

# LEWISVILLE CITY COUNCIL

## REGULAR SESSION

May 19, 2025

6:00 P.M.

### **Present:**

TJ Gilmore, Mayor – absent

### **Council Members:**

Patrick Kelly, Mayor Pro Tem  
Ronni Cade, Deputy Mayor Pro Tem  
Bob Troyer  
William Meridith  
Brandon Jones  
Kristin Green

### **City Staff:**

Claire Powell, City Manager  
Gina McGrath, Deputy City Manager  
Jim Proce, Assistant City Manager  
Liz Plaster, City Attorney  
Lauren Crawford, Deputy City Attorney  
Jennifer Malone, Acting City Secretary

With a quorum of the Council Members present, the workshop session of the Lewisville City Council was called to order by Mayor Pro Tem Kelly at 6:00 p.m. on Monday, May 19, 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 Pro Tem Kelly led a discussion of regular agenda items and consent agenda items and received questions and comments from City Council and City staff. City Manager Claire Powell answered questions and comments regarding Item No. C-1.

Mayor Pro Tem Kelly RECESSED into Closed Session at 6:05 p.m.

*In Accordance with Texas Government Code, Subchapter D,*

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*Section 551.071 (Consultation with Attorney)*

Mayor Pro Tem Kelly RECONVENED into Workshop Session at 6:31 p.m.

**Solid Waste & Recycling Collection Service  
Update**

**(Agenda Item B)**

At the request of Mayor Pro Tem Kelly, Modesto Dominguez, Republic Services Area Vice President – South gave a presentation on Solid Waste & Recycling Collection Service Update and received questions and comments from City Council and City staff.

Mayor Pro Tem Kelly RECESSED Workshop Session at 6:57 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 Pro Tem Kelly at 7:00 p.m. on Monday, May 19, 2025.

**Invocation**

**(Agenda Item A)**

At the request of Mayor Pro Tem Kelly, Councilmember Kristin Green gave the invocation.

**Pledge to the American and Texas Flags**

**(Agenda Item B)**

At the request of Mayor Pro Tem, Councilmember William Meridith gave the pledge to the United States and Texas flags.

Mayor Pro Tem Kelly RECESSED Regular Session at 7:02 p.m.

Mayor Pro Tem Kelly RECONVENED Workshop Session at 7:03 p.m.

**Presentation of FY 2025 Mid-Year Budget  
Report**

**(Agenda Item C)**

At the request of Mayor Pro Tem Kelly, Budget Manager Ashley Carlisle gave a presentation on the FY 2025 Mid-Year Budget Report and received questions and comments from City Council and City staff.

Mayor Pro Tem Kelly RECONVENED Regular Session at 7:12 p.m.

**Continued Public Hearing: Consideration of an  
Ordinance Amending Ordinance No. 0428-22-**

**ZON to Amend the Planned Development Concept Plan set Forth in Exhibit 5B, The Realm Subdistrict Concept Plan Thereto, for 3.459 Acres Located South of the Intersection of Essex Boulevard and Parker Road (FM 544), Legally Described as Castle Hills H3, Lot 2, Block A, as Requested by McAdams, on Behalf of Breco Lands CH LLC, the Property Owner.  
(Case No. 24-04-2-PZ)**

**(Agenda Item C-1)**

Ordinance Number 0428-22-ZON adopted a planned development for Castle Hills which included a concept plan and required a rezoning process for major amendments to the concept plan. The concept plan for this area is vague but indicates several lots around a cul de sac. Now a single mixed use building is proposed. The base zoning district of General Business Two (GB-2) District for this area is not changing. The only factor under consideration with this concept plan amendment is the internal site circulation. A similar request was denied in August 2024. Since then, more information on sight lines, traffic, and community engagement, the primary concerns, has been provided. The Planning and Zoning Commission recommended denial by a vote of 4-3 on April 15, 2025. Since the Planning and Zoning Commission recommended denial, an affirmative vote of at least three fourths of all members of the City Council is required to approve this request. At the applicant's request, the City Council continued the public hearing to the May 19, 2025 City Council meeting to provide the applicant with additional time to prepare additional details related to the site and the proposed project.

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

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

Planning Director Richard Luedke gave a presentation.

Marissa Brewer, McAdams, gave a presentation.

Mayor Pro Tem Kelly asked questions regarding the mailing of the notice, the note on the plan, and zoning. Mr. Luedke responded.

Deputy Mayor Pro Tem Cade encouraged everyone to look at the City Council agendas and to call and ask staff any questions that they have.

Mayor Pro Tem Kelly opened the public hearing at 8:00 p.m.

Mayor Pro Tem Kelly read the e-comments from Michele Nelson, Julie Lewis, Joyce Landry, Thomas Roche, Melanie Black, Kevin Cordner, and William Priest into the record.

Mayor Pro Tem Kelly read the cards that indicated a position into the record including: Charles Hummer (opposition), Pamela Highsmith Johnson (opposition), Britt Dockery (opposition), Kathleen Dockery (opposition), James L. Radcliff (opposition), Patti Radcliffe (opposition), Rahul K. (opposition), John Plohetski (support), Thomas Brand (opposition), AR Porter (opposition), Laurence Maguire (opposition), Michael Eichenland (opposition), Georgina Brand (opposition), Beverly Porter (opposition), Julie Lewis (opposition), Austin Lewis (opposition), Rene P. Lawson (opposition), Suzanne Dunn (opposition), Lisa Reznick (opposition), Gary Vannorsdel (opposition), James Maholic (opposition), Joyce Landry (opposition), Mary Pryor (opposition), Karen Hahn (opposition), Glenn Larson (opposition), Sue Larson (opposition), Mark Conley (opposition), William E. Pomajzl (opposition), Frank Flaschertresk (opposition), Darcy Welch (opposition), Bill Priest (opposition), Richard L. Meggs, Jr. (opposition), LaDonna Piper (opposition), Joan Signman (opposition), Myles Bornstal (opposition), Elizabeth Cordner (opposition), Nancy Hepburn (opposition), Melinda McMahan (opposition), Margaret Allemand (opposition), Robert Burke (opposition), William Hepburn (opposition), Mark Jones (opposition), Amanda Duncan (opposition), Michelle Girvan (opposition), Heidi Prater (opposition), Tony Angelone (opposition), Herbert Bates (opposition), Tanya Lynn (opposition), Donna Videll (opposition), Cory Johnson (opposition), and Carol Hummer (opposition).

Justin Birchmeigr, 401 Grail Castle, Lewisville, TX, was called to speak and spoke in opposition.

Tom Roche 2812 Hundred Knights, Lewisville, TX, was called to speak and spoke in opposition.

Georgia Smiley, 401 Crown Of Gold Dr, Lewisville, TX, was called to speak and spoke in opposition.

Patti Hoff, 2733 Hundred Knights, Lewisville, TX, was called to speak and spoke in opposition.

Rick Vidal, 2801 Hundred Knights, Lewisville, TX was called to speak and spoke in opposition.

Phil Smiley, 401 Crown of Gold, Lewisville, TX, was called to speak and spoke in opposition.

**MOTION:** Upon a motion made by Councilmember Jones and seconded by Councilmember Green, the Council voted six (6) “ayes” and no (0) “nays” to continue the public hearing to June 2, 2025. The motion carried.



There were no speakers for visitors forum.

**CONSENT AGENDA**

**(Agenda Item E)**

- MOTION:** Upon a motion made by Councilmember Troyer and seconded by Councilmember Meridith, the Council voted six (6) “ayes” and no (0) “nays” to approve the Consent Agenda.
2. Approval of Amendment No. 2 to the Professional Services Agreement for Project Control Services for the Lewisville Public Safety Campus Project with Peak Program Value, LLC, in the Amount of \$585,478; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
  3. Approval of a Contract with FrogTree Studios, LLC, in the Amount of \$50,000 for Creation and Installation of a Permanent Work of Art Along the Centennial Creek Hike and Bike Trail Extension; and Authorization for the City Manager, or Her Designee, to Sign the Agreement.
  4. Approval of a Contract with Les Jardins De Pascale in the Amount of \$50,000 for Creation and Installation of a Permanent Work of Art Along the DCLID Trail; and Authorization for the City Manager, or Her Designee, to Sign the Agreement.
  5. Approval of a Reimbursement Agreement With the Denton County Transportation Authority in the Amount of \$2,000,000 Related to Construction and Funding of Public Roadway Improvements Within the Proposed Ojala Development, “The Standard at Old Town”; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
  6. Ratification of a Concession Agreement Between CF Lake Park Arcis LLC. and the City of Lewisville.
  7. Approval of FY 2025 Mid-Year Supplemental Appropriations to the Following Funds: General Fund in the Amount of \$598,483, Debt Service Fund in the Amount of \$1,855,940, Hotel/Motel Tax Fund in the Amount of \$29,000, Utility Fund in the Amount of \$1,339,376, and Tax Increment Reinvestment Zone 3 in the Amount of \$74,075.
  8. Approval of **Resolution No. 0760-25-RES**, a Resolution of the City Council of the City of Lewisville, Texas, Amending Section 7 of Resolution No. 0759-25-RES; and Providing An Effective Date.

The motion carried.

**Consideration of an Alternative Standard Associated With Landscaping Standards for Sam's Club; on 10.51 Acres, Located at 751 West Main Street, Legally Described as Valley Ridge Business Park West, Lot 4 R1R, Block C; Zoned General Business (GB), as Requested by Coby Chambliss, of Kimley Horn, on Behalf of the Owner, Wal Mart Stores #18 6381. (25-046-AltStd).**

**(Agenda Item F-9)**

Sam's Club is proposing landscaping changes including planting 16 additional trees. To reduce water consumption, river rock is proposed as the only ground cover in the parking lot landscape islands which are currently turf and trees. Section VI.8.1 and Section VIII.3.4 both require that parking lot landscape islands be a minimum of 50% plant cover. The alternative standard requested is to reduce the required 50% plant cover in each landscape island to 0%, a 100% reduction. The Planning and Zoning Commission recommended unanimous approval (6-0) on May 6, 2025.

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

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

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

**Consideration of an Alternative Standard Associated With Landscaping Standards for Starship Bagel; on 10.807 Acres, Located at 1108 West Main Street, Legally Described as Main Valley Shopping Center Addition, Lot 1, Block A; Zoned Local Commercial (LC) District, as Requested by Oren Salomon, of Starship Bagel, on Behalf of the Owner, 15-85 Properties LLC. (25-03-3-AltStd)**

**(Agenda Item F-10)**

Starship Bagel, recently placed a shipping container behind their suite to help address space constraints. The applicant proposes to transform the shipping container into a permanent structure by bolting it down, adding exterior finish and a roof, and creating an accessible entry. The Unified Development Code (UDC) requires a 30-foot landscape buffer, which the site does not currently meet. The request is to allow a new structure on a site that does not meet the landscape standard. The Planning and Zoning Commission recommended unanimous approval (6-0) on May 6, 2025.

The City staff's recommendation approve the alternative standard as set forth in the caption above.

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

Mayor Pro Tem Kelly read a card submitted by Jennifer Marvel, indicating support of this item, into the record.

**MOTION:** Upon a motion made by Councilmember Jones and seconded by Deputy Mayor Pro Tem Cade, the Council voted six (6) "ayes" and no (0) "nays" to approve the alternative standard as set forth in the caption. The motion carried.

**Consider and Take Action on Ordinance No. 0761-25-ORD, an Ordinance of the City Council of the City of Lewisville, Texas, Authorizing the Issuance of City of Lewisville, Texas, General Obligation Refunding and Improvement Bonds, Series 2025 in the Aggregate Principal Amount of Not to Exceed \$18,100,000; Awarding the Sale Thereof; Levying a Tax in Payment Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; Approving the Official Statement; and Enacting Provisions Incident and Relating to the Subject and Purposes of this Ordinance.**

**(Agenda Item F-11)**

City staff is planning to issue approximately \$18.1 million in General Obligation Refunding and Improvement Bonds this fiscal year. Authority for issuing bonds to be repaid from property taxes must be approved by voters. This authority was granted through the successful passage of the four (4) bond propositions that were placed on the May 4, 2024 ballot. To allow flexibility in setting the sale date for the bonds, Hilltop Securities, the City's financial advisor has recommended the Council adopt a parameters ordinance, which will allow the City Council to authorize the sale of bond obligations at a future date, as long as specific parameters are met. This provides the flexibility needed to ensure the issuance is sold when most practical and economically feasible. Authority granted by the ordinance expires one year from the date of approval. Projects to be funded through the issuance include work on the Purnell Redbud Connection, Huffines Boulevard, and South Kealy Avenue, the Meadow Glen Subdivision Phases 1 & 2, Alley Replacement Program, LID trail project, and costs associated with the issuance of the

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bonds. A portion of the proceeds will also be used to refund the Series 2015 and 2016 GO bond issues.

