

**LEWISVILLE CITY COUNCIL**  
**2026 ANNUAL CITY COUNCIL RETREAT**

**February 27, 2026**

**8:30 A.M.**

**Present:**

TJ Gilmore, Mayor

**Council Members:**

Ronni Cade, Mayor Pro Tem  
Bob Troyer, Deputy Mayor Pro Tem - Absent  
William Meridith  
Lonnie Tipton  
Kristin Green  
Patrick Kelly

**City Staff:**

Claire Powell, City Manager  
Gina McGrath, Deputy City Manager  
Shante Akafia, Assistant City Manager  
Liz Plaster, City Attorney  
Jennifer Malone-Ippolito, City Secretary

With a quorum of the Council Members present, the 2026 Annual City Council Retreat was called to order by Mayor Gilmore at 8:30 a.m. on Friday, February 27, 2026, in the Lewisville City Hall Lower Level Training Room, 151 West Church Street, Lewisville, Texas. City Department Heads were also in attendance.

**PUBLIC COMMENT**

Adrian Doko, Lewisville, TX, was called to speak and spoke before the City Council regarding drones as a first responder.

Brent Kuykendall, Lewisville, TX, was called to speak and spoke before the City Council regarding his run for City Council Place No. 1.

**WORKSHOP SESSION**

**City Council Discussion on the Topics Listed  
Below**

**(Agenda Item A)**

Staff will make presentations on the following topics, in no particular order, to provide context for related City Council discussion:

1. Welcome and 2025 Accomplishments
2. Lewisville 2025 Vision Plan Action Priorities
3. Zencity Community Survey Results Briefing
4. Drone as First Responder Program
5. Lewisville Infrastructure Study
6. Economic Development Policy Update
7. 2035 Vision Plan Update
8. Nature Center Design Process
9. Vista Ridge Park and Amphitheater Project Update
10. Economic Outlook: Trends, Demographics, & Budget Insights
11. Staff Recap

**Welcome and 2025 Accomplishments**

**(Topic 1)**

At the request of Mayor Gilmore, City Manager Claire Powell gave introductions and thanked staff for their work and participation in the retreat and showed a video of the 2025 accomplishments.

**Lewisville 2025 Vision Plan Action Priorities**

**(Topic 2)**

City Manager Powell provided a comprehensive progress update on multiple initiatives, including affordable housing in Lewisville, enhancements to the multi-family inspection program and Police and Code Compliance nuisance abatement program.

Efforts to expand community engagement included increased outreach to boards and commissions, the establishment of the 2035 Steering Committee, and ongoing collection of demographic data, continuing expansion of the Lewisville Ambassadors and Citizens University programs, launching the “Meeting in a Box” program and door-to-door outreach.

Additional updates included free public Wi-Fi in parks, bringing people to Old Town, and efforts to connect residents with jobs, education, and community resources, using data-driven strategies to identify areas where increased engagement is needed (by expansion of Zencity

surveys), and programs and processes that need to be evaluated for effectiveness (Project Smarter Initiative).

Progress was also reported on securing resources for the Green Centerpiece and funding commitment for the updated Master Strategy and Nature Center, developing an increased inventory of retail establishments in Lewisville for use in communication, marketing and business support and work on economic incentives.

Other initiatives included improvements to wayfinding, messaging, and informational materials to better connect Lewisville's key destinations; the establishment of a Community Champions program to train residents for emergency response; development of an interlocal agreement for animal control services during disasters; creation of a centralized volunteer program; and partnerships with local churches to provide overnight sheltering.

Discussed key priorities still to be completed, including finalizing apartment rehabilitation and quality-of-life strategies; sustaining and refining nuisance abatement efforts; expanding inclusive engagement and representation; completing the expansion of park Wi-Fi; advancing Old Town business incubation initiatives; and developing and implementing a comprehensive wayfinding signage strategy.

Discussion was held regarding potential future public art initiatives, including the addition of murals throughout the city. Council expressed interest in further exploring the concept and its alignment with long-term planning efforts. There was discussion regarding funding limitations, including existing caps on the use of HOT funds, as well as the potential to position such initiatives as economic development incentives. Staff will bring the item back for future discussion.

Discussion was held regarding priorities for the upcoming budget. Council expressed interest in supporting business incubation efforts, particularly in Old Town and there was discussion regarding the opportunity to further cultivate and attract targeted businesses.

There was discussion regarding park Wi-Fi services. Staff provided an overview of current efforts, including the use of 5G and solar-powered solutions in areas without existing infrastructure.

**Zencity Community Survey Results Briefing**

**(Topic 3)**

Josie Peery of Zencity presented the 2025 community survey results and addressed Council questions. Discussion included resident feedback trends, demographic response rates, and service quality perceptions, particularly related to waste pickup. Clarification was provided on survey methodology, including how benchmark questions are determined and that private Facebook pages were not used as data sources. Council also discussed strategies for meeting residents where they are and improving engagement.

Mayor Gilmore RECESSED the Workshop Session for a break at 10:52 a.m.

Mayor Gilmore RECONVENED the Workshop Session at 10:57 a.m.

**Drone as First Responder Program**

**(Topic 4)**

Police Chief Brook Rollins gave a presentation regarding Drone as First Responder Program and received questions and comments from City Council members.

Chief Rollins led the City Council and other retreat attendees to the City Hall front steps for a demonstration of the drone as first responder.

City Council and other retreat attendees returned to the Lower Level training room and Chief Rollins continued the presentation.

**Lewisville Infrastructure Study**

**(Topic 5)**

Director of Finance Dave Erb and Chris Ekrot, President and CEO and Richard Campbell, Managing Director with NewGen Strategies & Solutions, LLC, gave a presentation regarding Lewisville Infrastructure Study and received questions and comments from City Council members.

Mayor Gilmore RECESSED the Workshop Session at 12:24 p.m. for a lunch break.

Mayor Gilmore RECONVENED the Workshop Session at 12:58 p.m.

**Economic Development Policy Update**

**(Topic 6)**

Director of Economic Development and Tourism Marichelle Samples and Field Director of Grow America Maureen Milligan gave a presentation regarding Economic Development Policy Update and received questions and comments from City Council members.

Staff requested clarification on desired project types, and Council indicated interest in reviewing all projects that staff determines have merit, with particular interest in rehabilitation efforts. There was discussion on maintaining small business grant funding within designated City Focus Areas, with similar consideration expressed for mural grants. There was also discussion regarding façade improvement grants along the Business 121 Corridor.

Mayor Gilmore RECESSED the Workshop Session for a break at 2:03 p.m.

Mayor Gilmore RECONVENED the Workshop Session at 2:11 p.m.

**2035 Vision Plan Update**

**(Topic 7)**

City Manager Powell, Director of Planning Richard Luedke, and Wendy Bonneau, Vice President Urban Planning & Design and David Jones, Senior Urban Planner with, Freese & Nichols,

Inc., gave a presentation regarding 2035 Vision Plan Update and received questions and comments from City Council members.

City Council members provided input on the wording of the draft vision statement.

City Council members participated in a Big Moves activity and presented their ideas.

**Nature Center Design Process**

**(Topic 8)**

Assistant Director of Parks & Recreation Marcu Gallegos presented information about the RFP process.

Director of Parks & Recreation Stacie Anaya gave a presentation regarding the Nature Center Design Process and received questions and comments from City Council members.

**Vista Ridge Park and Amphitheater Project Update**

**(Topic 9)**

Director of Parks & Recreation Stacie Anaya gave a presentation regarding Vista Ridge Park and Amphitheater Project Update and received questions and comments from City Council members.

Mayor Gilmore RECESSED the Workshop Session for a break at 4:15 p.m.

Mayor Gilmore RECONVENED the Workshop Session at 4:25 p.m.

**Economic Outlook: Trends, Demographics, & Budget Insights**

**(Topic 10)**

Director of Economic Development and Tourism Marichelle Samples, Director of Finance Dave Erb and Budget Manager Ashley Carlisle gave a presentation regarding Economic Outlook: Trends, Demographics, & Budget Insights and received questions and comments from City Council members.

**Staff Recap**

**(Topic 11)**

City Manager Powell and Deputy City Manager McGrath provided a staff recap and received questions and comments from City Council members.

**Adjournment**

**LEWISVILLE CITY COUNCIL  
2026 ANNUAL CITY COUNCIL RETREAT  
FEBRUARY 27, 2026**

**Page 6**

There being no further business to come before the Council, Mayor Gilmore adjourned the 2026 Annual City Council Retreat at 5:25 p.m. on Friday, February 27, 2026.

These minutes approved by the Lewisville City Council on the 4<sup>th</sup> of May, 2026.

