrete at the southernmost corner of Lot 3A in said Lakepointe Phase III Addition;

THENCE North $48^{\circ}46'31''$ East, a distance of 619.84 feet to $\frac{5}{8}$ " capped rebar to be set at the Northernmost corner of said Lot 3B;

THENCE along the Northeasterly line of said Lot 3B the following two courses and distances;

1. 16.35 feet along the arc of a curve to the right, said curve having a radius of 300.00 feet, with an interior angle of $3^{\circ}07'23''$, being subtended by a chord bearing South $37^{\circ}47'11''$ East, a chord distance of 16.35 feet to a $\frac{5}{8}$ " capped rebar to be set;
2. South $36^{\circ}13'29''$ East, a distance of 381.17 feet to the POINT OF BEGINNING.

Containing 4.7134 acres (205,316 square feet) of land, more or less.

LEWISVILLE VISION 2035

VISION PLAN UPDATE

October 21, 2025 Planning and Zoning Commission Update



AGENDA

1

Process Update

2

Big Issues Phase

3

Engagement Efforts

4

Issues Identified

5

Next Steps

Project Phases





Work Phase Recap

Work Phase 2 / BIG ISSUES

Phase Objective: Provide information to the public regarding the project, upcoming process, what to expect, and identify trends, issues and current market data to inform the process.

- **Sharing the Process:** Explaining what Lewisville 2035 is, how it works, and what to expect.
- **Identifying the Big Issues:** Engaging residents of the city to identify the big challenges and opportunities that exist in Lewisville today.
- **Launching Engagement:** Kicking off surveys, meetings, pop-up engagement efforts, and setting up at community events to begin gathering input.



Big Issues Data Review & Assessment

1. **Planning Framework** – assessment of prior planning efforts that impact the Vision Plan.
2. **Emerging Planning Trends to Consider** – future trends that the City should be considering (AI, mobility tech, third places).
3. **Demographic Data** – population growth & trends.
4. **Land Use** – current balance and distribution of land uses.
5. **Physical Framework** – natural, constructed and regulatory considerations.
6. **Community Resilience Assessment** – physical infrastructure, emergency response and social stability.

Engagement Toolbox



**Community
Touchpoint
Campaign**

**Somos Lewisville
Program**
(Led by Rayo Planning)

**City Staff
Engagement Team**

**Total Touchpoints:
4,826**

Community Tabling Events

- ***Fiesta Charra (May 25, 2025)**
- **Sounds of Lewisville (July 2, 2025)**
- ***Play Lewisville on Wheels (July 30, 2025)**
- **First Fridays in Old Town (Aug. 1, 2025)**
- **Castle Hills Farmer's Market (Sept. 9, 2025)**
- ***Park(ing) Day (Sept. 19, 2025)**
- **Western Days (Sept. 26 and 27, 2025)**
- **National Night Out (Oct. 7, 2025)**

*includes RAYO engagement



Touchpoints:
783

Youth Engagements

- ***LISD Back-to-School Fair (July 29, 2025)**
- **Castle Hills Elem. Meet the Teacher Night (Aug. 11, 2025)**
- **LHS Football Game (Sept. 4, 2025)**
- ***Central Elem. School Fiesta (Sept. 5, 2025)**
- **LHS Harmon Student Land Use Activity (Sept. 29, 2025)**
- **Back to School Bash One Community Church (Aug. 9, 2025)**
- ***Hispanic Heritage Month (Oct 4. 2025)**