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

City Attorney Liz Plaster read the ordinance caption into the record as follows:

“An Ordinance Providing for the Issuance of City of Lewisville, Texas, General Obligation Refunding and Improvement Bonds, Series 2025; in the Aggregate Principal Amount of Not to Exceed \$18,100,000; Awarding the Sale Thereof; Levying a Tax in Payment Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement and a Deposit Agreement; Approving the Official Statement; and Enacting Provisions Incident and Relating to the Subject and Purposes of This Ordinance.”

**MOTION:** Upon a motion made by Councilmember Jones and seconded by Deputy Mayor Pro Tem Cade, the Council voted six (6) “ayes” and no (0) “nays” to approve **Ordinance No. 0761-25-ORD** as set forth in the caption. The motion carried.

**Consider and Take Action on Ordinance No. 0762-25-ORD, an Ordinance of the City Council of the City of Lewisville, Texas, Authorizing the Issuance and Sale of City of Lewisville, Texas, Waterworks and Sewer System Revenue Refunding and Improvement Bonds, Series 2025 in the Aggregate Principal Amount of Not to Exceed \$41,600,000; Providing for the Security for and Payment of Said Bonds; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement, an Escrow or Deposit Agreement; Approving the Official Statement; and Enacting Other Provisions Relating Thereto.**

**(Agenda Item F-12)**

City staff is planning to issue approximately \$41.6 million in Waterworks and Sewer System Revenue Refunding and Improvement Bonds this fiscal year. To allow flexibility in setting the sale date for the bonds, Hilltop Securities, the City's financial advisor has recommended the Council adopt a parameters ordinance, which will allow the City Council to authorize the sale of bond obligations at a future date, as long as specific parameters are met. This provides the flexibility needed to ensure the issuance is sold when most practical and economically feasible. Authority granted by the ordinance expires one year from the date of approval. Planned projects

to be funded through the issuance include additions and extensions to the City's waterworks and sewer system and costs associated with the issuance of the bonds. A portion of the proceeds will also be used to refund the Series 2012, Series 2015, and 2016 Waterworks and Sewer System bond issues.

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

City Attorney Liz Plaster read the ordinance caption into the record as follows:

"An Ordinance of the City Council of the City of Lewisville, Texas, Authorizing the Issuance and Sale of City of Lewisville, Texas, Waterworks and Sewer System Revenue Refunding and Improvement Bonds, Series 2025 in the Aggregate Principal Amount of Not to Exceed \$41,600,000; Providing for the Security for and Payment of Said Bonds; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement and Deposit Agreement, Approving the Official Statement; and Enacting Other Provisions Relating Thereto."

**MOTION:** Upon a motion made by Councilmember Green and seconded by Councilmember Meridith, the Council voted six (6) "ayes" and no (0) "nays" to approve **Ordinance No. 0762-25-ORD** as set forth in the caption. The motion carried.

**Consideration of Resolution No. 0763-25-RES of a Resolution Nominating One Member to the Board of Managers of the Denco Area 9-1-1 District.**

**(Agenda Item F-13)**

Sue Tejml, former Mayor of Copper Canyon, currently represents area municipalities on the Denco Area 9-1-1 District Board of Managers. Ms. Tejml's term expires on September 30, 2025 and she has not expressed interest in continuing to serve in this position. The District has requested that each participating city submit their nomination for a candidate to represent their municipality by 5:00 p.m. on May 31, 2025. Steve Southwell has expressed interest in serving in this position.

The City staff's recommendation was that the City Council approve the resolution nominating one member to the Board of Managers of the Denco Area 9-1-1 District, as set forth in the caption above.

**MOTION:** Upon a motion made by Councilmember Jones and seconded by Deputy Mayor Pro Tem Cade, the Council voted six (6) "ayes" and no (0) "nays" to approve **Resolution No. 0763-25-RES** nominating Steve Southwell to the Board of Managers of the Denco Area 9-1-1 District, as set forth in the caption above.. The motion carried.

**Reports**

**(Agenda Item G)**

**City Council and Staff Reports**

**(Agenda Item G-1)**

- Councilmember William Meridith thanked staff for the Centennial Trail Groundbreaking and Centennial Picnic.
- Council Member Bob Troyer reported on upcoming events at the Lewisville Grand Theater.
- Director of Parks and Recreation Stacie Anaya reminded everyone that, over the Memorial Day weekend, the Lake Park traffic plan and operational plan will be up and running and there is no alcohol allowed in Lake Park. Ms. Anaya let everyone know that the lake levels are rising and encouraged everyone to take advantage of the free life jacket kiosks available at Lake Park.
- Director of Public Services Aaron Russell reported on the lake level.
- Police Chief Brook Rollins reported on the upcoming coffee with cops event scheduled for Tuesday, May 20, 2025 at the Human Bean.
- Councilmember Kristin Green asked everyone to please wear a life jacket if planning on going to the lake.
- Councilmember Ronni Cade congratulated all the employees that received awards at the employee picnic and reported on the events of the weekend.
- City Manager Claire Powell reported on the applications opening for the 2035 Steering Committee.
- Mayor Pro Tem Patrick Kelly reported on the events over the weekend.

**Quarterly Investment Report from  
January 1, 2025 to March 31, 2025.**

**(Agenda Item G-2)**

**Closed Session**

**(Agenda Item H)**

Mayor Pro Tem Kelly RECESSED into Closed Session at 6:05 p.m.

*In Accordance with Texas Government Code, Subchapter D,*

*Section 551.071 (Consultation with Attorney)*

Mayor Pro Tem Kelly RECESSED into Closed Session at 9:19 p.m.

*In Accordance with Texas Government Code, Subchapter D,*

1. *Section 551.071 (Consultation with Attorney/Pending Litigation): City of Lewisville, Texas v. Cameron County Housing Finance Corporation, et al., Cause No. 25-4665-367, 367th Judicial District, Denton County, Texas*

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2. *Section 551.071 (Consultation with Attorney): Legal issues related to the City Secretary position*
3. *Section 551.072 (Real Estate): Property Acquisition*
4. *Section 551.087 (Economic Development): Deliberation Regarding Economic Development Negotiations.*

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

**(Agenda Item I)**

Mayor Pro Tem Kelly RECONVENED into Workshop Session at 6:31 p.m.

There was no action taken on items discussed in closed session.

Mayor Pro Tem Kelly RECONVENED into Regular Session at 9:59 p.m.

There was no action taken on items discussed in closed session.

**Adjournment**

**(Agenda Item J)**

There being no further business to come before the Council, Mayor Pro Tem Kelly adjourned the meeting of the Lewisville City Council at 9:59 p.m. on Monday, May 19, 2025.

These minutes approved by the Lewisville City Council on the 2<sup>nd</sup> of June, 2025.

APPROVED

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TJ Gilmore  
MAYOR

ATTEST:

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Jennifer Malone  
ACTING CITY SECRETARY





# Solid Waste & Recycling Collection Service Update

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City of Lewisville



Sustainability in Action



# Root Cause/Remedy for Improvement

## Repeated Missed Collections

- **Immediate Remedy:**
  - Augment Staffing
    - Brought in additional drivers from other areas to amplify our staffing
    - Ensuring Lewisville has enough drivers per route daily
    - Added an additional route in Castle Hills
    - Use GPS tracking to verify the drivers routes daily with additional staff
  - Improved Route Maps
    - Detailed intricacies of Castle Hills
- **Ongoing Solution**
  - Maintain increased staff levels (Lewisville-Only Drivers)
  - Continue GPS tracking oversight (normal staffing)
  - Limit driver rotation
    - Drivers are more familiar with route details
    - Improved training effectiveness
    - Service consistency

# Root Cause/Remedy for Improvement

## Complaints and Service Issues

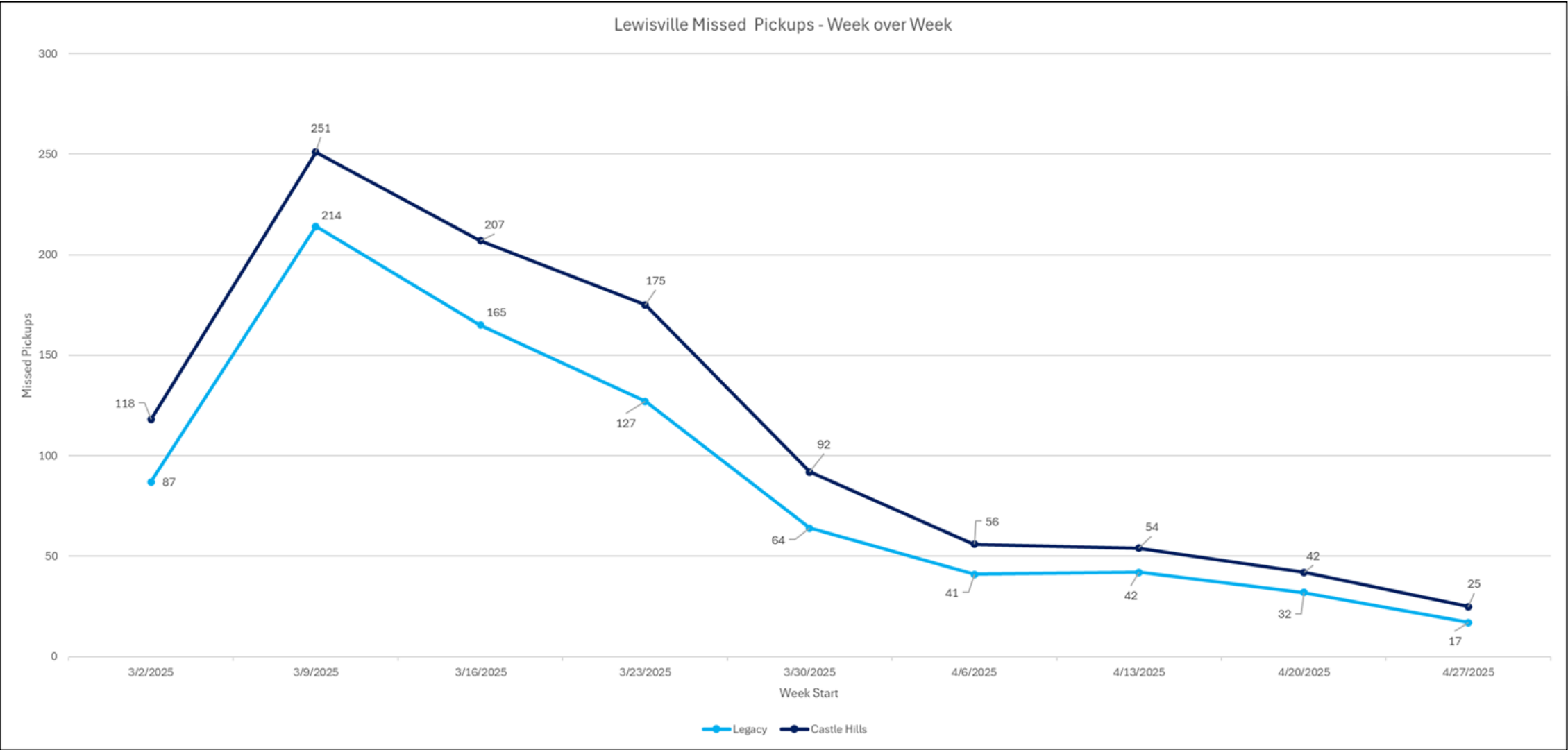
- **Immediate Remedy:**
  - Additional Logistic Analyst Support
    - Review GPS breadcrumb data
    - Detailed oversight
    - Driver training
  - Secret Shopper (Customer Service Call Takers)
    - Evaluate customer service response
    - Training
  - Additional supervisors
- **Ongoing Solution**
  - Continued logistic analyst support
  - New supervisor
  - Call taker quality control

# Data

## Since Castle Hills Addition

Lewisville – Missed Services 2025													
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Legacy Lewisville													
Trash	92	210	436	122									860
Recycle	60	62	88	43									253
Bulk/YW	-	-	72	28									100
Total	152	272	596	193									1213
Castle Hills													
Trash	-	60	100	27									187
Recycle	-	32	53	23									108
Bulk/YW	-	-	11	3									14
Total	-	92	164	53									309
Total Misses	152	364	760	246									1522

# Progress



# Next Steps

- **Evaluate Video from Trucks**
  - Determine reason for missed collection
    - Driver training
    - Customer training
    - Physical issues
- **Weekly Meetings with City Staff**
  - Track progress
  - Coordinate on proposed solutions
- **Customer Communication**
  - Education



# Questions?

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Sustainability in Action



# Mile Marker 2025

FY 2025 Mid-Year Budget  
Report



# CURRENT FISCAL YEAR IN CONTEXT

**October 1:** FY 2025 Began

M  
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**March 31:** First six months of fiscal year ends

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**End of April:**  
Month-end financials are completed; departments have reviewed current-year revenues