APPROVED

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TJ Gilmore  
MAYOR

ATTEST:

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Jennifer Malone-Ippolito  
CITY SECRETARY

DRAFT MINUTES

# **LEWISVILLE CITY COUNCIL RETREAT**

**FEBRUARY 27, 2026**



# AGENDA

- 2025 Accomplishments
- Lewisville 2025 Vision Plan Action Priorities
- Zencity Community Survey Results Briefing
- Drone as First Responder Program
- Lewisville Infrastructure Study
- Economic Development Policy Update
- 2035 Vision Plan Update
- Nature Center Design Process
- Vista Ridge Park and Amphitheater Project Update
- Economic Outlook: Trends, Demographics, & Budget Insights
- Staff Recap



# 2025 ACCOMPLISHMENTS





# Lewisville 2025 Vision Plan Action Priorities

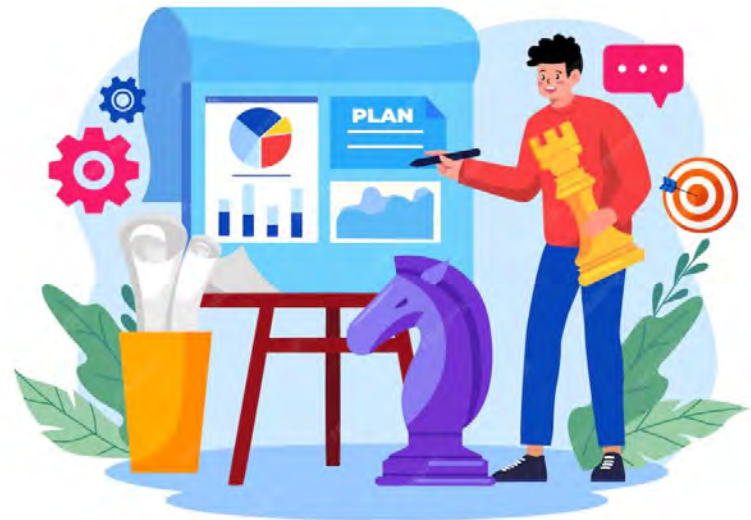
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Progress Update, Next  
Steps & Future Focus

# 2025 Retreat Direction

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Council determined 13 outstanding action priorities from the 2025 Vision Plan Update needed to be pursued during the current year



## Progress Update: Lewisville 2025 Action Priorities

Ranking	Action Priority Description	Progress	FY 2026 New Funding	Pre-Existing or FY 2026 Base Budget
1	Develop a strategy for maintenance and rehabilitation of existing apartment complexes that improves residents' quality of life while continuing to include affordable housing ( <b>Diverse and Thriving Neighborhoods</b> ).	<ul style="list-style-type: none"> <li>• <b>City Council Agenda - 4/7/2025:</b> Non-Competitive Housing Tax Credits - Waters at Stone Creek</li> <li>• <b>City Council Agenda - 10/20/2025:</b> Amended and restated economic development agreement for The Standard at Old Town</li> <li>• <b>City Council Agenda - 2/16/2026:</b> Approved competitive housing tax credit (9%) for mixed income, veteran-focused development - Fox and Edmunds</li> </ul>	<ul style="list-style-type: none"> <li>• Public Facility Corporation (\$560K)</li> <li>• Housing Toolkit Initiatives (\$40K)</li> </ul>	<ul style="list-style-type: none"> <li>• G2502 Affordable Housing Project (\$300K)</li> </ul>
2	Continue and expand the Police and Code Compliance Departments' Nuisance Abatement programs for multi-family and hotel/motel properties ( <b>Diverse &amp; Thriving Neighborhoods</b> ).	<ul style="list-style-type: none"> <li>• <b>City Council Agenda - 6/2/2025:</b> The Nuisance Abatement Program (NAP) was expanded citywide to include residences and hotels/apartments.</li> <li>• PD formed a Nuisance Abatement Committee to conduct monthly reviews of properties that qualify for NAP. The committee tracks metrics related to NAP qualifiers and produces a monthly report of findings. Since inception, no properties have qualified for NAP (early intervention or full NAP response).</li> </ul>		
3	Involve the entire diverse community in implementation of Lewisville 2025 and in service on City Boards and Commissions ( <b>Values-Driven Organization</b> ).	<ul style="list-style-type: none"> <li>• <b>City Council Agenda - 4/7/2025:</b> Update to Arts Advisory Board Selection Criteria</li> <li>• Lewisville 2035 engagement</li> <li>• City Secretary tracks appointee demographics regarding boards and commissions</li> <li>• <b>City Council Agenda - 11/17/2025:</b> Appointment to Place No. 2 on Arts Advisory Board</li> <li>• <b>City Council Agenda - 1/26/2026:</b> Ordinance establishing Capital Improvements Advisory Committee</li> </ul>		

[Link to Lewisville 2025 Action Priority Update](#)

# Key Work Still to Be Accomplished



Finalize apartment  
rehabilitation and  
quality-of-life strategies



Sustain and refine  
nuisance abatement  
efforts



Increase inclusive  
engagement and  
representation



Complete park Wi-Fi  
expansion



Advance Old Town  
business incubation

# 2026 Retreat Action Priorities

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Any items from the previous slide that are still considered a priority?  
Any to drop? Anything to add?





# Community Survey Results Briefing

Lewisville City Council Retreat

**February 27, 2026**

# *In Memoriam*

## **James Kunke**

1967-2025

**Community Engagement Director, City of Lewisville**

**A dedicated public servant and a true champion of  
Community voice**



# 400+ agencies partner with Zencity to power the work of government with **community voices**

“If we are not measuring what the public thinks on city services we are simply not doing our job.”

**Isaac Tawil, City Manager**  
City of McAllen TX



City of Dallas



# Agencies get a **skewed view** of resident needs and priorities — with **slow, costly processes**

Current methods of measuring the **voice of the community** are broken.



Limited input from STPs means data that's incomplete and resource-intensive, requiring more effort than impact.