*includes RAYO engagement



Touchpoints:
457

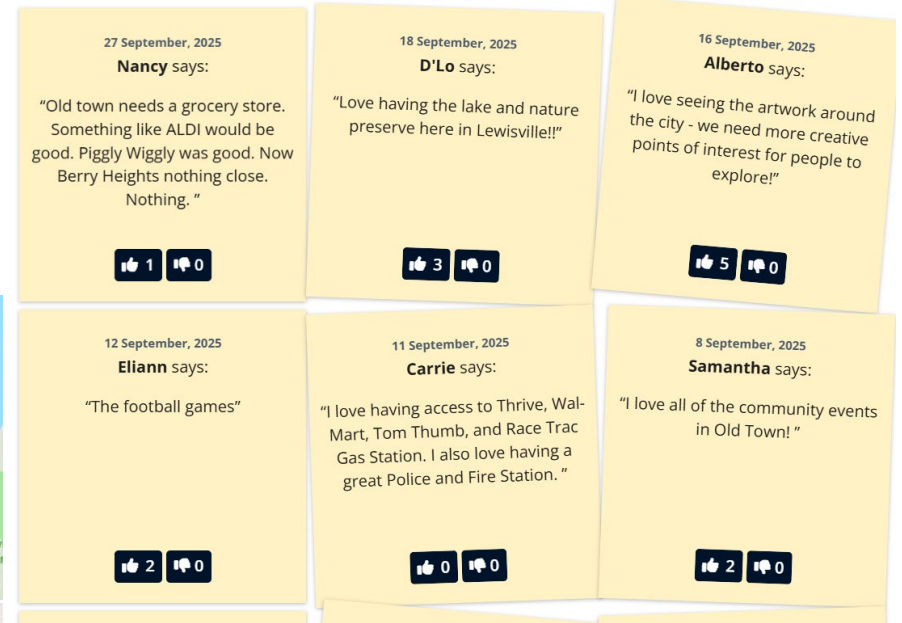
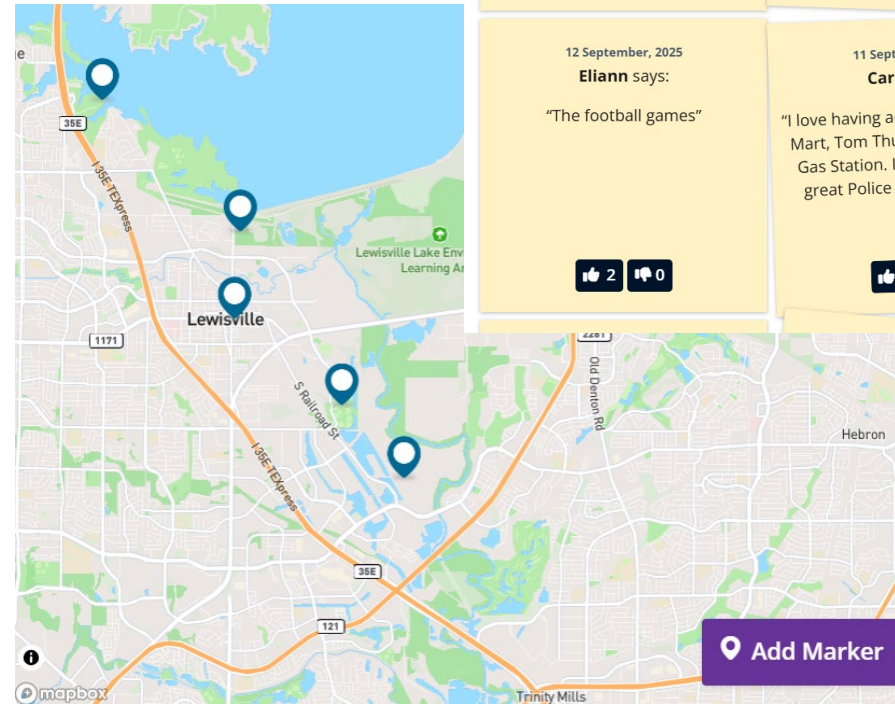
- **City Ambassadors Program**
- **Director Outreach Team**
 - Faith based organizations
 - Youth sports and YAC
 - HOAs
 - Small businesses
 - Developers
 - Art groups
 - Non-profits and other Governmental Orgs
 - Apartments and Mobile Home Parks
 - City Staff



Touchpoints: 728

Online Engagement

- **Project Website**
 - **Online survey**
(May 23 to July 18, 2025)
 - **Wall Posts**
 - **Map Pins**
- **Social Media outreach**
via City channels