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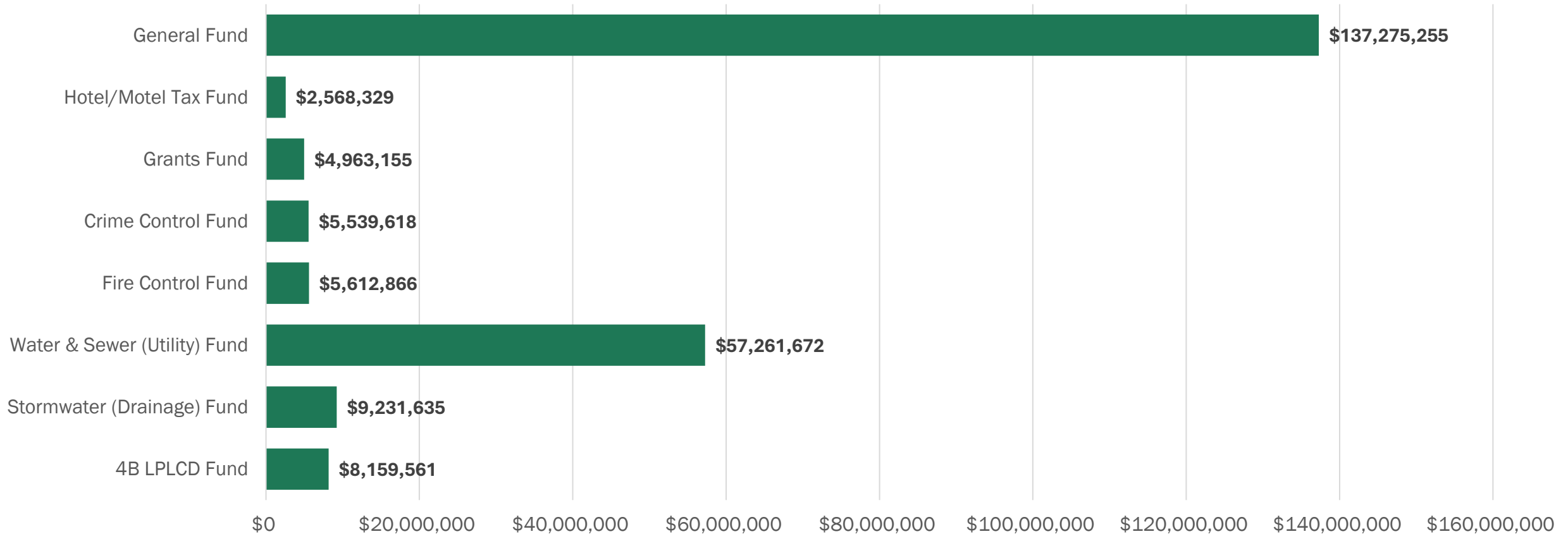
**August 9th:** FY 2026 Budget Workshop – discussion of future revenues in comparison to current trends

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# FY 2025 OPERATING BUDGET RECAP

## Major Funds: Adopted Operating Budget



\*Chart displays major funds, not all operating funds

# Revenue Trends

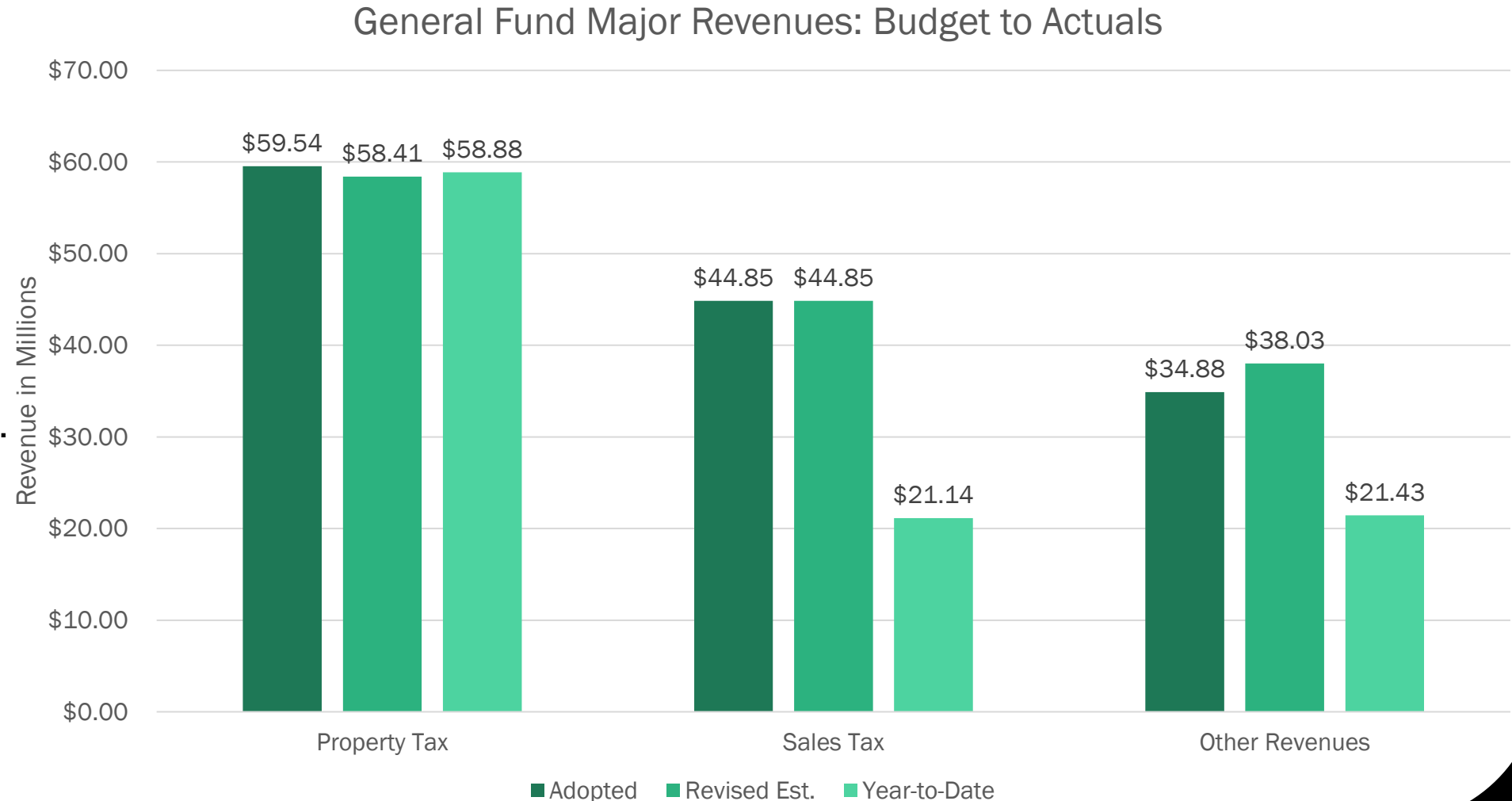


# GENERAL FUND REVENUES

**Property Tax:** Includes refunds on delinquency payments that have been evaluated by Denton CAD. These refunds will reduce revenues already collected throughout the year.

**Sales Tax:** Collections are always two months behind. Outlier audit collections have impacted this year's revenues.

**Other Revenues:** Includes permits, inspections, and other miscellaneous fees.



# TRENDING UP: GENERAL FUND REVENUES

## Building Permits

Briefly discussed during the February 2025 retreat, building permits are coming in higher than budgeted as a few large projects have now received their permits, like the Valley Parkway Business Park project.

+\$1.2M

## Franchise Taxes

This category of consists of franchise taxes from CoServ, TNMP, Oncor, Atmos, Fiber Optics, Verizon, and general telecommunications. The increase in FY 2025 is specifically related to CoServ. We continue to receive a certain percentage of their gross sales for electric and gas. CoServ implemented a rate structure change in FY 2025.

+\$568K

## Landfill Host Fees

This category groups together landfill host fees from WM, Allied/Republic, and Farmers Branch. We are seeing an increase in WM host fees due to contaminated soil waste (Class 2 Non-Industrial).

+\$535K

## Park Development, Parkland Dedication, & Tree Mitigation Fees

This figure is based on projects that have paid out to date as well as known projects in the development process that will occur this fiscal year.

+\$452K

# TRENDING FLAT OR DOWN : GENERAL FUND REVENUES



FLAT

## Sales Tax

For the reasons discussed earlier in this presentation, we are keeping revised sales tax estimates flat with the adopted budget. We will continue to closely monitor audit collection trends as well as current period collections, which is what really gives us a pulse on economic activity.



-\$1.2M

## Delinquent Property Taxes

Many years, we see an increase in revenue here based on delinquent payments. In recent years, refunds have become automatic after Denton Central Appraisal District does a final evaluation of property values (known as a roll correction).



-\$280K

## Warrant & Other Court Fees

Traffic citations have dropped this year, resulting in a corresponding decrease in warrant and deferral court fees collected for these types of citations.

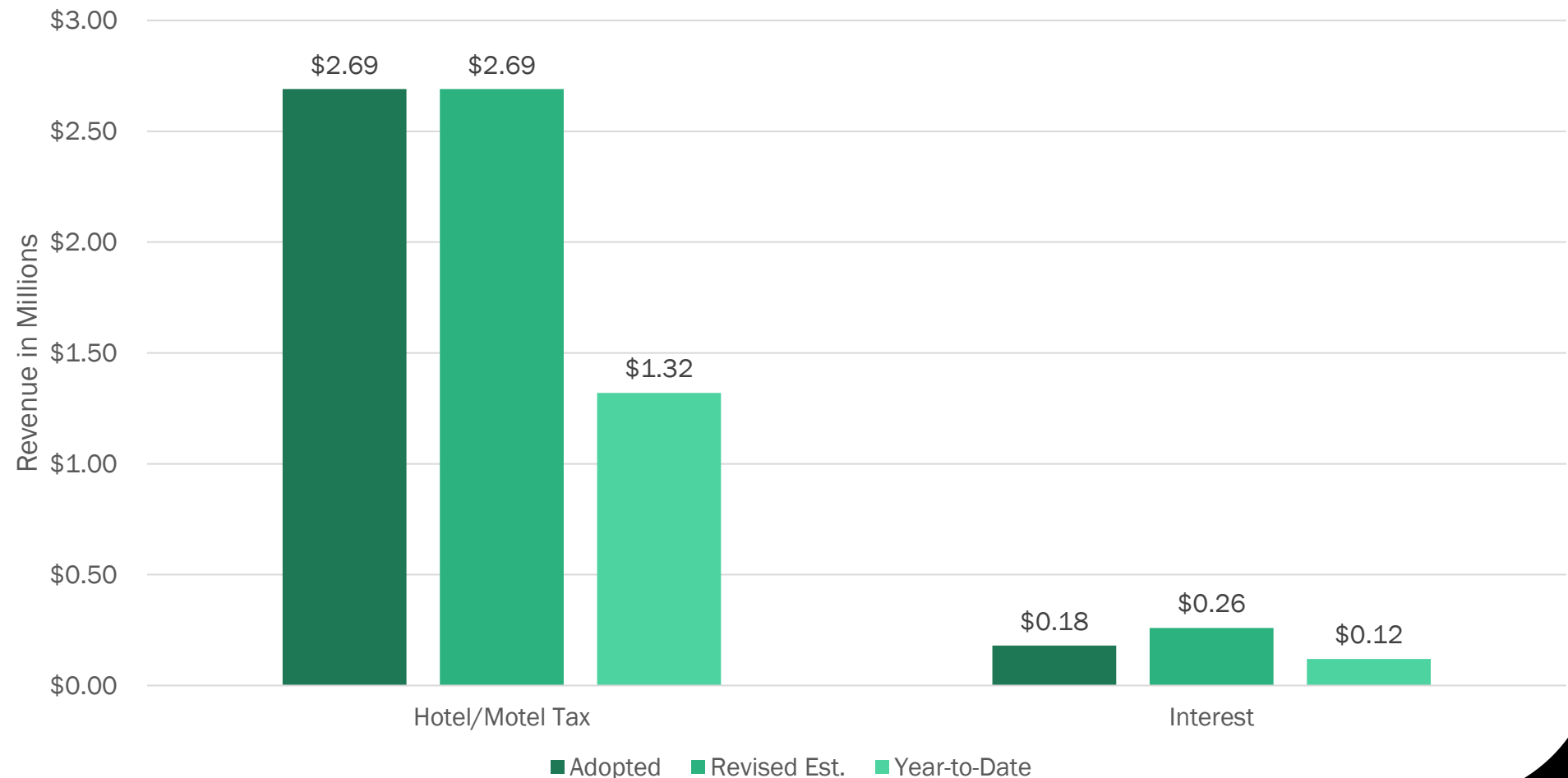
# HOTEL/MOTEL TAX REVENUES

## Hotel/Motel Tax:

Hotel/motel taxes are trending exactly as anticipated.