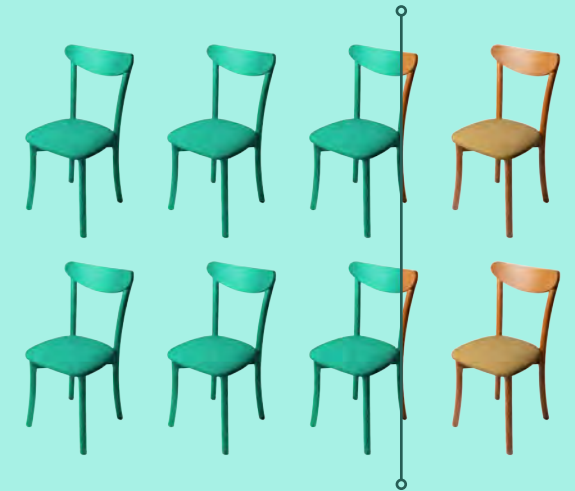
**3%**

**Response rate to phone surveys**  
PEW Research, 2022

**64%**

**of public meeting attendees oppose new projects or plans**

BU Study, 2018



# Meet your community where **they are**

**>95%**

Of US adults use the internet and **90% own smartphones**

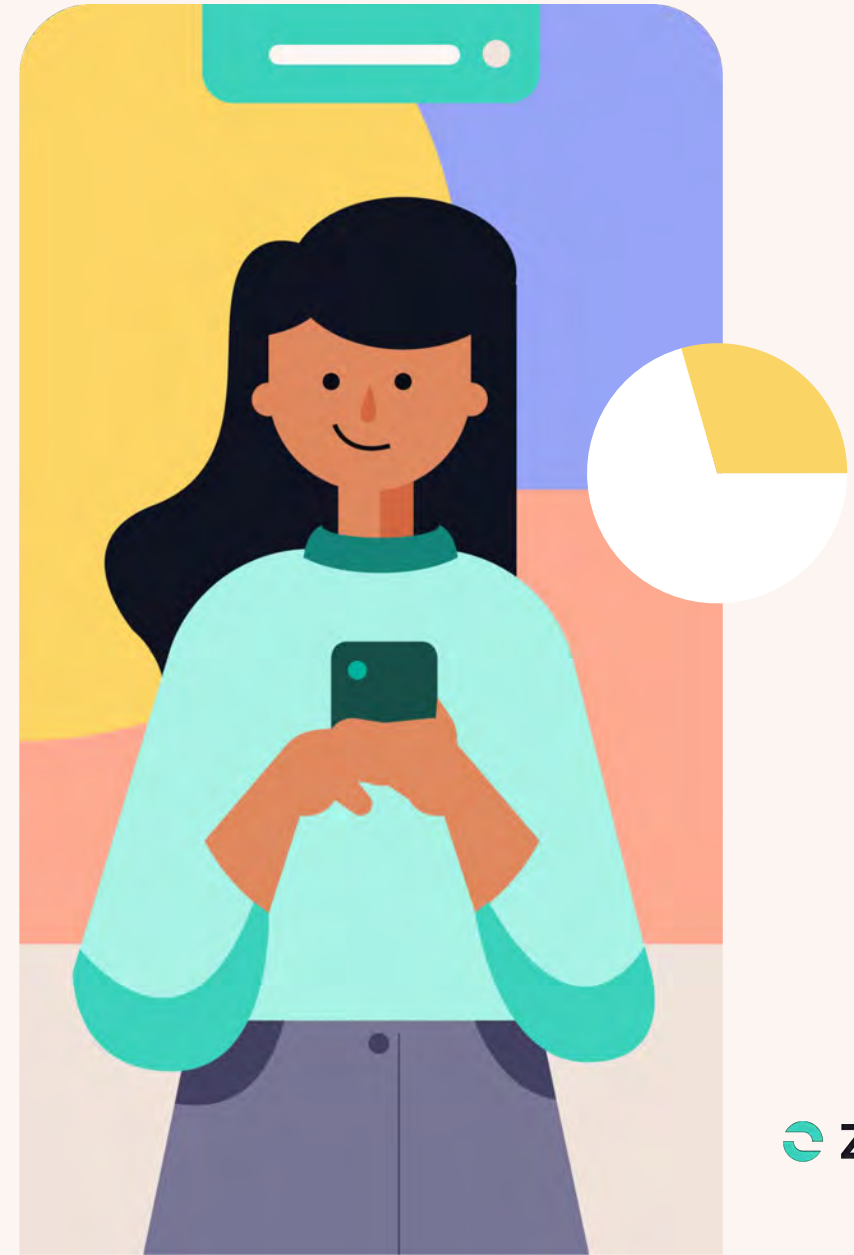
**7 Hours**

Average daily screen time

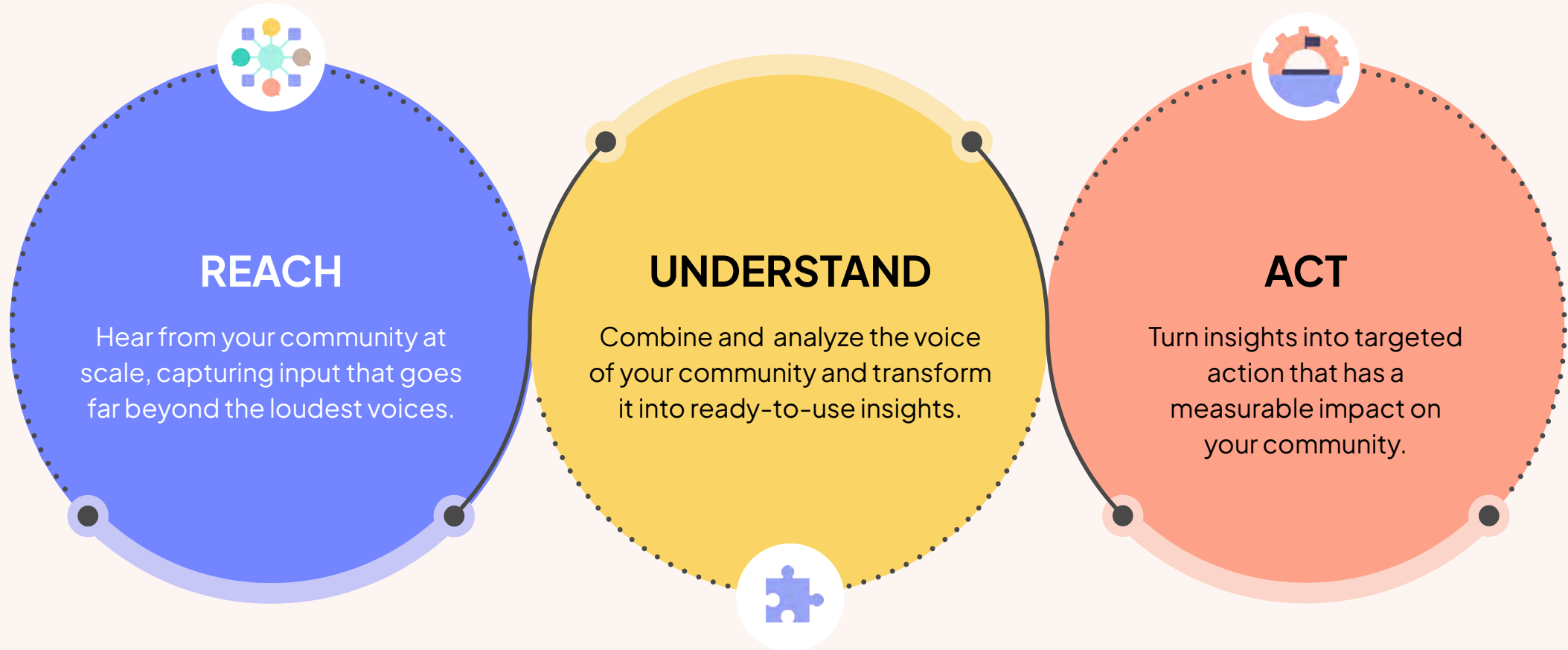
**100x**

US smartphone users check their phone 100x a day

Note: Respondents who did not give an answer are not shown. Source: Surveys of U.S. adults conducted 2000–2021. Data for each year based on a pooled analysis of all surveys conducted during that year. PEW RESEARCH CENTER



# Our Strategic Framework



**Zencity is the AI-native governance platform that transforms resident voices into finished government work products.**

# Lewisville Zencity Results

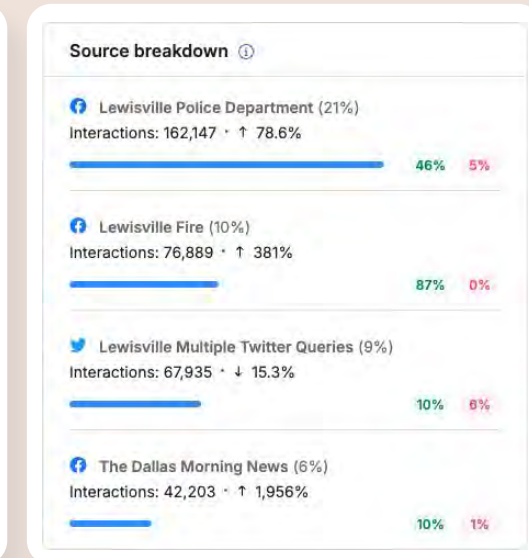
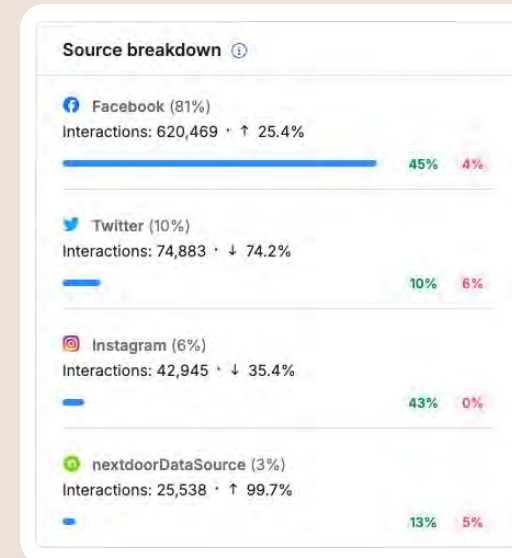
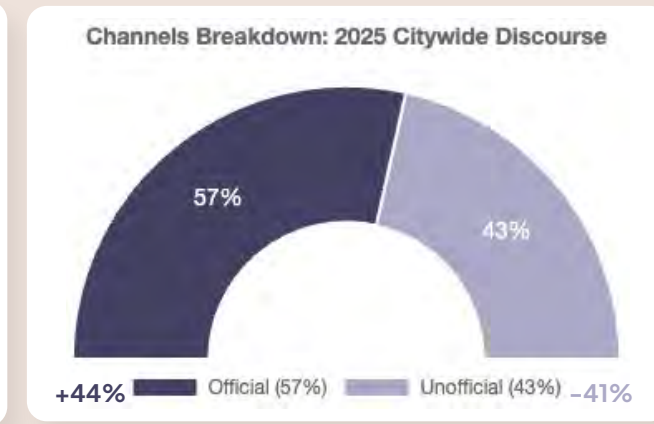
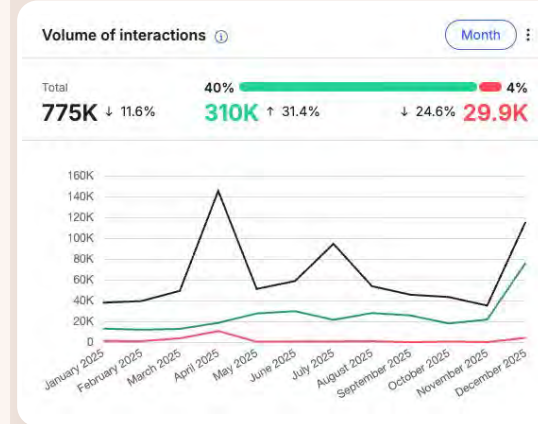
2025 in review



# Listening to Resident Discourse

## Year in Review - 2025

- **775K+ total interactions**
- **Official channels led citywide discourse (57% of conversation), growing 44% year over year** – This shows strong trend of residents seeking official city communication to guide the narrative
- **Sentiment skewed strongly positive**, with positivity measuring **10x higher than negative (40% vs. 4%)**
- **Lewisville Police Department** was the top source (**21%**), followed by **Lewisville Fire Department (10%)**
- **Facebook dominated resident discussion**  
**Nextdoor discussion grew 100%**
- **Leading citywide topics** included **Public Safety, Human Relations & Services, Cultural Affairs**, and the **Local Economy**



# Representative *Survey Results*

- **Methodology Note:** Residents can select a number 1 - 5 with 1 being very negative, 3 being neutral, and 5 being very positive
- Overall, residents are **very happy** with their quality of life (+69% positive, 25% neutral, -6% negative).
- Lewisville is **at or above the National and Cohort benchmarks** in 11 of 14 characteristics, including services like **public safety** (+4%) and **affordable housing** (+6%).
- **Over 50%** of residents are satisfied with all city characteristics save three.
  - Improvement areas include: availability of **affordable housing**, availability of **jobs** that pay a living wage, and ease of getting around by **public transportation**

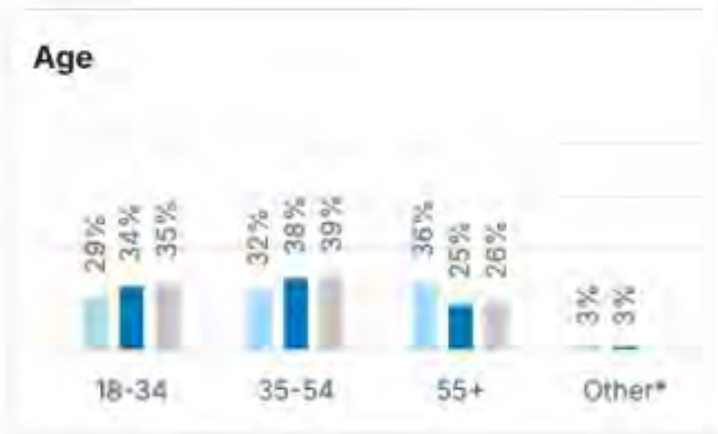
# Sample Composition

540 valid respondents

**Key**

- **Unweighted demographics** - What we collected, without adjustments
- **Weighted demographics** - Our sample, adjusted to be representative of the population
- **Population demographics** - The demographics of the 18+ population

\* The "Other" category includes missing data, people who selected "prefer not to say", and other groups not defined in the census.