Touchpoints:
2,622

As of the end of Sep 2025

Somos Lewisville Outreach & Engagement

Focus Areas: 4 Shopping Centers (15 total businesses)

- Lewisville West Shopping Center
- La Michoacana Shopping Area
- Valley Square
- 305 SH-121 Business Shopping Center



Conectando/Connecting Lewisville | Instagram & Facebook

- A digital space for civic participation and ongoing dialogue around Lewisville 2035, presented in a family-friendly format that incorporates entertainment, community resources, and city updates.
- Twice a month, *Conectando Lewisville* will go Live to share information, spotlight local businesses, and link community stories to Lewisville 2035.



Touchpoints:
302

Includes tabling, youth, and business engagements

Steering Committee



Subcommittees



Natural Lewisville - focus on green space, environment, and sustainability.



Growing Lewisville - focus on shared economic prosperity including job creation, workforce development, manageable population growth, new development, redevelopment, and small businesses support.



Connected Lewisville- focus on connecting people physically and digitally, through infrastructure such as streets and trails, and by other means.



Safe Lewisville - focus on public and transportation safety.

Subcommittees



Engaged Lewisville - focus on communication, public outreach, civic pride, community, and diversity.



Liveable Lewisville - focus on housing options, housing affordability, and quality of life that includes public services such as trash and libraries and private-sector amenities such as grocery stores.



Playful Lewisville - focus on parks and recreation, vibrant public spaces, arts, culture, and entertainment.



Innovative Lewisville - focus on education, technology, change, and a future-ready Lewisville.

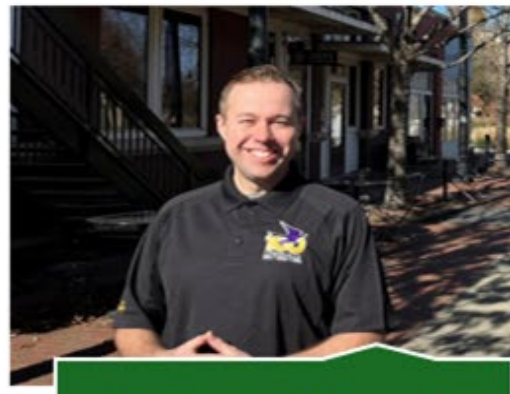
Subcommittee Chairs



Brandon Jones



Angela Lewallen



Joshua Chanin



Jack E. Tidwell, Jr.



Jennifer Marvel



David Margulies



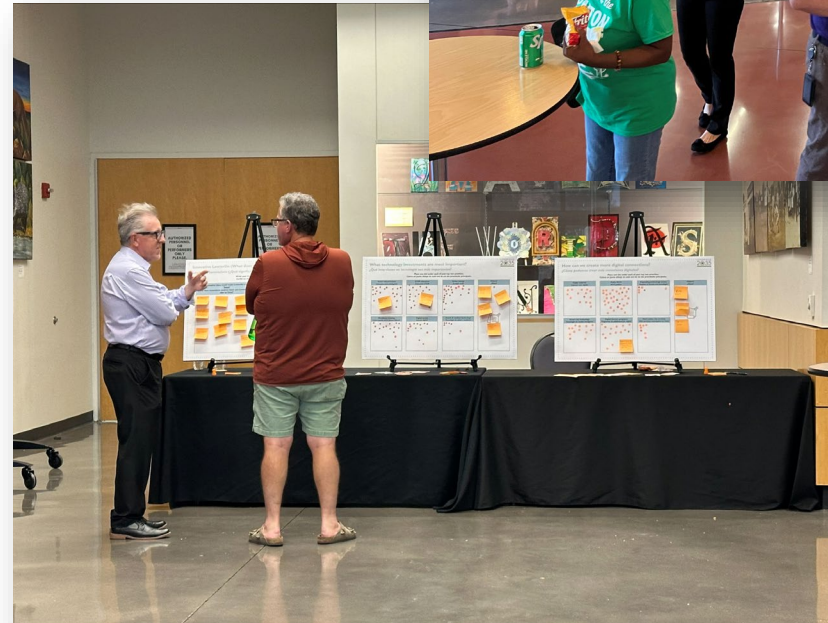
Adrian Doko



Erum Ali

Staff Vision Workshop

- Staff lunch
- 8 Topical Stations (based on subcommittee topics)