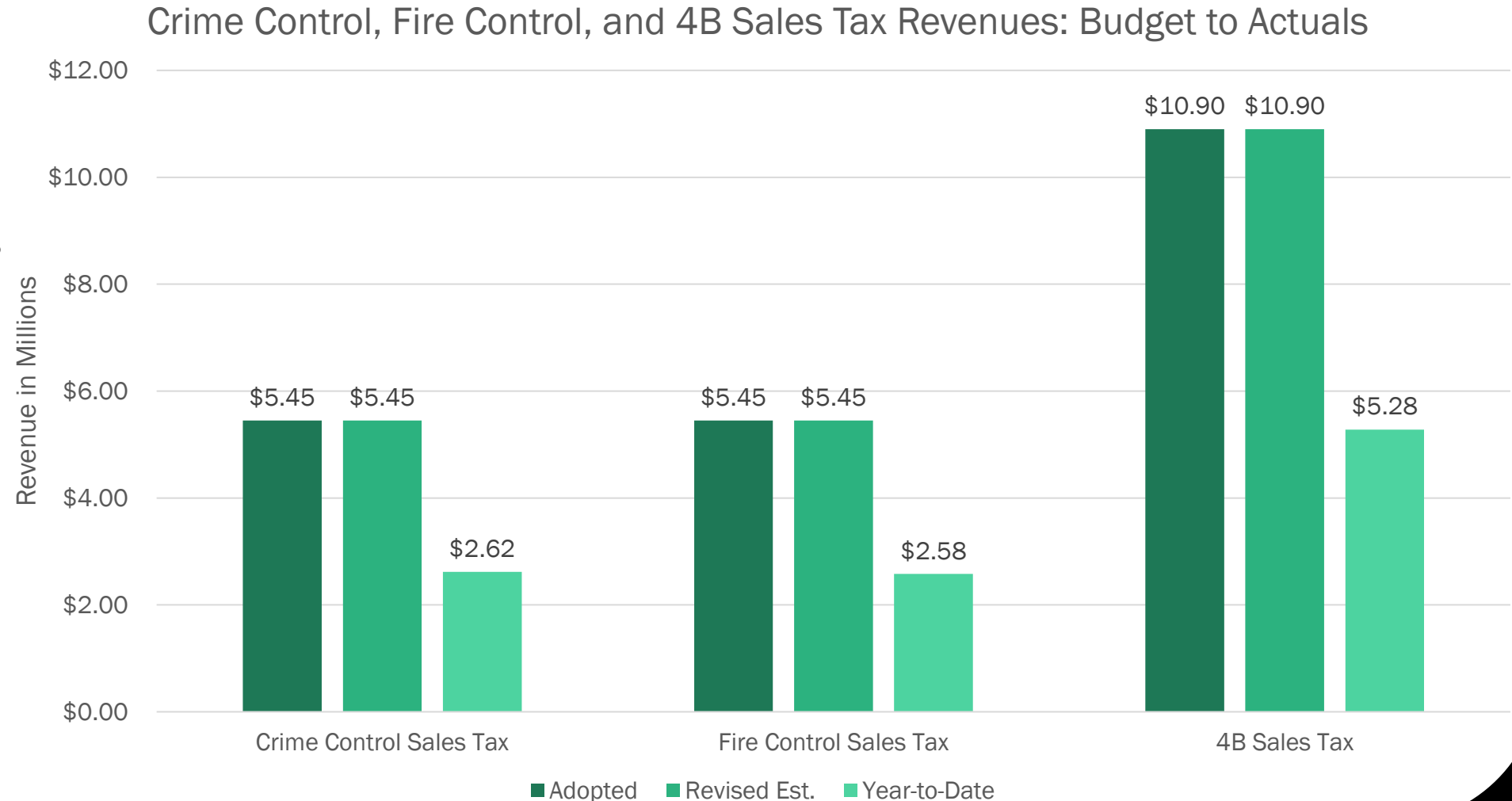
**Interest:** Interest earnings are performing much better than anticipated. This revenue source is budgeted very conservatively as it can be economy-dependent based on federal interest rate decisions.

Hotel/Motel Fund Major Revenues: Budget to Actuals



# CRIME CONTROL, FIRE CONTROL, AND 4B SALES TAX REVENUES

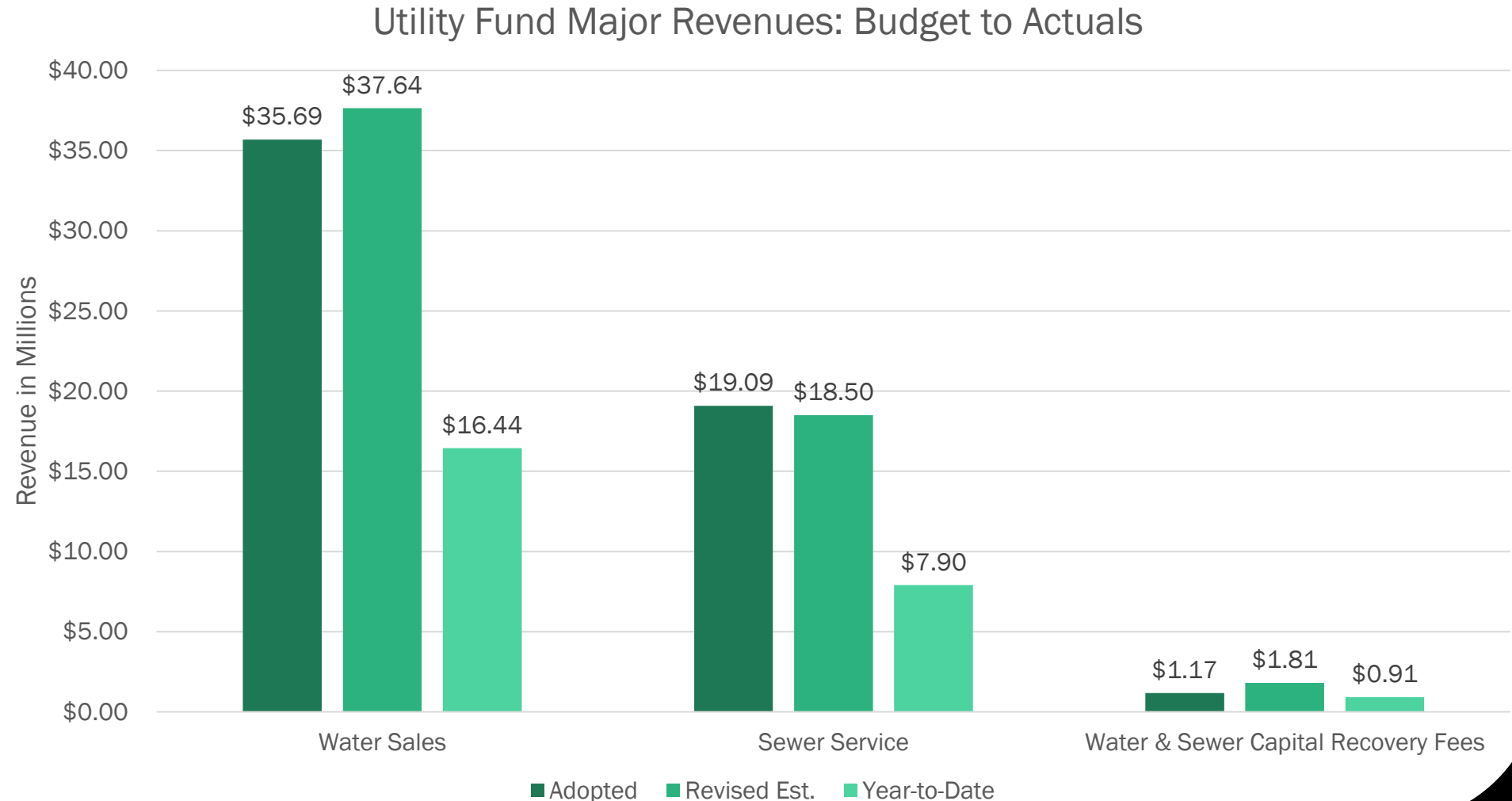
**Sales Tax:** We are keeping mid-year revised estimates flat with the adopted budget. We have seen some significant variation in our collections this year, mostly related to Texas Comptroller's Office audit findings that can either reduce or improve overall collections. Even though this year's audit collections are outliers, they still impact the current year's budget and need to be taken into consideration.



# UTILITY FUND REVENUES

**Water Sales:** Water sales are anticipated to come in higher than budgeted, provided the recent rains come to an end. City Council approved a utility rate increase with the FY 2025 budget.

**Sewer Service:** Revised estimates put us slightly below budget due to a utility billing reversal towards the beginning of the year for unbilled accounts receivable to correct a prior-year entry.



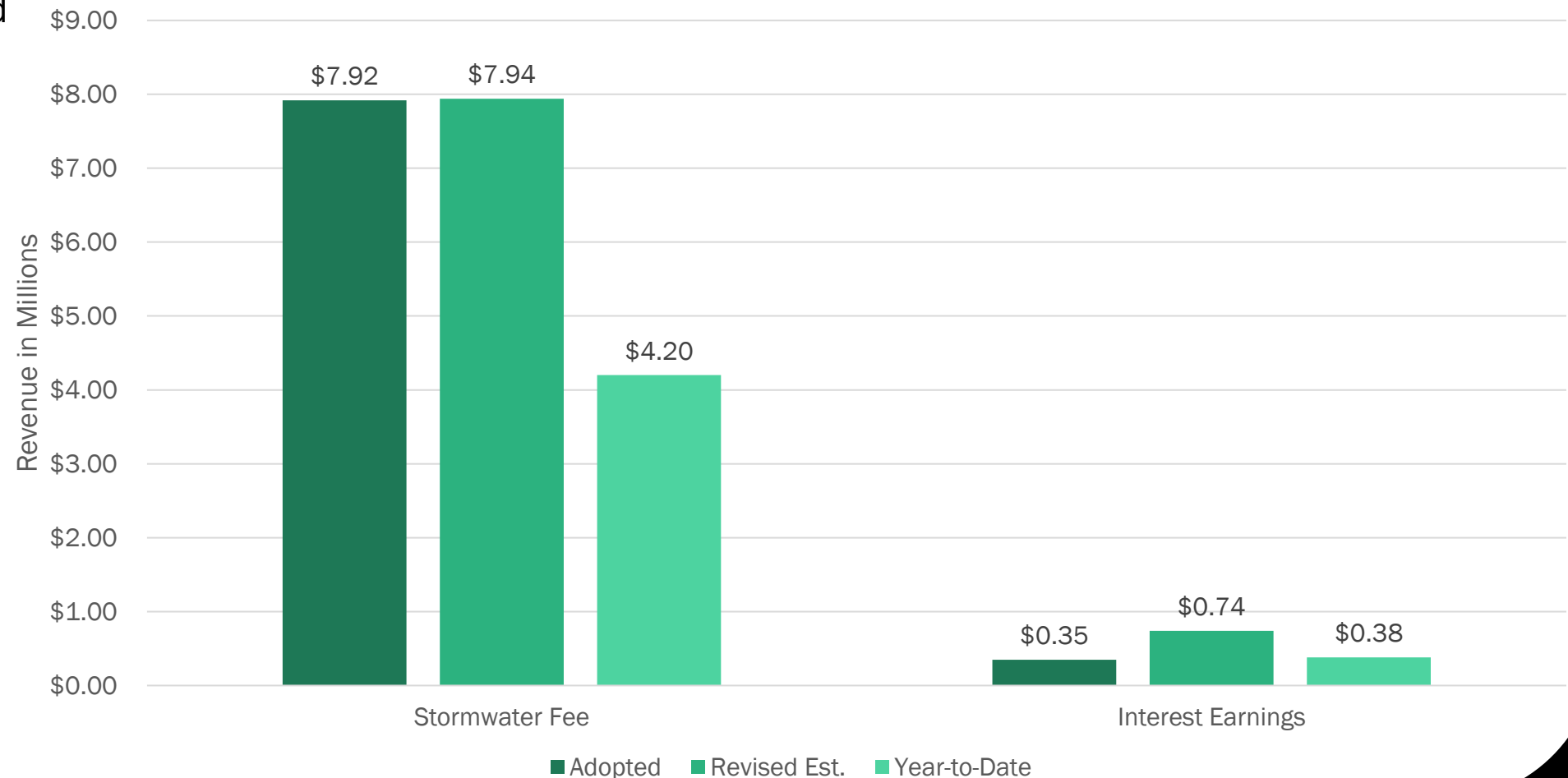


# DRAINAGE FUND REVENUES

**Stormwater Fee:** Revenues are in line with budget and may come in slightly higher based on any new development. City Council also approved a rate increase for FY 2025.

**Interest:** Interest earnings are performing much better than anticipated. This revenue source is budgeted conservatively as it can be economy-dependent based on federal interest rate decisions.