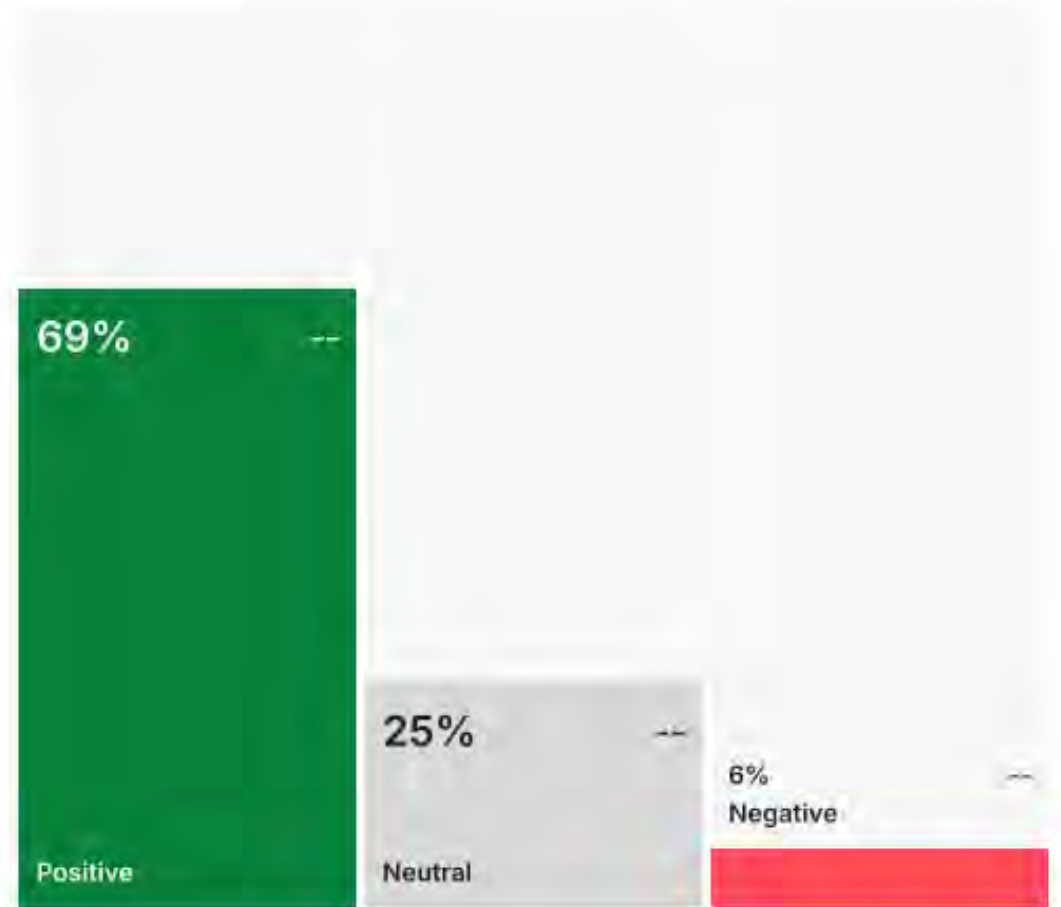
# Result Overview



How is the overall quality of life in Lewisville?

# 69%

of 540 surveyed residents are satisfied with the overall quality of life in Lewisville



The overall quality of life in Lewisville is **1% higher** than its cohort and **higher** than the national score.

**69%** Lewisville    **68%** Cohort    **67%** National

- Lewisville
- Cohort
- ▲ National

Question	National	Cohort	Your Score	Satisfaction Comparison
How is the overall quality of life in Lewisville?	67%	68%	69%	
How likely are you to recommend Lewisville as a place to live?	64%	65%	63%	
How likely are you to be living in Lewisville 5 years from now?	63%	61%	61%	

0%    25%    50%    75%    100%

## Other measures of satisfaction with life in Lewisville

How likely are you to recommend Lewisville as a place to live?

**63%**

Neutral

24%

Negative

13%

How likely are you to be living in Lewisville 5 years from now?

**61%**

Neutral

22%

Negative

17%

COMMUNITY CHARACTERISTIC	SATISFACTION SCORE			CHANGE
Quality of parks and recreational amenities	69%	22%	9%	— —
Acceptance of residents of all backgrounds	69%	22%	9%	— —
Access to quality health care services	66%	26%	9%	— —
Overall quality of services provided by the city	65%	25%	10%	— —
Sense of overall safety	65%	20%	15%	— —
Access to quality education	64%	24%	13%	— —
Availability of public information about city operations	59%	26%	14%	— —
Quality of waste and recycling services	59%	25%	16%	— —

**KEY**

- POSITIVE
- NEUTRAL
- NEGATIVE
- NON-SUBSTANTIATIVE

- ↓ ↑ CHANGE IN POSITIVE SCORE
- ↓ ↑ CHANGE IN NEGATIVE SCORE
- NOTEWORTHY
- SOMEWHAT NOTEWORTHY
- NO DATA FOR PREVIOUS CYCLE

The 'Change' column shows percentage point changes from the previous cycle. Questions with changes above 5% are highlighted.

COMMUNITY CHARACTERISTIC	SATISFACTION SCORE			CHANGE	
Overall cleanliness and maintenance	57%	26%	17%	--	--
Sense of community among residents	56%	27%	17%	--	--
Ability for residents to give input to the Lewisville city government	55%	27%	18%	--	--
Availability of a variety of art and cultural events	54%	30%	15%	--	--
Availability of social services to assist the low-income, elderly, and disabled communitie...	50%	33%	16%	--	--
Availability of jobs that pay a living wage	44%	38%	18%	--	--
Availability of affordable housing	44%	33%	23%	--	--
Ease of getting around by public transportation	39%	26%	35%	--	--

**KEY**

- POSITIVE
- NEUTRAL
- NEGATIVE
- NON-SUBSTANTIATIVE

↓ ↑ CHANGE IN POSITIVE SCORE

↓ ↑ CHANGE IN NEGATIVE SCORE

■ ■ ■ NOTEWORTHY

■ ■ ■ SOMEWHAT NOTEWORTHY

-- NO DATA FOR PREVIOUS CYCLE

The 'Change' column shows percentage point changes from the previous cycle. Questions with changes above 5% are highlighted.

## Satisfaction with Life in Lewisville

Breakdown by characteristic

- Lewisville
- Cohort
- ▲ National

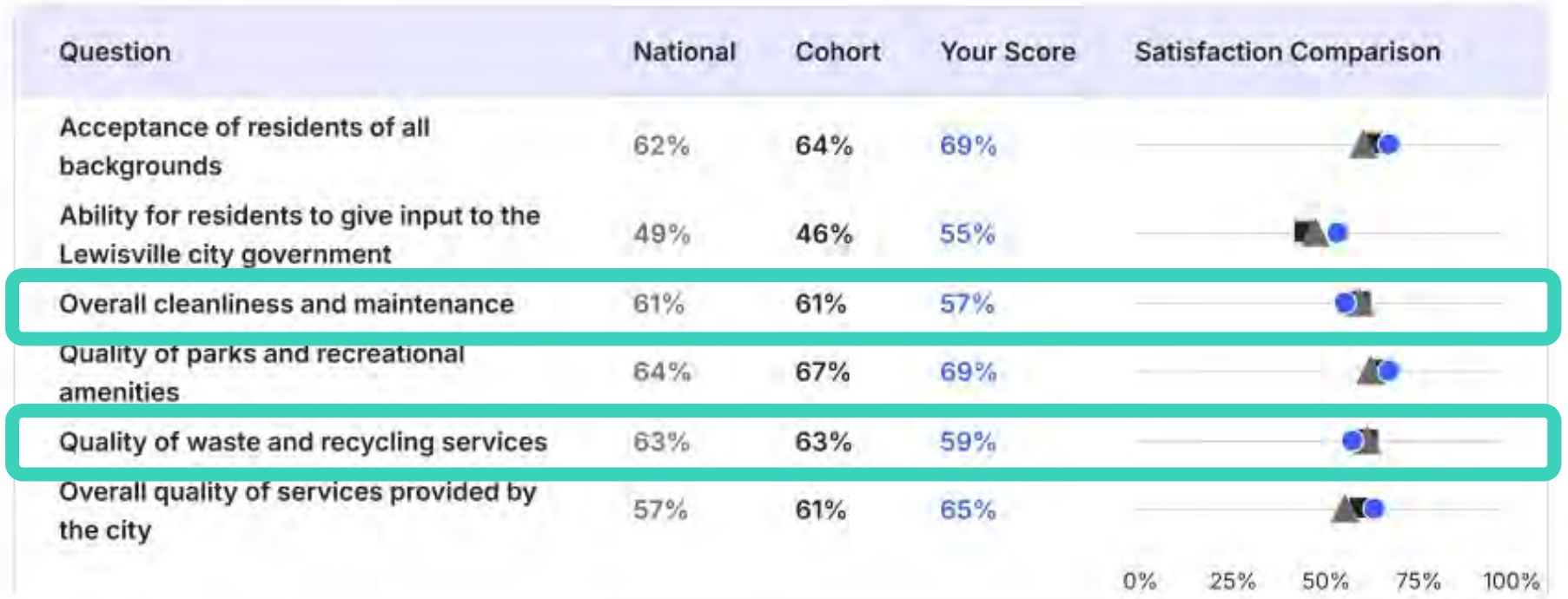
Question	National	Cohort	Your Score	Satisfaction Comparison
Availability of affordable housing	37%	37%	44%	
Availability of jobs that pay a living wage	41%	42%	44%	
Access to quality health care services	62%	64%	66%	
Access to quality education	61%	64%	64%	
Availability of a variety of art and cultural events	51%	52%	54%	
Ease of getting around by public transportation	43%	45%	39%	
Sense of overall safety	64%	63%	65%	
Sense of community among residents	54%	52%	56%	

0% 25% 50% 75% 100%

## Satisfaction with Life in Lewisville

Breakdown by characteristic

- Lewisville
- Cohort
- ▲ National



BETA

Question:

**What is the #1 thing you think the Lewisville government does well?**

## Most Common Topics

325 labeled responses out of 430



## Top 3 Topics Breakdown

Number of responses by leading subtopic



BETA

Question:

**What is the #1 thing you think the Lewisville government could do to improve its services?**

## Most Common Topics

294 labeled responses out of 431



## Top 3 Topics Breakdown

Number of responses by leading subtopic



## REACH

Hear from your community at scale, capturing input that goes far beyond the loudest voices.