Touchpoints: 101

Community Vision Workshop #1

- Food & Music
- 3 guest speakers with audience Q&A
- 8 Topical Stations
Kid's Room
- Community Art Project
- All-hands support from City staff, consultant team and Steering Committee



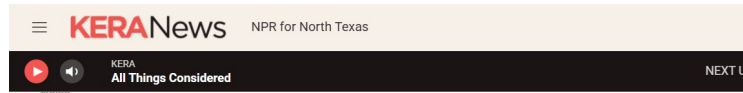
Touchpoints: 120

Community Vision Workshop #1

Station	Data Points
Natural	301
Growing	360
Connected	206
Safe	185
Engaged	187
Livable	185
Playful	261
Innovative	255



Community Vision Workshop #1



What's next for Lewisville? Residents, officials plan for the city's future in an era of change

KERA | By Andy Lusk
Published September 23, 2025 at 10:30 AM CDT



YouTube

Search



2035 Vision Workshop, Part 2: Paris Rutherford

CityOfLewisville
2.05K subscribers

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2



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Ask



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14 views Oct 2, 2025 LEWISVILLE GRAND THEATER

Expert in economics and placemaking, Paris Rutherford shares his insights on the economic challenges and opportunities ahead. He

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+ Create

All From the series From CityOfLewisville

LEWISVILLE 2035 VISION WORKSHOP

2035 Vision Workshop, Part 3: Angela Self

CityOfLewisville

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LEWISVILLE 2035 VISION WORKSHOP

2035 Vision Workshop, Part 1: Michael Odle

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LEWISVILLE, TX

2025-10-06 (City Council)

CityOfLewisville

10 views · 2 days ago

Do we use our phones too much?

Bans on social media and phones: what's the evidence? ...

1.5M views · 10 months ago

Thrive Construction Live Stream

CityOfLewisville

"Godfather of AI" Geoffrey Hinton: The 60 Minutes ...

60 Minutes

9.6M views · 7 years ago

“It’s always a good question to ask what does your town have planned for navigating just the next 10 years”
- Resident Jacob San Antonio
quoted in KERA Article



Preliminary Issues Identified



Subcommittee Topic	Key Issue Themes
Natural	Environment, sustainability, and resilience
Growing	Economy, opportunity, infrastructure
Connected	Mobility, connectivity, accessibility
Safe	Public safety, emergency response
Engaged	Identity, inclusion, civic pride
Livable	Amenities, affordability, neighborhood quality
Playful	Arts, events, recreation
Innovative	Technology, education, workforce



Natural Lewisville

Focus: Environment, sustainability, and resilience

- **Protecting and expanding natural assets**

Preserve wildlife areas, enhance tree canopy and shaded trails, address flooding and trash in natural areas.

- **Building resilience in infrastructure and energy**

Prepare for power outages and extreme weather through renewable energy and emergency systems.

- **Preparing for climate and weather-related events***

Community concern about heatwaves, winter storms, and power reliability.

*Overlaps with Safe Lewisville



Growing Lewisville

Focus: Economic prosperity, job creation, opportunity, and infrastructure

- **Revitalizing corridors and aging centers**
Focus on SH-121B, Vista Ridge Mall, and underused retail areas.
- **Supporting small businesses and job growth**
Encourage entrepreneurship and attract higher-paying jobs.
- **Balancing growth and housing options***
Promote diverse housing types without overburdening infrastructure.
- **Living has become less affordable to the average resident**
Rising costs of housing, goods, and living threaten inclusivity.
- **Investing in the next generation**
Strengthen schools, job opportunities, and local businesses for long-term prosperity.