Drainage Fund Major Revenues: Budget to Actuals

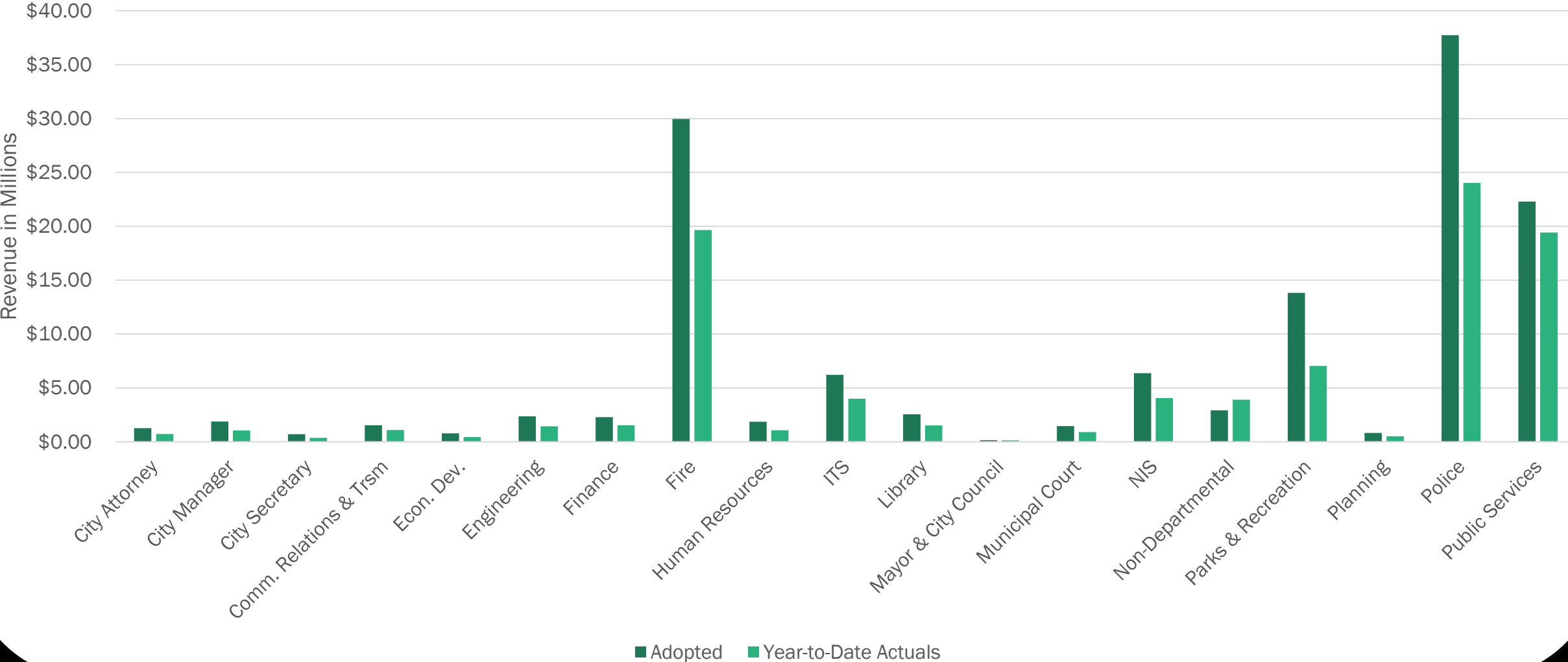


# Expenditures



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# GENERAL FUND OPERATING EXPENDITURE TRENDS



# DEPARTMENT BUDGET UPDATES

- General Fund

- Mid-year reorganization of ITS, City Secretary, and City Manager's Office personnel (\$169,691 reallocated, net \$0 impact)
- Moved public safety funding set aside in Non-Departmental to the Police department's budget upon notification of partial grant (\$327,065)

- Grants Fund

- With the FEMA firefighter staffing grant not materializing, those budgeted grant funds were shifted to other departments that received grants that were not originally planned for:
  - Police: Justice Assistance Grant (\$21,798)
  - ITS: Cybersecurity Grant (\$39,202)
  - NIS: ICMA Economic Mobility (\$20,000)



*ICMA Economic Mobility  
Cohort Grant Cities*



# Mid-Year Supplemental Appropriations



# MID-YEAR SUPPLEMENTAL REQUESTS

- General Fund: \$598,483
  - Park Development, Park Dedication, and Tree Mitigation programs (\$452,223)
    - Revenues received for these three programs will offset this expense
    - Funds will be transferred out to respective projects at the end of the year
  - Runoff election (\$55,000)
    - Runoff election will be held June 7, 2025.
  - Asbestos testing and demolition of Mill Street property (\$91,250)



*New trees at Wayne  
Frady Park*



*Location of Mill  
Street property*

# MID-YEAR SUPPLEMENTAL REQUESTS

- Debt Service Fund: \$1,855,940
  - Typically, the City's GO bond issuance occurs in the spring or early summer of each year.
  - In FY 2024, the bond issuance occurred later in the summer due to the outcome of the four 2024 GO Bond propositions passed by voters in May 2024.
  - Since the bond issuance occurred after the FY 2025 budget was prepared and presented to City Council and debt payments are a year in arrears, a supplemental appropriation is requested.
- Hotel/Motel Tax Fund: \$29,000
  - Supplemental is requested to fund the Red, White, & Lewisville hybrid fireworks and drone show option that was presented to City Council back in February.



*West College St. Bond Project*



*Red, White, & Lewisville Ad*



# MID-YEAR SUPPLEMENTAL REQUESTS

- Utility Fund: \$1,339,376
  - Typically, the City's utility revenue bond issuance occurs in the spring or early summer of each year.
  - In FY 2024, the bond issuance occurred later in the summer due to the outcome of the four 2024 GO Bond propositions passed by voters in May 2024.
  - Since the bond issuance occurred after the FY 2025 budget was prepared and presented to City Council and debt payments are a year in arrears, a supplemental appropriation is requested.
- TIRZ 3: \$74,075
  - A supplemental appropriation is requested to increase the funds available for City's consultant, P3 Works, to continue to review the increased amount of draw requests from the developer and to increase the current-year reimbursement made to the developer per the economic development agreement in place. This allows us to pay down the overall agreement quicker.
  - The TIRZ 3 board approved this request during their May 5 meeting earlier this month.



# Questions?

On tonight's agenda, there is an item requesting a mid-year supplemental in each of these funds.



# **Castle Hills Planned Development Concept Plan Amendment for The Realm Subdistrict**

Staff Presentation to the  
Lewisville City Council  
May 19, 2025

# Significant Historical Events

- ▶ 1996 - Castle Hills agreement approved
  - ▶ Base zoning designations established, including General Business Two Zoning Designation
  - ▶ Zoning Designations assigned at time of final plat of individual sites in alignment with limitations established for various land uses in master agreement
- ▶ May 2014 - Development Regulations regarding The Realm approved
  - ▶ Boundaries of The Realm established, including subject site
  - ▶ Mixed use development with multi-family units above ground-floor commercial uses allowed by right in all commercial zoning designations within The Realm
- ▶ November 15, 2021 - Castle Hills Annexed into the City of Lewisville
  - ▶ State law required approval of permanent zoning within 60 days of annexation
- ▶ January 3, 2022 - Castle Hill Planned Development (PD) Zoning approved
  - ▶ Three subdistricts established
  - ▶ Base zoning districts established

# Castle Hills PD

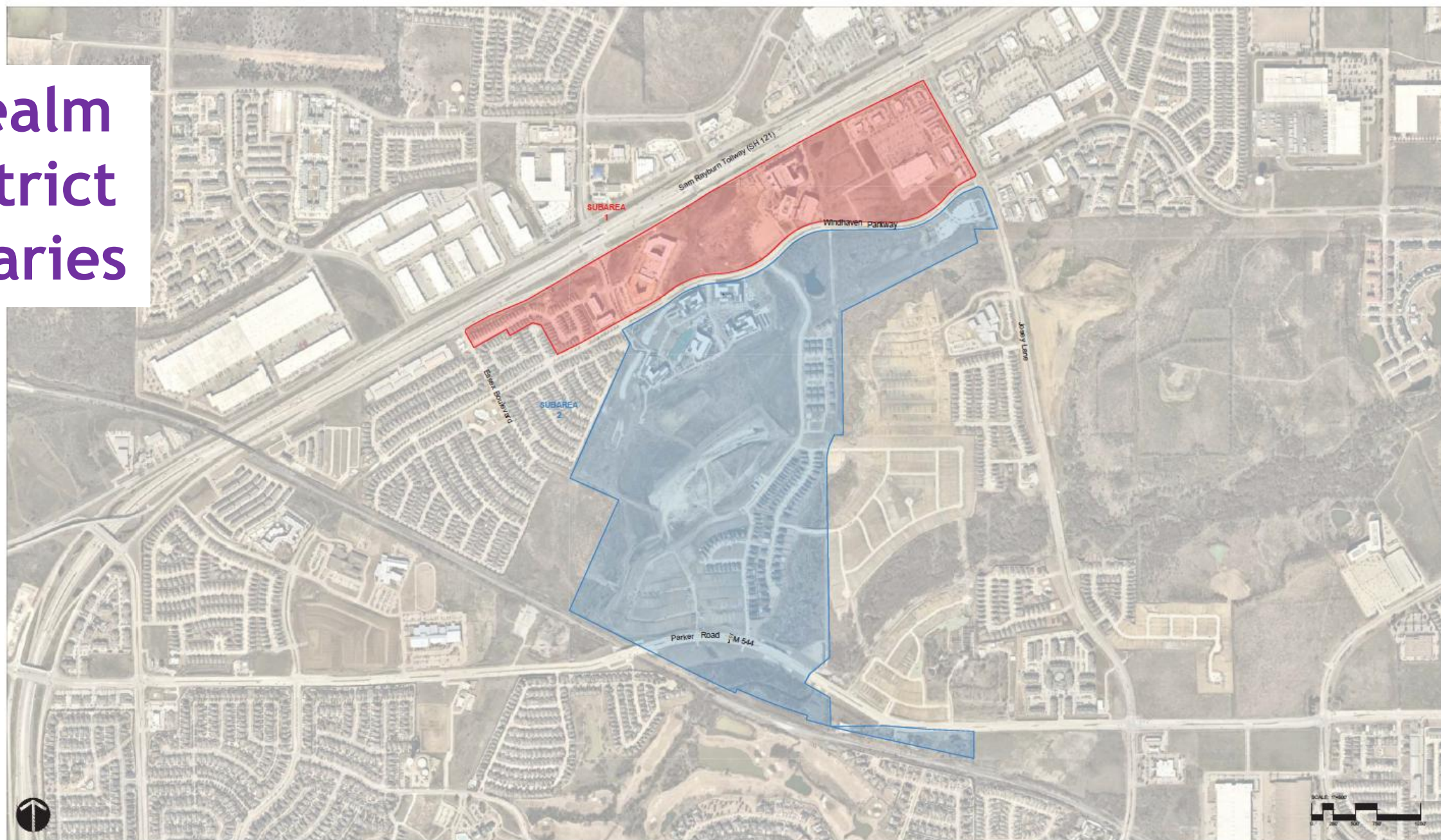
- ▶ Purpose of PD was to reflect the original development regulations and land use limitations established in the 1996 Castle Hills Agreement
- ▶ Three subdistricts established
  - ▶ Castle Hills Primary - covers all single-family residential, townhouse, early garden-style multi-family development along Windhaven Parkway, and golf course developments
  - ▶ The Realm - contains the regulations adopted in 2014
  - ▶ Crown Centre - contains regulations for urban, mixed-use environment envisioned for area west of Sam Rayborn Tollway adopted in 2020
- ▶ Base zoning districts established for all properties within Castle Hills
  - ▶ All base districts reflect regulations from original 1996 agreement

# The Realm Subdistrict

- ▶ Associated concept plan only illustrates building footprint locations and site circulation
- ▶ Concept plan amendment process established
  - ▶ Minor modifications may be approved by the Planning Director such as changes in the location of buildings, changes to the size of building footprints, and minor changes to the site circulation pattern that do not impact the site or surrounding development
  - ▶ Major modifications such as the addition or removal of buildings and changes to the site circulation pattern that impacts connectivity within the site and to surrounding development shall be amended through the rezoning process
- ▶ Several undeveloped areas remained blank due to uncertainty of future development details
- ▶ Concept plan amendments for blank areas approved by Planning Director