## UNDERSTAND

Combine and analyze the voice of your community and transform it into ready-to-use insights.

## ACT

Turn insights into targeted action that has a measurable impact on your community.

Two issues identified through this survey:

- Public transportation
- Cleanliness

- Coordinate with DCTA on a communication strategy related to public transportation
- Work with Zencity to identify problematic areas in terms of cleanliness


# Appendix


# Introducing the Zencity Platform


Surveys, social listening, insights and more - all in one place.


The screenshot displays the Zencity dashboard interface. At the top, it says "Good morning" and "Zencity". The main dashboard is divided into several sections:


- Total Resident Interactions:** A large dark blue box with a "LIVE" indicator, showing "44,760,021" with a "72%" increase.
- What to Watch:** Two white boxes with blue buttons, labeled "Community Survey Report" and "Organic Discourse Analyst Insight".
- Quick Data:** A row of four white cards:
  - Organic Discourse:** "Negative interactions increased in Municipal Finance & Services" with a "-21%" change and a "+505%" increase.
  - Community Survey:** A map of a city with green and grey areas.
  - Engage Projects:** "Park Redevelopment" with "345 responses" and "2023 Budget" and "Housing Project" sections.
  - Resident Experience Surveys:** "Overall rating 86%" with a "-12%" change, "Trust in service 72%" with a "+2%" change, and "Respondents 3.4K" with a "+45%" change.

  
**Media Monitoring**

  
**Representative Surveys**

  
**Digital Engagement**

  
**Experience Surveys**


  
**Auto-generated Brief Creation**

  
**Optimize Resource Allocation**

  
**Resident Communication Distribution**

  
**Internal Knowledge Sharing**

 **Reach**

 **Understand**

 **Act**

# Streamlined Survey Distribution



## Reach more inclusive audiences, faster

### Reach Residents Where They Are, in Real-Time

Always-on, multi-channel distribution engine including QR codes, website integrations, and online ads..

### Digital Fingerprinting

Reduces duplication and prevents fraud.

### Representative Data Collection

Engages diverse, census-reflective audiences via panels, social channels, and mobile ads.

### Demographic and Geographic Targeting

Ensures reliable, representative samples.

### Support for Live Events

Offline data capture with Kiosk Mode, live engagements, and paper forms.

The composite image illustrates the survey distribution process. On the left, a circular diagram shows a cycle: Goal updated → Ad targeted → Ad served → Ad clicked → Survey finished → back to Goal updated. In the center is a map of Los Angeles divided into VALLEY BUREAU, CENTRAL BUREAU, SOUTH BUREAU, and Los Angeles, CA - LAPD. On the right, a dashboard titled 'Results for July, 2024' shows a line chart for 'Q1: When it comes to the threat of crime, how safe d...' and a table of satisfaction scores by area.

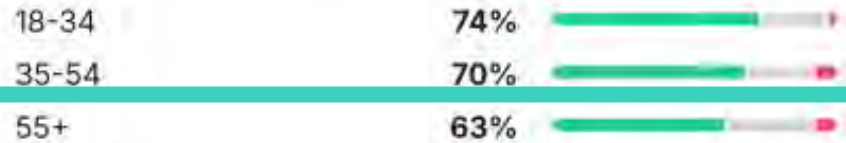
Area	Satisfaction Score	Change
Los Angeles, CA - LAPD	46%	↑ 1%-pt
CENTRAL BUREAU	45%	-- 0%-pt
SOUTH BUREAU	42%	↓ 1%-pt
VALLEY BUREAU	49%	↑ 4%-pt
WEST BUREAU	46%	↓ 2%-pt

Below the map is a Facebook ad for Zencity: 'We want to know! Share anonymous feedback with a brief survey. Do you feel safe in your city?' with a 'Learn more' button.

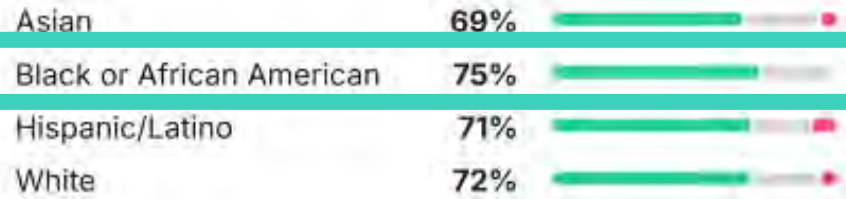
Question 1: How would you rate your overall sense of safety in your neighborhood?

## How is the overall quality of life in Lewisville? | Demographic Breakdown

### AGE



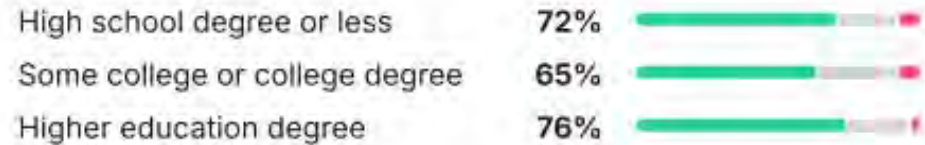
### ETHNICITY



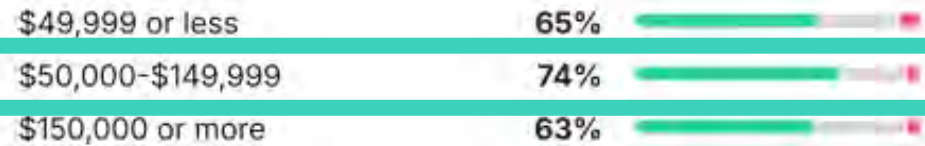
### GENDER



### EDUCATION



### INCOME



# Key Focus Areas

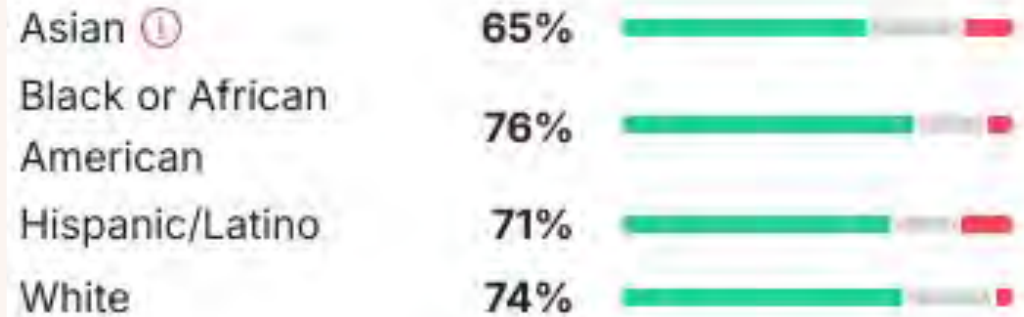
# Parks and Recreation

# 69%

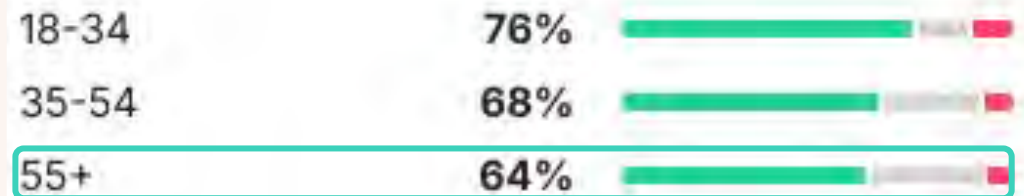
of residents are happy with the quality of parks and recreation amenities

*“The Lewisville government excels at maintaining and improving public parks and recreational facilities, providing residents with great outdoor spaces that promote community health and engagement. Their commitment to keeping these areas clean, safe, and accessible makes the city more enjoyable for families and individuals alike.”*