*Overlaps with Livable Lewisville



Connected Lewisville

Focus: Mobility, transportation, and physical connections/access

- **Improve safety along regional thoroughfares**
Address traffic congestion, safe crossings, and pedestrian access.
- **Expanding walkability and safe connections to local destinations**
Improve sidewalks, trails, and transit to reduce car dependence.
- **Retaining free and accessible thoroughfares for existing and future residents**
Preserve equitable access; concerns about tolls and affordability.
- **Growing strain on existing infrastructure**
Rapid development perceived to be outpacing roads and utilities.



Safe Lewisville

Focus: Public safety and emergency response

- **Improving public security and community perception**
Calls for enhanced beautification, better lighting, visible policing and mental health support.
- **Preparing for climate and weather-related events***
Emergency response being prepared for helping the community during heatwaves, winter storms, and power outages.
- **Enhancing mental health services**
Providing access to additional support related to mental health.

*Overlaps with Natural Lewisville



Engaged Lewisville

Focus: Communication, civic pride, inclusion, and community outreach

- **Preserving and celebrating Lewisville's sense of identity**
Maintain small-town feel and welcoming reputation.
- **Strengthening community engagement**
Expand outreach, events, and participation beyond Old Town.
- **Cultivating identity, destinations, and amenities**
Elevate Lewisville as a unique, family-friendly community.
- **Emphasizing quality of life, safety, and inclusion**
Residents prioritize belonging, safety, and equitable access.



Liveable Lewisville

Focus: Housing, complete communities, daily quality of life

- **Enhancing everyday amenities and retail**
Need for grocery stores, coffee shops, and local gathering places.
- **Emphasizing beauty, livability, and quality**
Revitalize aging developments to maintain modern, attractive neighborhoods.
- **Balancing growth and housing options***
Promote diverse housing types while maintaining access to jobs, goods and services.
- **Housing has become less affordable to the average resident**
Affordability cited as one of the city's top concerns.

*Overlaps with Growing Lewisville



Playful Lewisville

Focus: Arts, culture, recreation, parks and public spaces

- **Improve access to Lewisville Lake and water features**
Residents value recreation opportunities but face access barriers.
- **Expanding arts, culture, and recreation opportunities**
More neighborhood-based and small events and festivals.
- **Providing exciting places to meet, engage, and play**
Desire for more parks and “third spaces” for socializing and entertainment, particularly for teens and youth.



Innovative Lewisville

Focus: Education, technology, and future-readiness

- **Future-proofing through innovation and education**

Investments in STEM, green energy, smart infrastructure, and digital access.

- **Preparing for emerging technologies**

Plan for AI, automation, and 6G connectivity to remain competitive.

- **Supporting and encouraging young professionals**

Create jobs and housing that attract and retain early-career talent.



Q&A

Questions?
Feedback?
Additional Input?



Up Next



BIG IDEAS Phase

Phase Objective: Gather input and feedback from the public and stakeholders related to vision, goals, preliminary analyses and the future “Big Ideas” for Lewisville.

- **Refining Big Issues:** The preliminary analyses and outcomes from the Big Issues phase will be presented, reviewed and refined during this phase.
- **Identifying the Big Ideas:** Engaging residents to identify the overall future vision, goals, and priorities for the City of Lewisville, which will form the baseline for creation of future strategies and recommendations.
- **Continuing Targeted Engagement:** With the primary touchpoint campaign completed in the last phase, engagement will become more targeted with our community steering committee and Community Workshop #2.

Thank you!



PLAY

LEWISVILLE

Proposed Updates to the Unified Development Code



Topics to Cover

 **1 Background**

 **5 Questions**

 **2 Tree Preservation and Mitigation**

 **3 Parkland Dedication**

 **4 Next Steps**



Background

Lewisville Parks & Recreation

Background

70

4



Tree Preservation and Mitigation

Section_VIII.3.3._All_Uses

Lewisville Parks & Recreation

Landscaping Standards Update

Add: Property owners in Lewisville must replace dead or damaged required landscaping with materials listed on the city's **current** shrub, understory and shade tree list, and maintain to the quantities and locations of the original landscape plan at a minimum.