# The Realm Subdistrict Boundaries

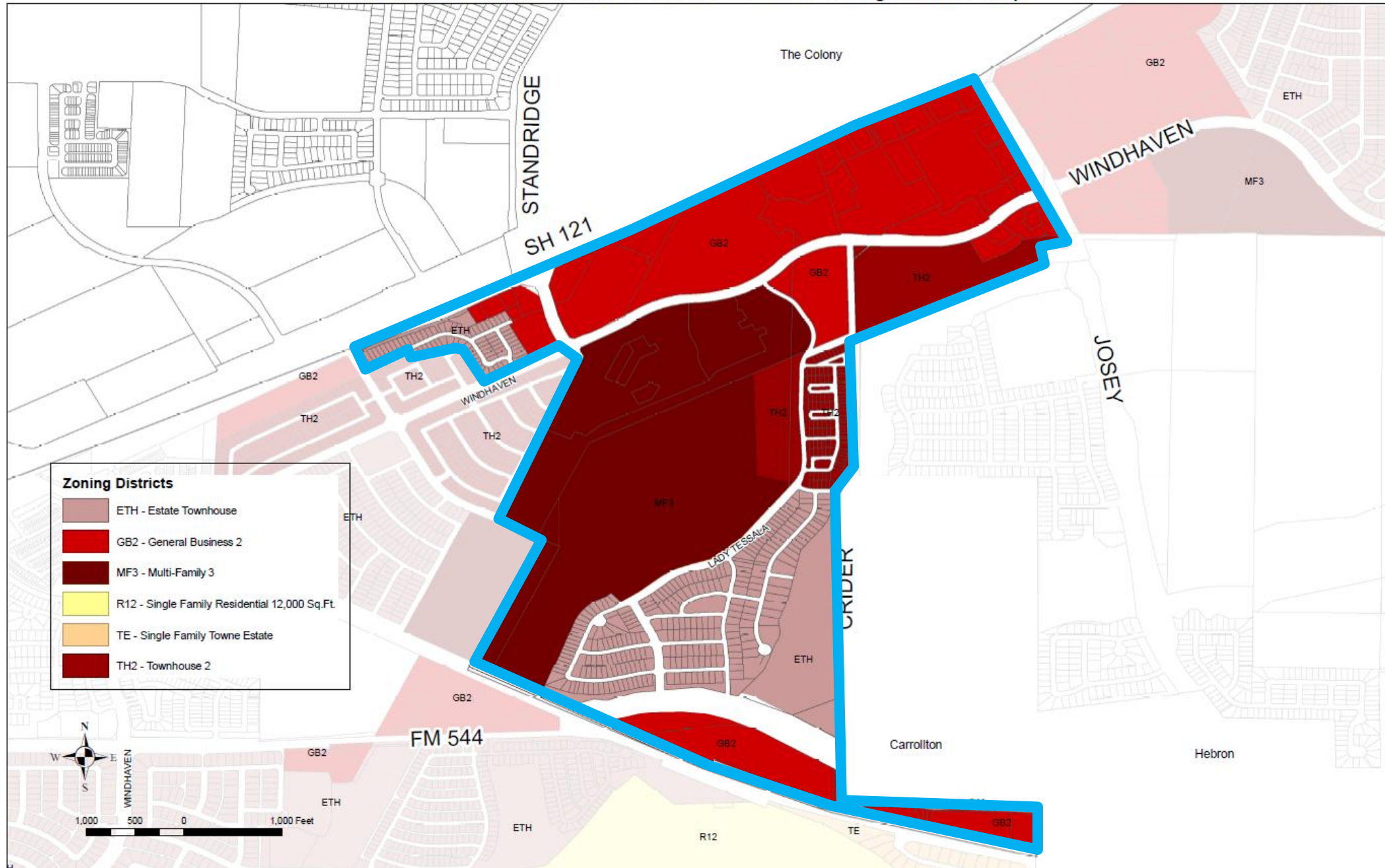


CASTLE HILLS • LEWISVILLE, TX • EXHIBIT 5A - THE REALM SUBDISTRICT SUBAREAS MAP  
PN8513009 | 11.23.2021 | BRIGHT REALTY

NOTE:  
THIS SKETCH IS CONCEPTUAL IN NATURE  
AND SUBJECT TO CHANGE. FURTHER  
STUDY IS REQUIRED TO FULLY  
ACCOMMODATE MARKET DEMANDS,  
TENANT NEEDS, SITE INFRASTRUCTURE  
AND LIFE SAFETY CONCERNS.



Exhibit 5C - The Realm Subdistrict Base Zoning District Map





# General Business Two District

## ► Setbacks

- No front, side, or rear yard is required.

## ► Height

- Maximum building height shall be limited to Federal Aviation Administration (FAA) regulations due to proximity to area airports. On a lot adjacent to a residential district, no building shall exceed 45 feet in height, except that said height may be increased up to the maximum of 12 stories or 180 feet in height at the rate of 2 feet of additional height for each 1 foot of additional setback from required yard lines. In no event, however, shall the portion of a building located within 150 feet of any property zoned for residential purposes exceed the height allowed in that residential zoning district.

## ► Allowed Uses

- Bakery, building material sales, business school, day nursery, medical clinic, carpentry or plumbing shop, creamery, grocery stores, restaurants, hotels, office buildings, retail stores, veterinary or animal hospital, bowling alley or indoor commercial amusement, church worship facilities, brewery, distillery, winery
- Dwelling units of 700 square foot minimum size when located over a retail, restaurant, or similar use on the first floor.

# General Business Two District

	General Business Two Base District In Castle Hills Planned Development District	General Business Two District in Current Unified Development Code
Minimum Front Yard	None	None
Minimum Side Yard	None	None
Minimum Rear Yard	None	None
Maximum Height	Limited to FAA regulations	The width of the ROW plus the depth of the front yard
Maximum Height when adjacent to residential zoning district	45 feet; additional height is allowed up to 180 feet or 12 stories with 2 feet additional height per each additional foot of setback. Buildings within 150 of residentially zoned property shall not exceed height allowed in that residential district.	45 feet; additional height is allowed up to 180 feet or 12 stories with 2 feet additional height per each additional foot of setback

# The Football Tract

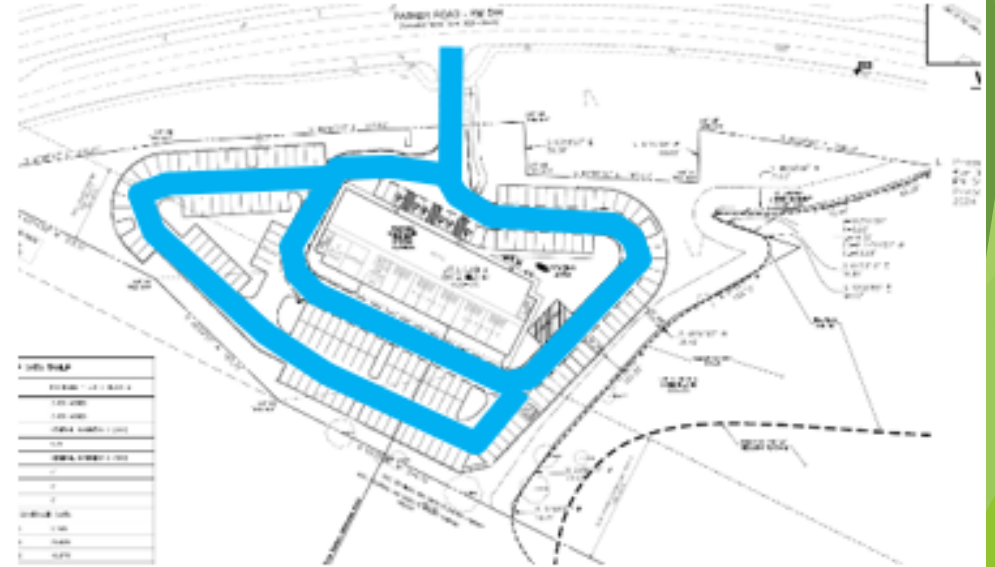
- ▶ Original concept plan adopted with PD illustrated eight lots fronting on a small circular entrance and backing to the railroad
- ▶ No buildings were illustrated
- ▶ Proposed amendment illustrates one single building of 14,631 square feet situated closer to Parker Road (FM 544) with site circulation circling around the proposed building
- ▶ Site circulation change is considered a major modification to the concept plan and requires approval through zone change process
- ▶ 80-foot to 120-foot electric utility easement identified on the final plat approved in June 2022 further constrains building location options on the site
- ▶ Final Plat was approved by P&Z in June 2022, replatted April 2023 and associated infrastructure (water and sewer) was sized to serve a potential mixed-use development on the site.
- ▶ **The uses within the proposed building and the height of the proposed building are NOT elements under consideration with this proposed concept plan amendment**

# Concept

## Current Concept



## Proposed Concept



(Site Circulation in Blue on Both Illustrations)



[illegible]

THE TIME OF THE PLACE.

ALL LOTS IN THE SUGGESTION SHALL BE SOLD AND DEVELOPED SUBJECT TO THE BUILDING LINES SHOWN ON THE PLAN.

WITNESS MY HAND AT Memphis TENN. THIS 19<sup>th</sup> DAY OF July, 2023.

BY: BREXID LARSEN CHL LLC  
A TENNESSEE LIMITED LIABILITY COMPANY



ERIC D. STARNLEY  
PRESIDENT

STATE OF TENNESSEE    ☐  
COUNTY OF DEKALB    ☐

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ERIC D. STARNLEY FOR BREXID LARSEN CHL LLC, A TENNESSEE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON AND OFFICIAL WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSEQUENCES THEREIN EXPRESSED, AS THE ACT AND DEED OF BREXID LARSEN CHL LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND IN THE CAPACITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19<sup>th</sup> DAY OF July, 2023.




NOTARY PUBLIC IN AND FOR THE STATE OF TENNESSEE



EXPIRATION / EXPIRATION DATE  
06/15/25    EXPIRATION DATE  
04/01/23    EXPIRATION DATE  
06/15/25    EXPIRATION DATE  
04/01/23    EXPIRATION DATE  
06/15/25    EXPIRATION DATE  
04/01/23    EXPIRATION DATE

[illegible]

<p>OWNER: BRECO LANDS CH, LLC 4400 STATE HIGHWAY 121 SUITE 900 LEWISVILLE, TX 75056-4590 CONTACT: ERIC STANLEY 972-410-6500</p> <p>ENGINEER: LANDDESIGN, INC. 5031 ALPINA ROAD, SUITE 24 DALLAS, TX 75249 CONTACT: BRIAN DENCH 974-785-6200</p>	<p style="text-align: center;"><b>REPLAT</b> <b>CASTLE HILLS H3</b> LOT 1R AND 3, BLOCK A 15.956 ACRES ZONED G62 A. SINGLETON SURVEY - ABSTRACT NO. 1198 AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS MARCH, 2023      SCHEME: F-1867</p> <p style="text-align: center;">SURVEYOR</p> <div style="text-align: center;">  <p><b>AXIS</b> SURVEYING</p> </div> <p>P.O. BOX 978         WAXAHACHE, TEXAS 75086 214-302-0206         TOWNSHIP: 10N    RANGE: 10E INFO@AXIS-SURVEY.COM</p>	<p>DOCUMENT NO.</p> <p>Filed for Record in the Official Records of: Denton County On: 03/03/2023 12:50:32 PM in the PLAT Records CASTLE HILLS H3 Book Number: 2623 - 279 Number of Pages: 1 Amount: \$0.00 TXS: 20230303000402 By: NA</p>
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Drone view facing North from 47.5 feet  
above proposed building footprint