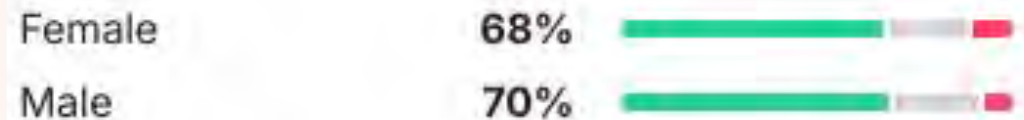
## ETHNICITY



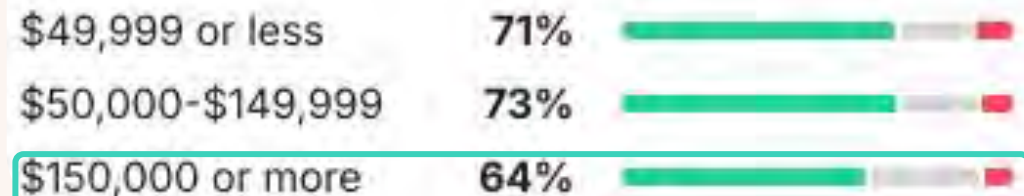
## AGE



## GENDER



## INCOME

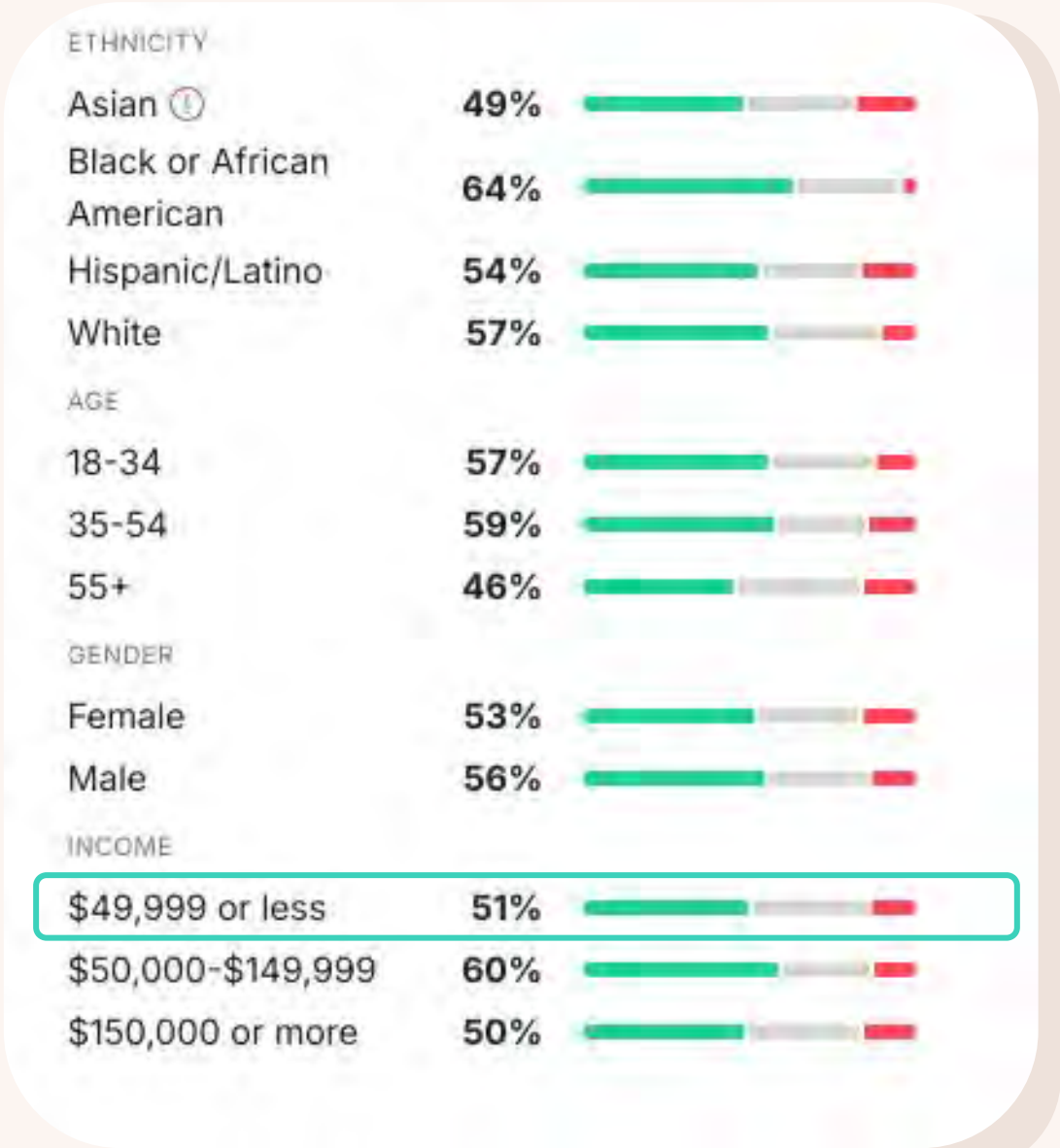


# Arts and Culture

# 54%

of residents appreciate the variety of arts and cultural events

*“Community driven events like Sounds of Lewisville, Western Days, and Colorpalooza. The revitalization of Old Town has been great. I would love to see more of this expanded to other areas!”*



# Living Wage

# 44%

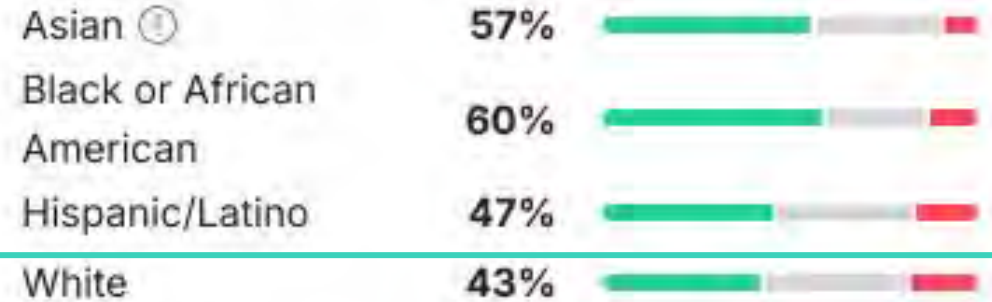
of residents are satisfied with jobs that pay a living wage

*“More places to work and higher paying jobs.”*

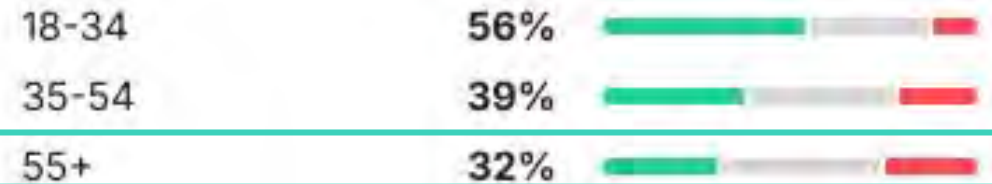
*“Make more jobs available it’s very hard to get a job in this economy.”*

*“Have higher paying jobs.”*

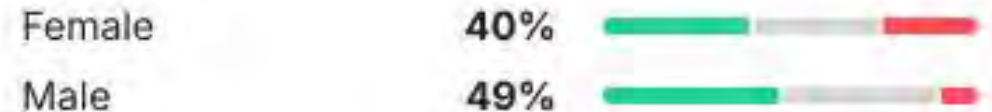
## ETHNICITY



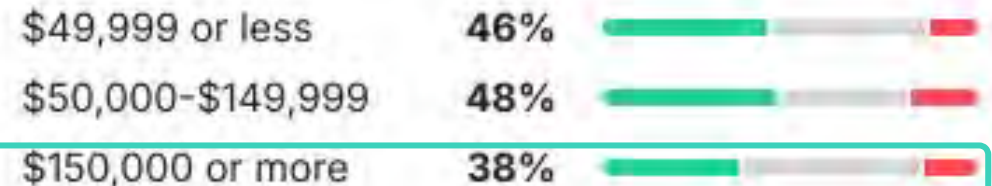
## AGE



## GENDER



## INCOME



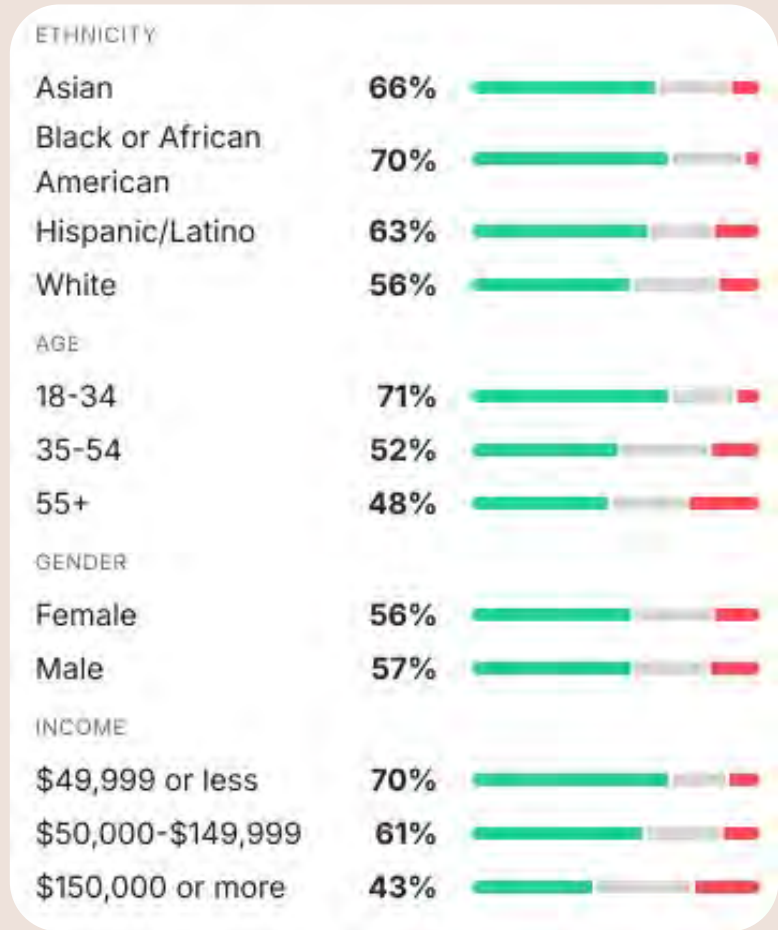
# Cleanliness and Maintenance

# 57%

of residents find Lewisville clean and well maintained - behind benchmark

“Trash pickup in Castle Hills being downgraded to once a week has been a huge disappointment and sanitation hazard. Uncollected trash in bins for a week has resulted in overflowing bins, rotting garbage, and very significant increase in flies and bugs all over the neighborhood. Moreover, the pickup day being on Fridays makes it worse since most of the garbage starts building up over the weekend and sits in the bins for the whole week. The new waste management company’s hasn’t done a good job either by leaving trash uncollected and bins strewn around driveways and alleys after pickup...”

“Clean up the city streets and maintenance. Trash everywhere.”