Rationale:

- Current ordinance can result in landscape plans that use non-native or less sustainable species
- Ensure that replacement material aligns with the city's current tree and shrub list
- Give flexibility to property owners when updating their landscape plan

EXHIBIT VIII.3.3-2 APPROVED SHADE TREES

SHADE TREES	
Common Name	Scientific Name
Afghan Pine	<i>Pinus eldarica</i>
American Elm ^{1,2}	<i>Ulmus americana</i>
Austrian Pine	<i>Pinus nigra</i>
Bald Cypress ¹	<i>Taxodium distichum</i>
Bigelow Oak ¹	<i>Quercus sinuate</i> var. <i>breviloba</i>
Black Hickory ^{1,2}	<i>Carya texana</i> (aka <i>Carya buckleyi</i>)
Black Locust	<i>Robinia pseudoacacia</i>
Bur Oak ¹	<i>Quercus macrocarpa</i>
Caddo Maple	<i>Acer saccharum</i> "Caddo"
Cedar Elm ^{1,2}	<i>Ulmus crassifolia</i>
Chinquapin Oak ¹	<i>Quercus muhlenbergii</i>



Tree Preservation and Mitigation

Section_VIII.4_Tree_Preservation

Lewisville Parks & Recreation

Tree Preservation Update

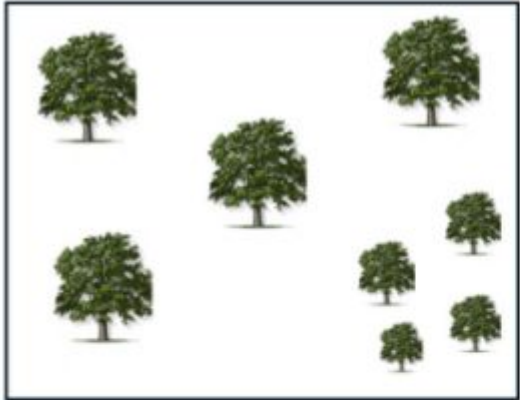
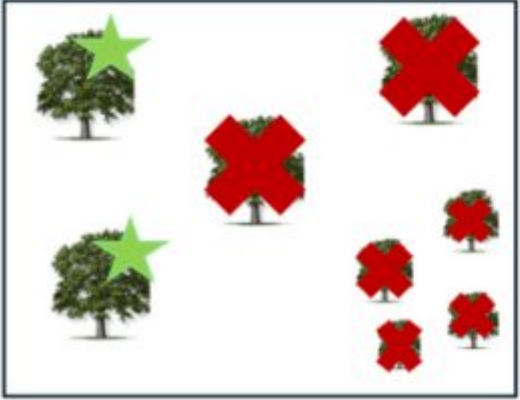
Proposed changes include:

- Reducing the minimum survey size for inclusion in tree preservation plans from **8" to 6" DBH**
- Removing two inches of tree credit for protected post oaks and blackjack oaks.

Rationale:

- Healthy Infrastructure Plan's Tree Study showed more than 60% of Lewisville's canopy consists of trees under 6".
- For Post Oaks or Blackjack Oaks, the current credits incentivize removal of protected trees.

Prior Action: City Council approved a tree mitigation fee increase from \$150 to \$200 per Caliper Inch in FY26 Budget

Tree Classification	Tree Preservation Credit	
Post Oaks and Blackjack Oaks less than 8 inches DBH	One (1) inch for every inch preserved	 Assume a property has 8 Protected Trees (ex. Post Oaks). Half are Large (10-caliper inch DBH) and Half are Small (5-caliper inch DBH)
Protected Post Oaks and Blackjack Oaks	Two (2) inches for every inch preserved	 Preserving Two Large Post Oaks = 40 tree credits 40 Tree Credits allows for: • Removal of 6 Post Oaks (2 large + 4 small) • Removal of 4 Large Post Oaks
All Other Protected Trees	One (1) inch for every inch preserved	