Drone view facing South from 47.5 feet  
above proposed building footprint





Drone view facing Southwest from 47.5 feet above proposed building footprint





**QUESTIONS?**





# Football Tract

City Council Meeting 5/19/2025





# History

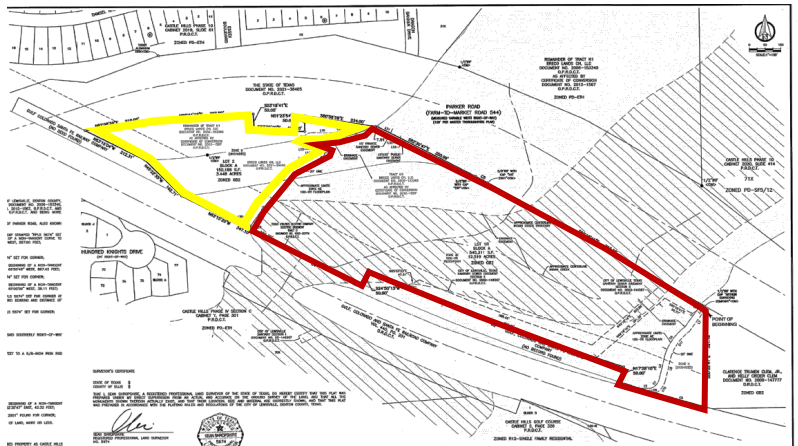
1990



2022



2023



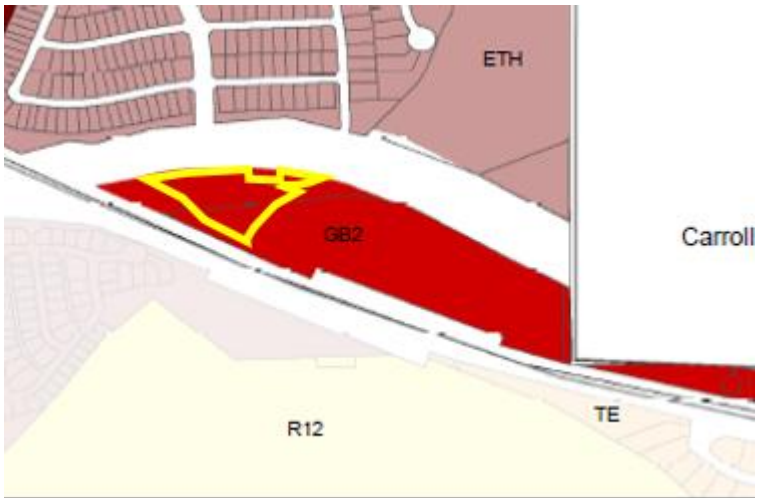
2025



2025



Zoning











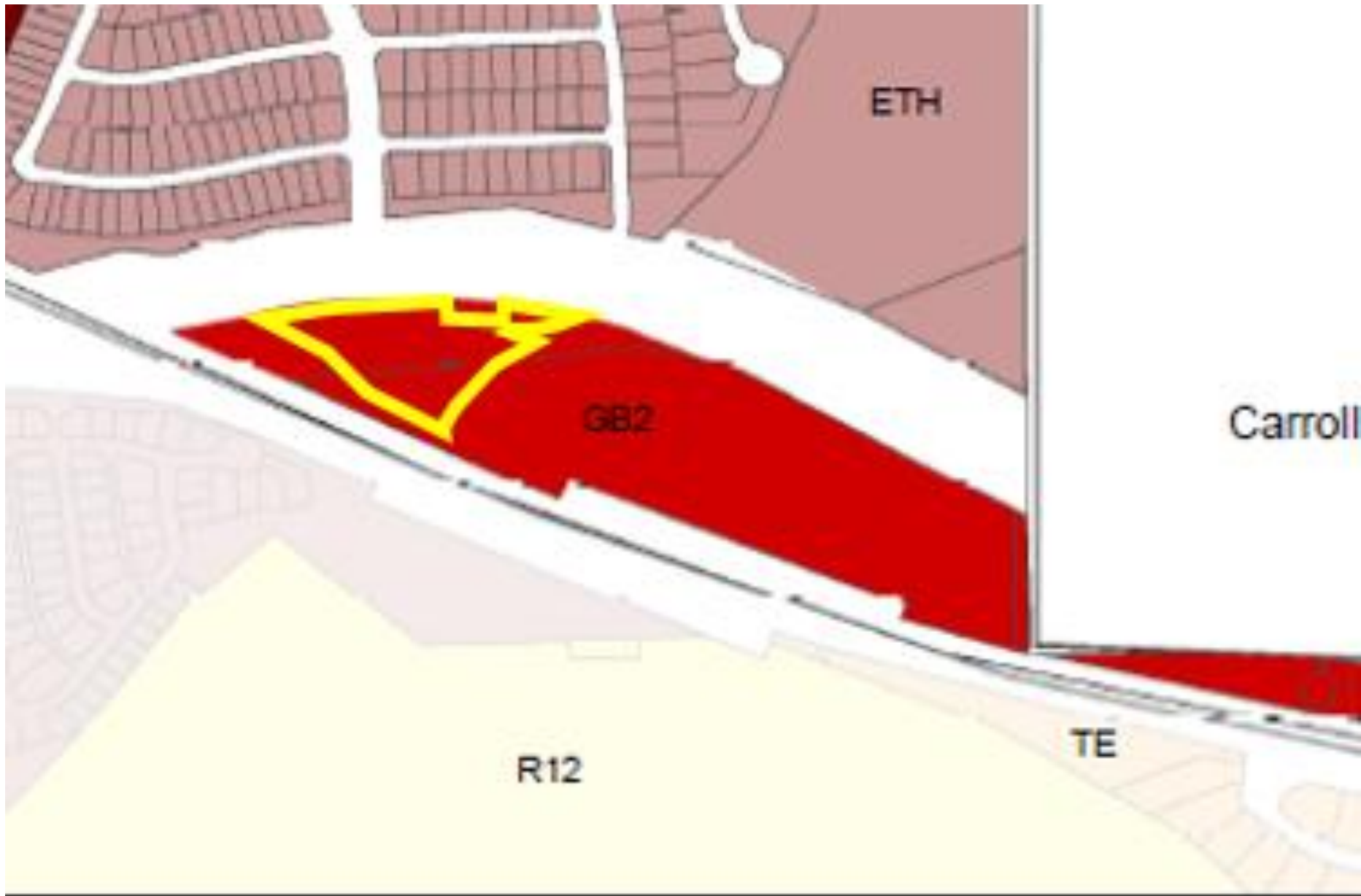












# Community Feedback

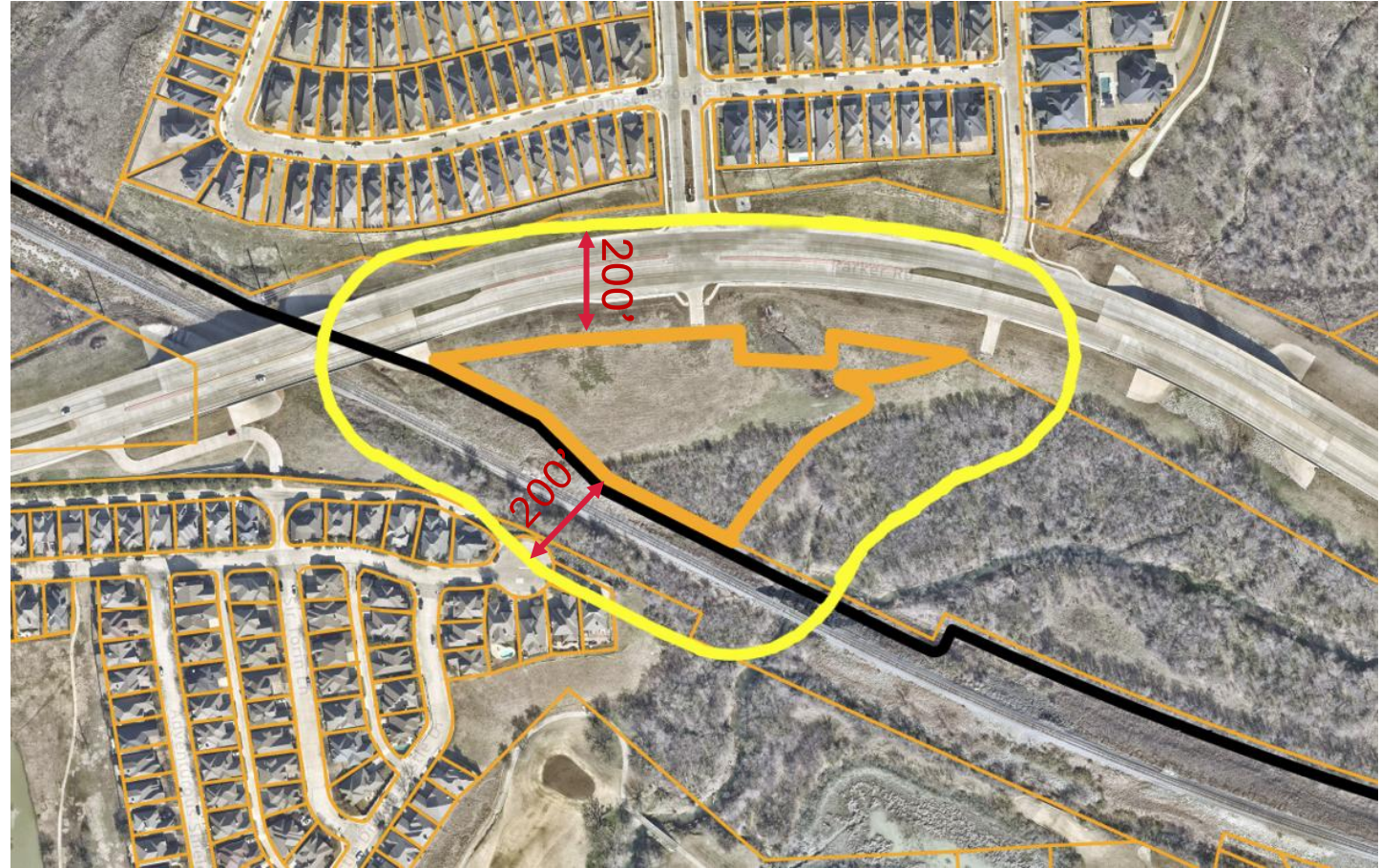
## Discussion at P&Z

- | Notice Requirements
- | Zoning
- | Concept Plan Amendment
- | Site Conditions
- | Cohesive with Existing Land Use
- | TIA



# Notice Requirements

- Notice Requirement for Neighborhood Meeting 200'
- Listed of names provided by City













# Zoning

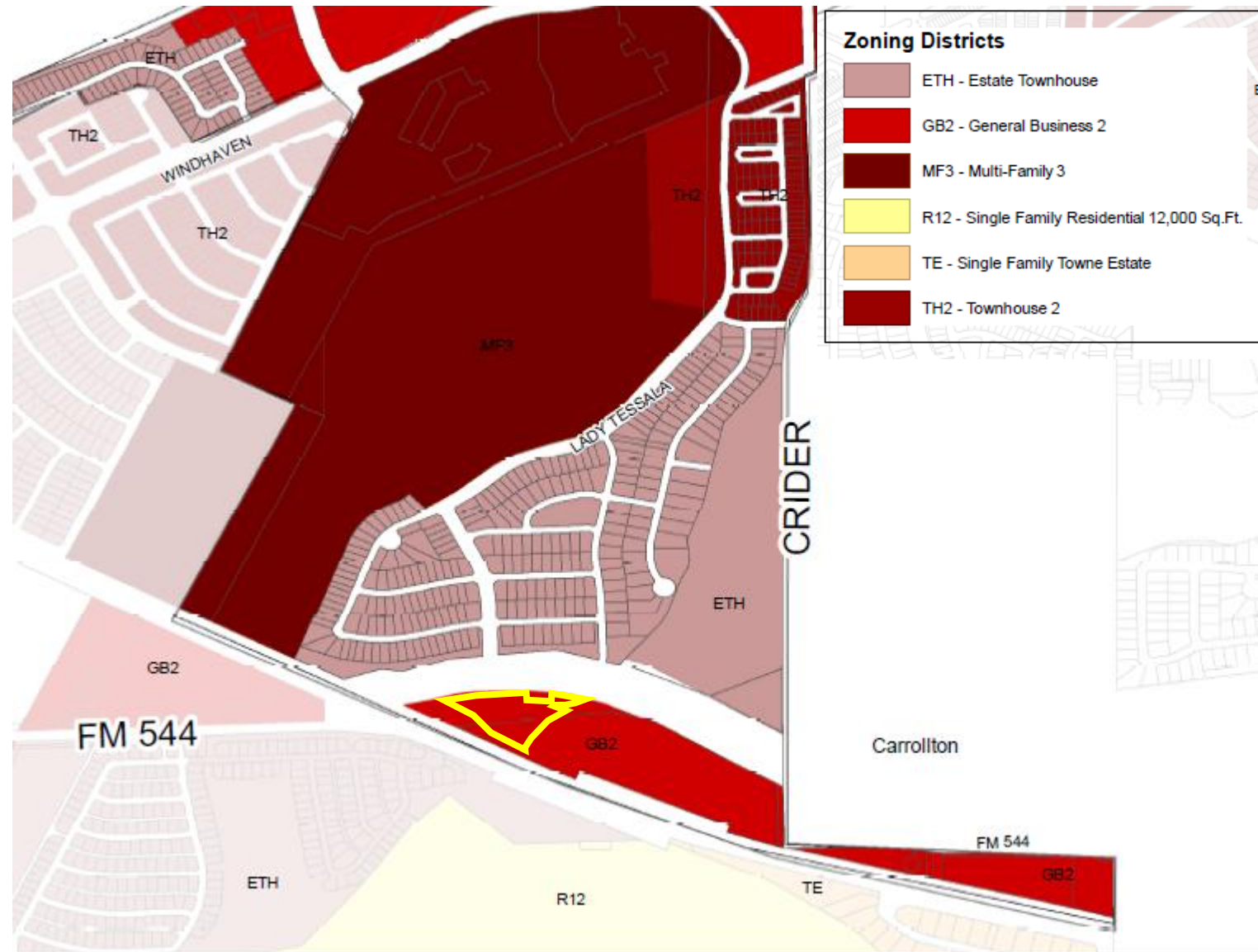
## Zoning GB 2

PD Requirement: The Planning Director may approve minor modifications to the concept plan such as changes in the location of buildings, changes to the size of building footprints, and minor changes to the site circulation pattern that do not impact the site or surrounding development.

**Major modifications such as the addition or removal of buildings and changes to the site circulation pattern that impacts connectivity within the site and to surrounding development shall be amended through the rezoning process** set forth in the City of Lewisville Zoning Ordinance, as amended.