Quality of waste and recycling services

Question

59%

65% ↓ -6%

63% ↓ -4%

Overall cleanliness and maintenance

Question

57%

65% ↓ -8%

61% ↓ -4%

# Neighborhood Safety

# 65%

of residents feel safe in their neighborhood

*“Police response and visibility is severely lacking. Response times too long, not enough officers patrolling.”*

*“Act on public safety. Haven’t seen an Officer patrol in 2 years. Edmonds Bellaire and Fox are used as nightly raceways. Write tickets and enforce the law. Stop sweeping smaller infractions under the rug. Ticket people who don’t have license and insurance! 4 separate personal cases of officers letting this go unpunished. Patrol and Enforce!”*

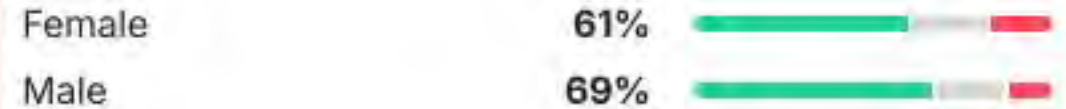
## ETHNICITY



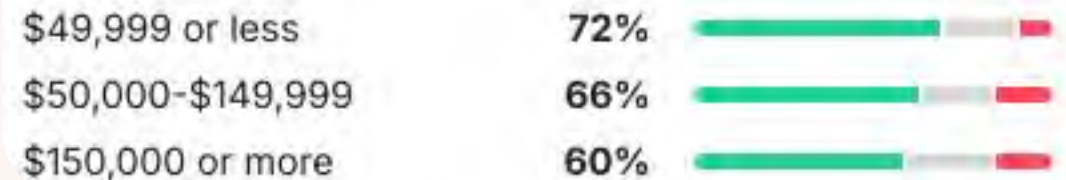
## AGE



## GENDER



## INCOME



# Community & Communications

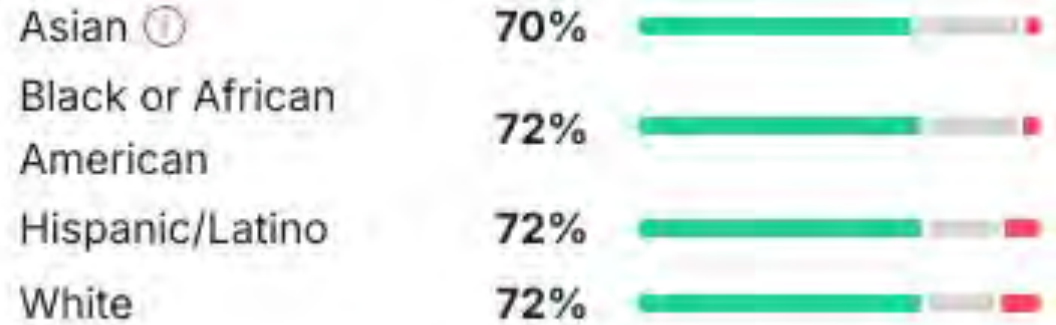
# 69%

of residents appreciate Lewisville's accepting community

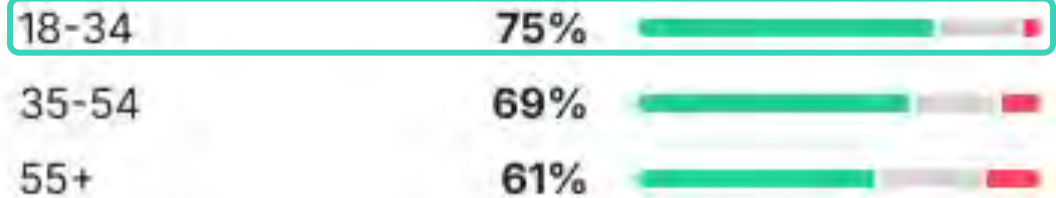
*"I just moved here earlier this month and I do enjoy the sense of community among the residents. I don't feel out of place, and have felt very welcomed to the community."*

*"It provides a sense of community for its residents through city-sponsored events, maintaining public recreational areas, keeping citizens informed, fostering partnerships with businesses and law enforcement, and making sure families are safe."*

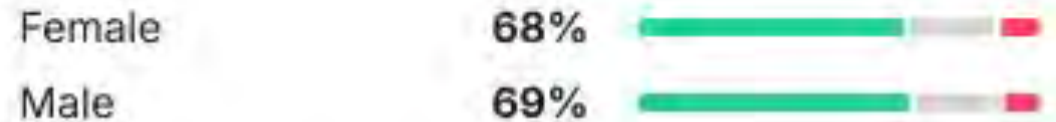
## ETHNICITY



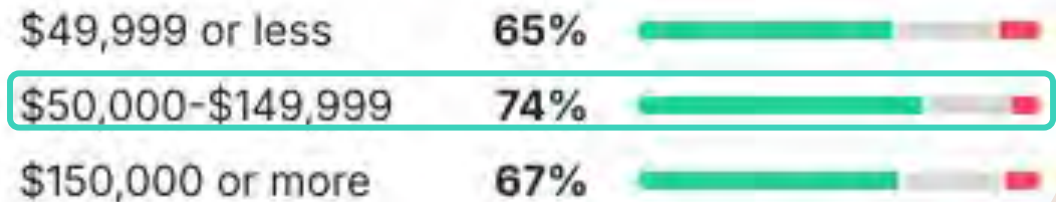
## AGE



## GENDER



## INCOME



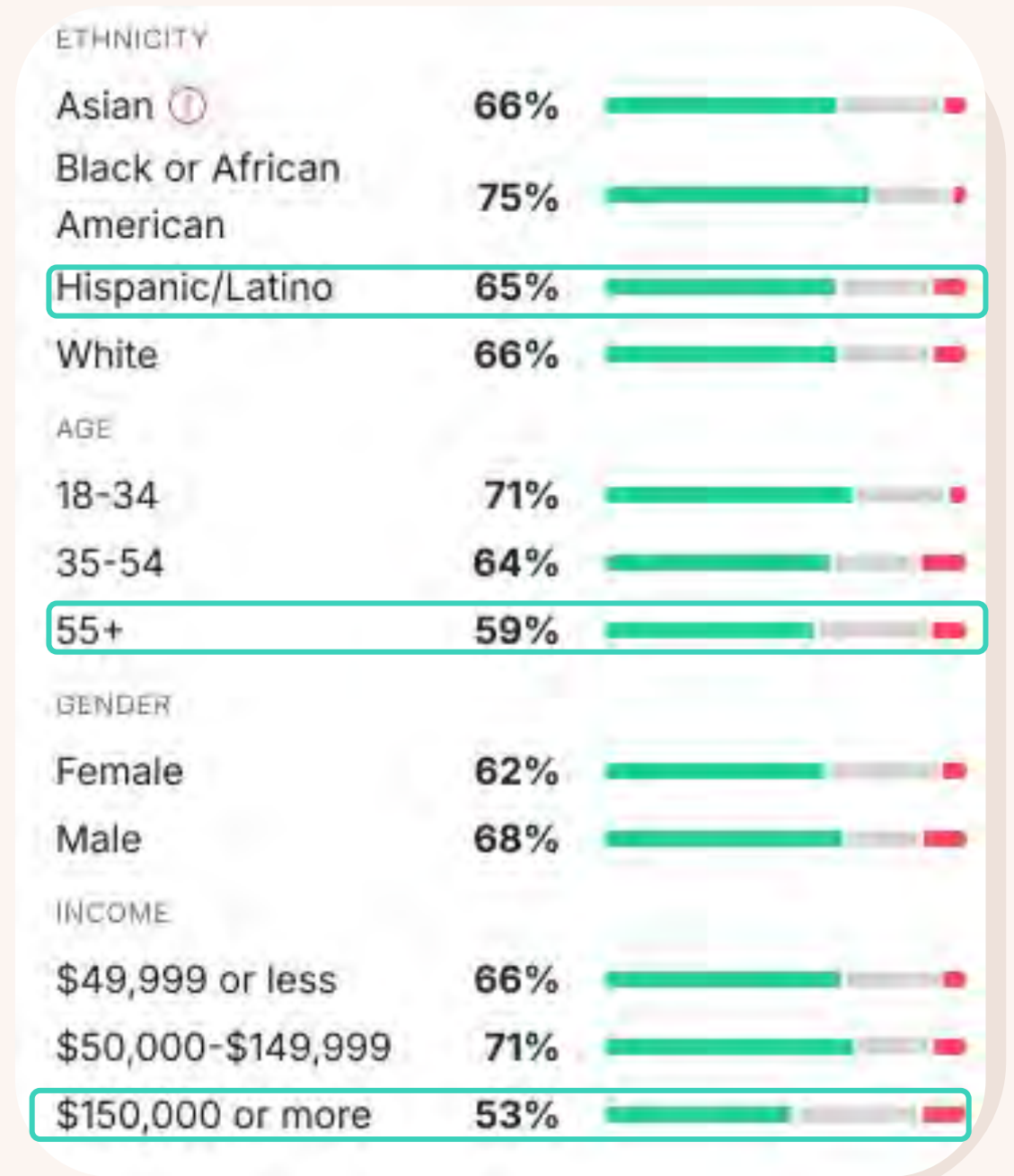
# City Services

# 65%

of residents are satisfied with the overall quality of city services

*“Lewisville’s city government stands out for its strategic vision, commitment to parks and sustainability, solid infrastructure investment, support for affordable housing, and strong civic engagement.”*

*“Creating a vision plan and publishing the annual report, social media updates regarding news and info, and maintaining water quality”*



# Responsiveness

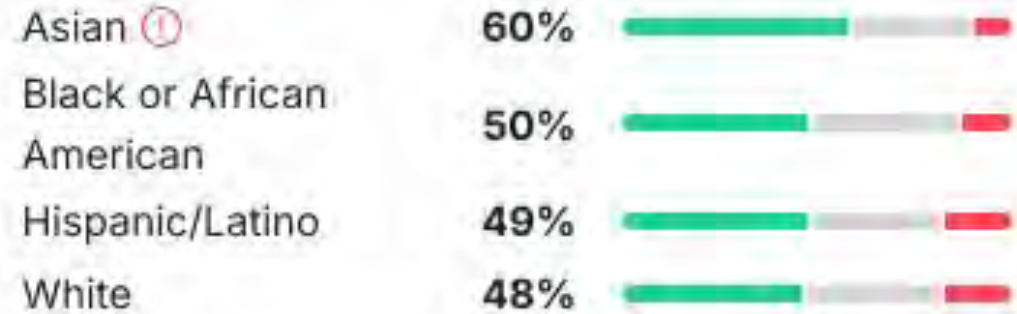
# 65%

of residents are satisfied with the responsiveness of the city to feedback

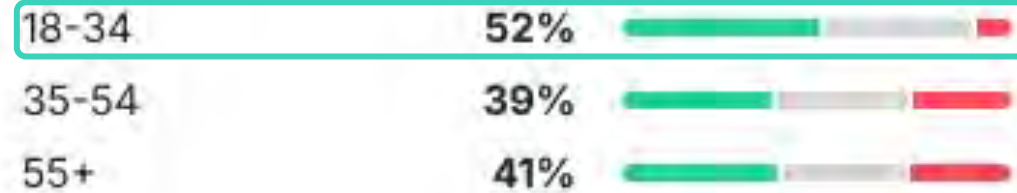
*“City Staff is gracious, humble, responsive, and eager to serve.”*