Tree Preservation and Mitigation

Section II.2.1. Definitions

Lewisville Parks & Recreation

Heritage Tree Designation

Heritage Tree - A heritage tree is defined as a tree with a **DBH (Diameter at Breast Height) of 26 inches or greater**, except for species specifically exempted or deemed invasive. Removal of heritage trees shall require prior city approval in the form of a tree survey and tree preservation plan or tree removal permit, as provided for herein unless otherwise exempted.

Proposed Mitigation Fee: \$300 per Caliper Inch

Rationale:

- Large-Scale Ecosystem Services
 - Sequester more carbon
 - Intercept more stormwater
 - Significantly higher oxygen output
 - Enhanced urban heat island mitigation
- Slow Replacement Rate
- Higher Cost
- Regional Best Practice



This American Elm tree in Raldon Park has a 57 inch Diameter at Breast Height (4.5 feet) and is estimated to be 225 years old

Unprotected Tree	Protected Tree	Heritage Tree
Current: 0-8" Proposed: 0-6" - Bois d'Arc - Cottonwood - Chinese pistache - Junipers - Mesquite - Callery pear cultivars - Any tree species determined to be invasive	Current: 8" and greater Proposed: 6-26" - Hackberry trees >12 inches in DBH - All trees between 6-26" with the exclusion of species previously listed.	Current: No designation Proposed: 26" and greater All trees between over 26" with the exclusion of species previously listed.
Hackberry trees <12 inches in DBH		



Parkland Dedication

Section_X.1_Parkland_Dedication, Improvement and Park Fee Requirements

Lewisville Parks & Recreation

Parkland Dedication Update

Proposed changes include:

- Updates to minimum park improvement standards
- Modification of mechanism for park development agreements that includes a system for credits after department approval of park plans that meet eligible improvements
- Clarification of how parks should be labeled on final plats: *City Park*
- Clarification of timeline developers have to request a refund of cash-in-lieu or development fees if a park has not been developed to serve the area: *10 Years*

Other process improvements:

- A standardized template for park development agreements. This tool will create consistency, increase predictability for developers, and expedite agreement execution.

Prior action: City Council approved an increase to the parkland development fee from \$1,100 to \$1,682 per dwelling unit in FY26 Budget Process

SYM	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	CONT	CANOPY
RO	Shumard Red Oak	Quercus shumardii	3"	10'-12'	PER PLAN	1,256 SF
LO	Southern Live Oak	Quercus virginiana	3"	10'-12'	PER PLAN	1,256 SF
BC	Bald Cypress	Taxodium distichum	3"	10'-12'	PER PLAN	1,256 SF
CE	Cedar Elm	Ulmus crassifolia	3"	10'-12'	PER PLAN	1,256 SF
LE	Lacebark Elm	Ulmus parvifolia	3"	10'-12'	PER PLAN	1,256 SF
RB	Eastern Redbud	Cercis canadensis	20 GAL	7'-8'	PER PLAN	314 SF
CT	Chaste Tree	Vitex agnus-castus	20 GAL	7'-8'	MULTI TRUNK	79 SF
SYM	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD	SPACING
DB	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	5 gal	30"	3'-0"	36" o.c.
LC	Loropetalum	Loropetalum chinense	3 gal	36"	PER PLAN	48" o.c.
PM	Pink Muhly	Muhlenbergia capillaris	3 gal	18"	3'-0"	36" o.c.
PB	Prairie Buffalo Grass	Buchloe dactyloides 'Prairie'	Sod			
LG	Giant Liriope	Liriope gigantea	1 gal	6"	8" min	12" o.c.

Next Steps

- **Prior Action: Received Park Board Support:** on 10/8/25
- City Council workshop **Target Date:** 11/3/25
- City Council Action **Target Date:** 11/17/25 or 12/1/25



Discussion | Questions?