### Permitted uses such as:

- Ground Floor Retail with Multifamily on top
- Church
- Carpentry, painting, plumbing shop
- Bowling alley or other commercial amusement uses
- Hotel, Motels, and Inns



## 2022 NON-REGULATORY CONCEPT PLAN

[illegible]



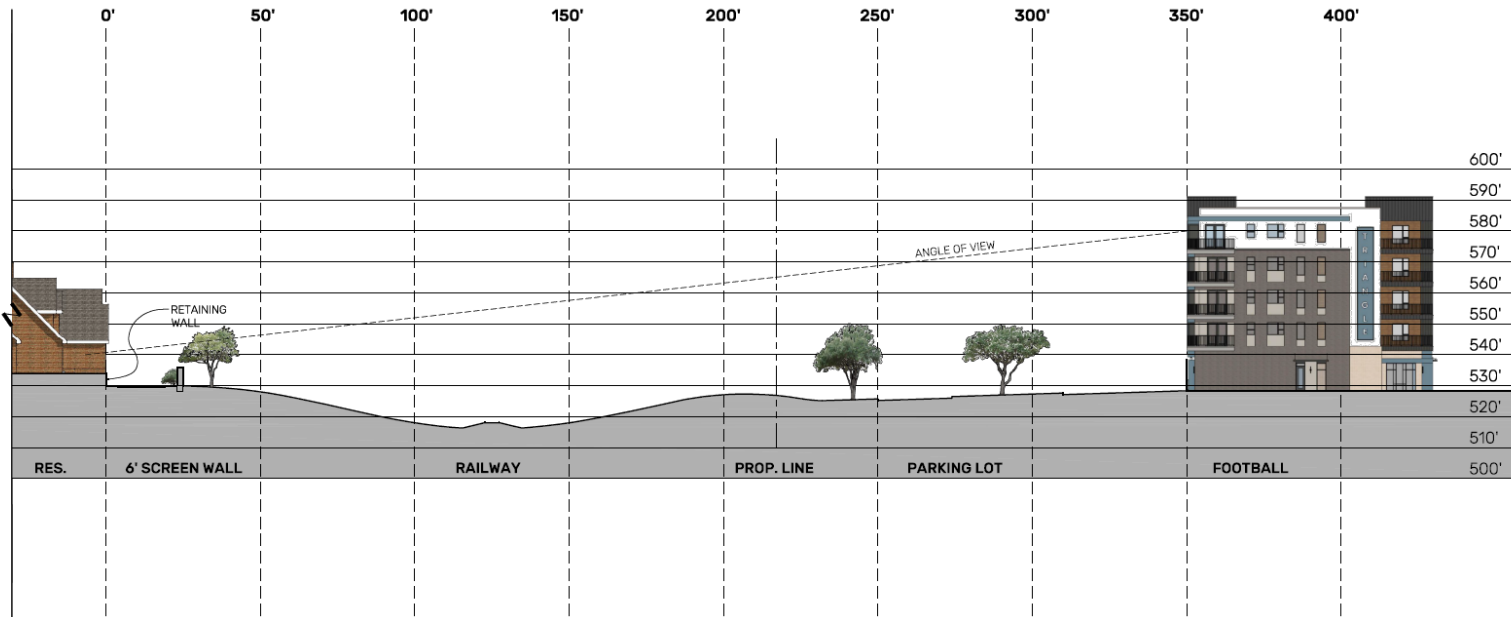




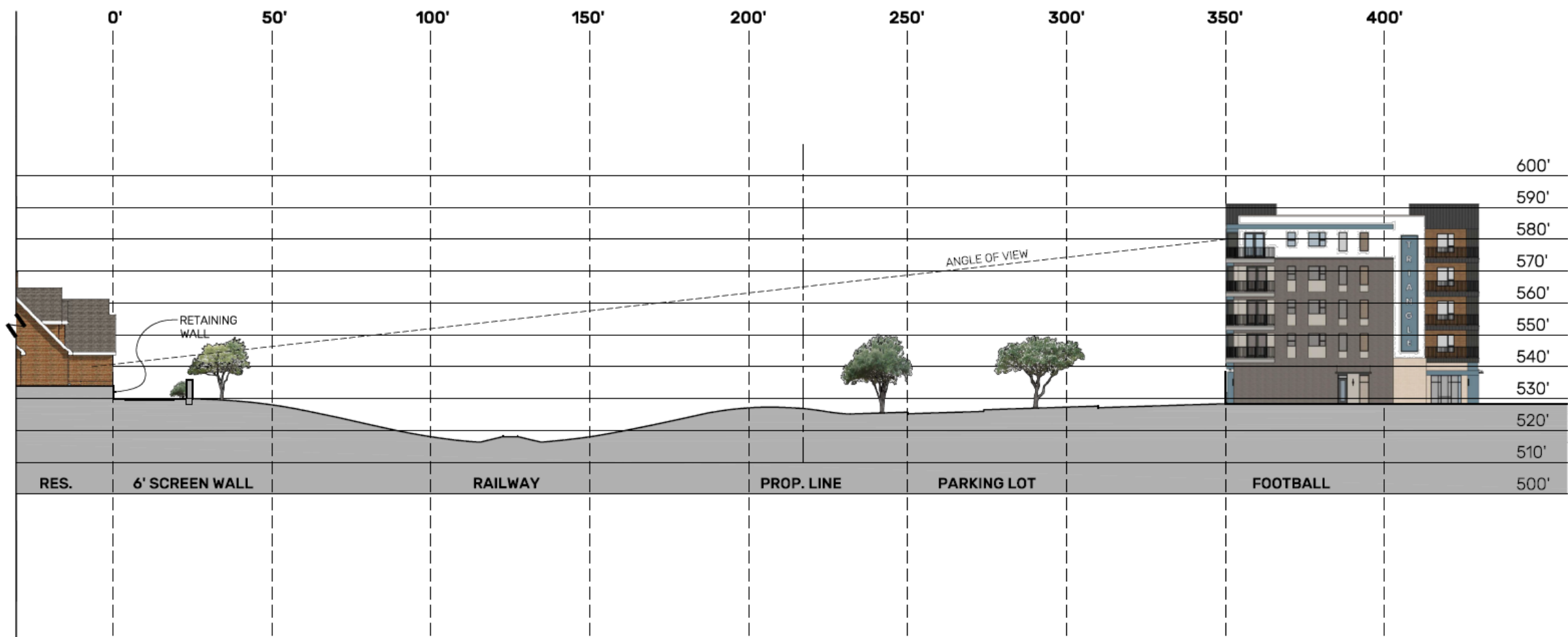
# Site Conditions

## Height:

- Property is not adjacent to a residential district
- Not located within 150 feet of any property zoned for residential
- Required to comply with Federal Aviation Administration regulations
- Edge of building is 350' away from residence









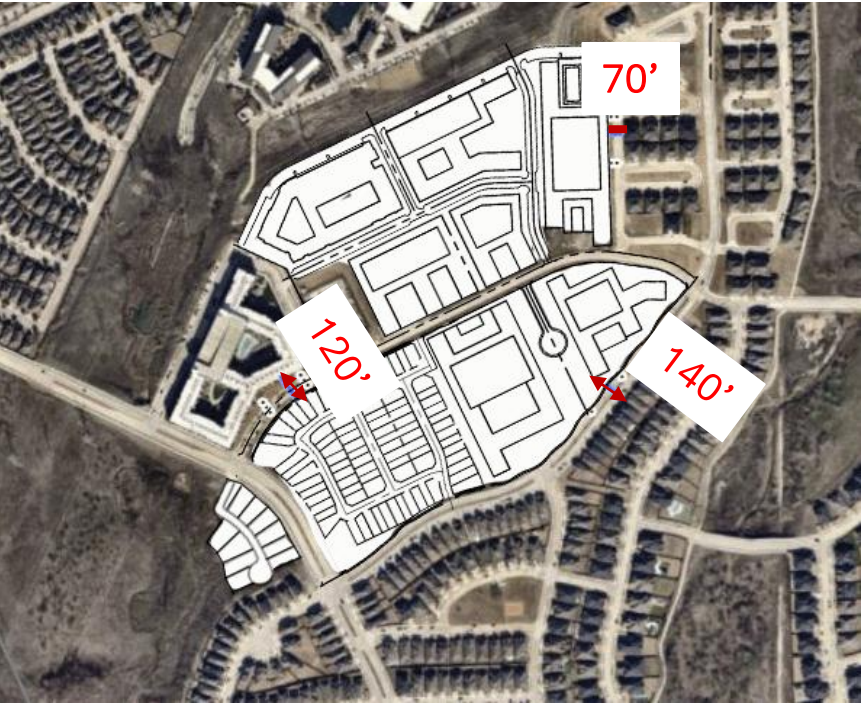






# Cohesive With Existing Land Use

LADY BETTYE DR AND LADY TESSALA AVE



WINDHAVEN PKWY AND SIR JUDGE DR



WINDHAVEN PKWY AND KNIGHT OF THE REALM BLVD



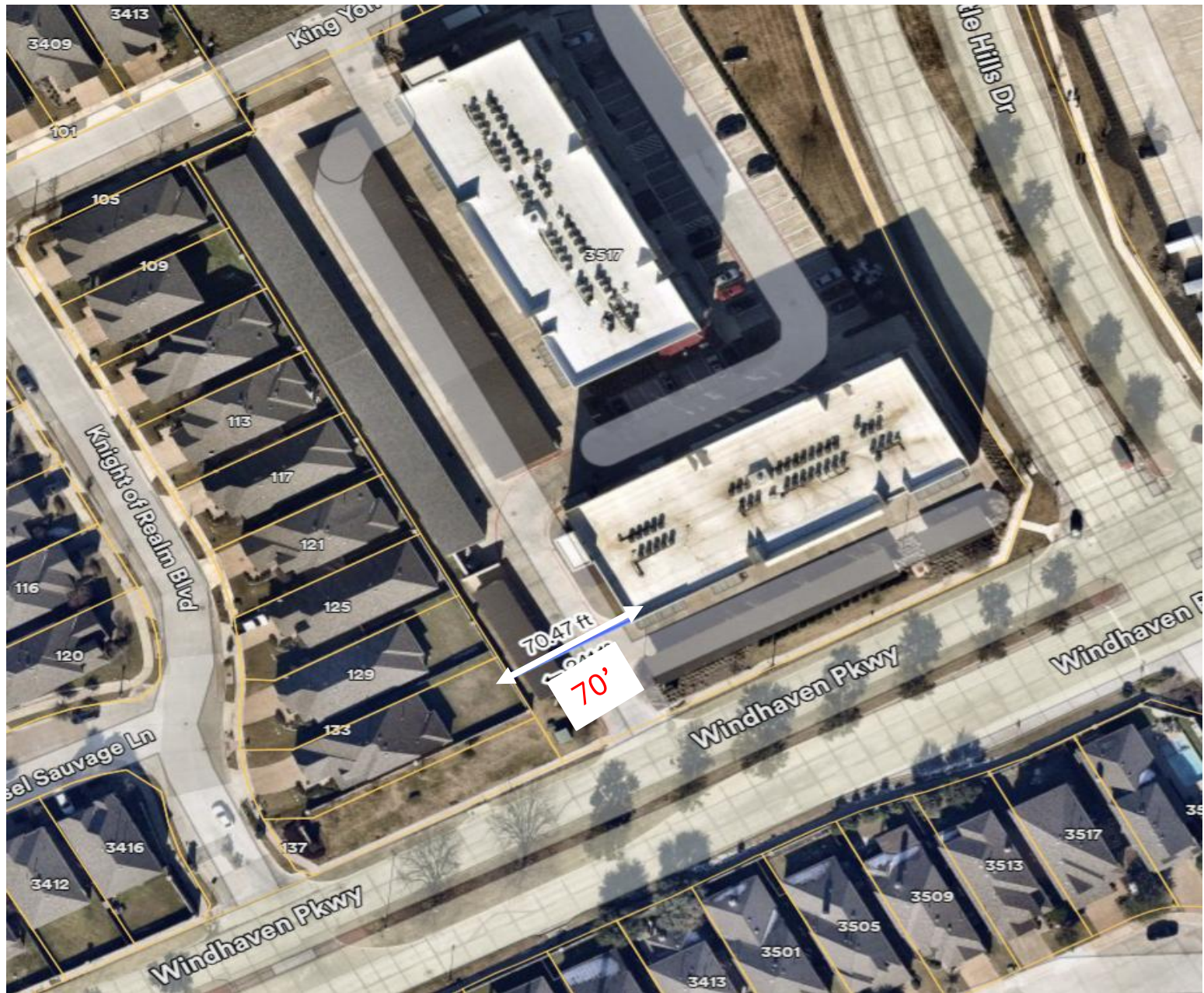














# Traffic Concerns

- | Updating TIA and planning to be submitted in May
- | Note has been added to plans regarding a Traffic Signal

## Notes:

1. Property owner shall be responsible for installation of traffic signal on FM 544 Per Traffic Impact Analysis Prepared by McAdams In August of 2024



# Addressing the Concerns

Cohesive with land use

Provide Certainty

Increased Setbacks

Improve Traffic

Compatible

Constraints On Property



# Thank you