*“Be more responsive to the citizens. We don't know our Police or Fire Chief, who are these people? All cities around us know these folks leading their communities.”*

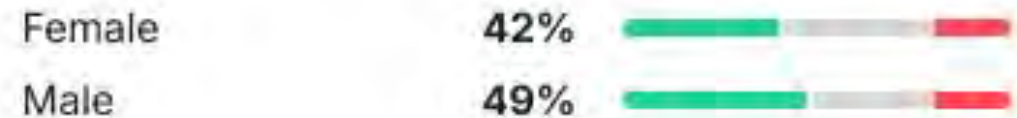
## ETHNICITY



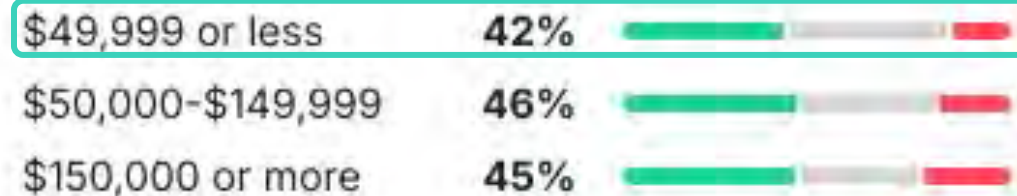
## AGE



## GENDER



## INCOME





# DRONE AS FIRST RESPONDER PROGRAM

Lewisville Police  
Department



Presented by:  
Brook Rollins, Chief of Police

# Lewisville Police Department Drone Unit



# Drone as a First Responder (DFR)



## IMMEDIATE DEPLOYMENT

Drones deploy remotely to emergency calls, often arriving on-scene ahead of ground units to establish immediate “eyes on.”



## REAL-TIME INTELLIGENCE

Livestreams low-latency video to responding officers and command staff, providing critical situational awareness before arrival.



## REMOTE OPERATION

Pilots fly the aircraft from a centralized location using Skydio DFR Command, enabling rapid response without being physically present.



## OPERATIONAL EFFICIENCY

Allows operators to clear low-priority or unfounded calls remotely, keeping patrol officers free for critical incidents.



## ADVANCED HARDWARE

Utilizes the Skydio X10 platform, leveraging onboard AI for superior obstacle avoidance and autonomous navigation in complex environments.





## ENHANCED SAFETY

Provides aerial perspective for high-risk scenarios (e.g., active shooters, fires), increasing safety for both first responders and the community.

# Mission of the DFR Program




## Ensure Officer Safety



-  More information, faster, allows for the time & distance needed to make better tactical decisions before onscene.
-  Get assistance when needed.




## Improve Citizen Experience



-  Resolve issues faster
-  Improved allocation of resources
-  Decrease call load by effectively clearing unnecessary calls for service without dispatching personnel

## Reduce Crime



-  Decrease Response time
-  Increase Case closure rate
-  Deter criminal activity

# Dock for X10





# Beyond Visual Line of Sight (BVLOS)



## Know the conditions

Leading autonomy, ADS-B, and built-in weather sensors provide the operator with an accurate picture of both airspace and ground conditions.



## Respond at a moments notice

Get airborne in <20 seconds.



## Operate safely

Know the condition of your drone with remotely conducted pre-flight checks.

# A powerful partnership in DFR

Technology working together to make our citizens safer



# Visual Line of Sight Waiver

# 200' BVLOS Waiver

# 400' BVLOS Waiver

U.S. DEPARTMENT OF TRANSPORTATION Federal Aviation Administration	
CERTIFICATE OF WAIVER OR AUTHORIZATION	
ISSUES Publis Agency - City of Lewisville, Texas	Part 91
<b>Lewisville The Department</b> 131 West Coach Street Lewisville, TX 75009	
This certificate is issued for the operations specifically described herein. No person need maintain any operation pursuant to the provisions of this certificate except in accordance with the operations and special provisions contained in this certificate. And such other requirements of the Federal Aviation Regulations not specifically waived by this certificate.	
<b>OPERATIONAL SPECIFICATIONS</b> Operation of small Unmanned Aircraft System(s), weighing less than 55 pounds and operating at speeds of less than 173 knots (100 kph), in Class G airspace, or within 400 feet Above Obstacle (AO) (AO) (AO) and to Class G and D airspace in accordance with published WSS F uflying Maps, in the vicinity of Lewisville, Texas, under the jurisdiction of Dallas Fort Worth International Airport (DFW), the Dallas Central Coast (ATCT), Addicks, Avenue L4000 ATCT, and Hallar Fast West Rammal Radel Approach Control (RTS). See Special Provisions and Attachments.	
<b>14 CFR 91.111 (A)</b> No person may operate a small aircraft within the airspace described in this certificate unless the pilot in command has determined that the person operating the aircraft is qualified to do so.	
1. A flight of the airplane shall be conducted and flown in a part thereof. 2. The certificate shall be obtained by the person or persons who are authorized to operate the aircraft under the provisions of this certificate and shall be obtained in accordance with the provisions of this certificate. 3. The holder of this certificate shall be responsible for the safe operation of the aircraft and for compliance with the provisions of this certificate.	
<b>NOTES:</b> This certificate is issued for the operations specifically described herein. No person need maintain any operation pursuant to the provisions of this certificate except in accordance with the operations and special provisions contained in this certificate.	
<b>STANDARD PROVISIONS</b> 1. The holder of this certificate shall be responsible for the safe operation of the aircraft and for compliance with the provisions of this certificate. 2. This certificate is issued for the operations specifically described herein. No person need maintain any operation pursuant to the provisions of this certificate except in accordance with the operations and special provisions contained in this certificate.	
<b>SPECIAL PROVISIONS</b> Special Provisions Nos. 1 and 2, inclusive, set out forth on the attached pages.	
The certificate is effective from April 8, 2028, to April 2, 2027, inclusive, and is subject to cancellation at any time upon notice by the Administrator or further authorized representations.	
BY DIRECTION OF THE ADMINISTRATOR  DALLAS W LAMITZ Director, Office of Operations FAA, Central Service Area Dallas, Texas Tactical Deposition Team Manager (A) AIV-C23	

U.S. DEPARTMENT OF TRANSPORTATION Federal Aviation Administration	
CERTIFICATE OF WAIVER AND AUTHORIZATION	
ISSUES Publis Agency - City of Lewisville, Texas	Part 91
<b>Lewisville Police Department</b> Waiver Number: 91.112.2023-00996	
1157 W. Main Street Lewisville, TX, 75099	
This certificate is issued for the operations specifically described herein. No person need maintain any operation pursuant to the provisions of this certificate except in accordance with the operations and special provisions contained in this certificate.	
<b>OPERATIONAL SPECIFICATIONS</b> Operation of small Unmanned Aircraft System(s), weighing less than 55 pounds and operating at speeds of less than 173 knots (100 kph), in Class G and D airspace, or within 400 feet Above Obstacle (AO) (AO) (AO) and to Class G and D airspace in accordance with published WSS F uflying Maps, in the vicinity of Lewisville, Texas, under the jurisdiction of Dallas Fort Worth International Airport (DFW), the Dallas Central Coast (ATCT), Addicks, Avenue L4000 ATCT, and Hallar Fast West Rammal Radel Approach Control (RTS). See Special Provisions and Attachments.	
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<b>SPECIAL PROVISIONS</b> Special Provisions Nos. 1 and 2, inclusive, set out forth on the attached pages.	
The Certificate of Waiver is effective from September 5, 2023, to September 29, 2028, and is subject to cancellation at any time upon notice by the Administrator or further authorized representations.	
BY DIRECTION OF THE ADMINISTRATOR DEREK W HUFTY Emerging Technologies Waiver, ATT-790	

U.S. DEPARTMENT OF TRANSPORTATION Federal Aviation Administration	
CERTIFICATE OF WAIVER AND AUTHORIZATION	
ISSUES Publis Agency - City of Lewisville, Texas	Part 91
<b>Lewisville Police Department</b> Waiver Number: 91.112.2023-00055	
1157 W. Main Street Lewisville, TX 75007	
This certificate is issued for the operations specifically described herein. No person need maintain any operation pursuant to the provisions of this certificate except in accordance with the operations and special provisions contained in this certificate.	
<b>OPERATIONAL SPECIFICATIONS</b> Operation of small Unmanned Aircraft System(s), weighing less than 55 pounds and operating at speeds of less than 173 knots (100 kph), in Class G and D airspace, or within 400 feet Above Obstacle (AO) (AO) (AO) and to Class G and D airspace in accordance with published WSS F uflying Maps, in the vicinity of Lewisville, Texas, under the jurisdiction of Dallas Fort Worth International Airport (DFW), the Dallas Central Coast (ATCT), Addicks, Avenue L4000 ATCT, and Hallar Fast West Rammal Radel Approach Control (RTS). See Special Provisions and Attachments.	
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<b>SPECIAL PROVISIONS</b> Special Provisions Nos. 1 and 2, inclusive, set out forth on the attached pages.	
The Certificate of Waiver is effective from January 1, 2023, to January 21, 2029, and is subject to cancellation at any time upon notice by the Administrator or further authorized representations.	
BY DIRECTION OF THE ADMINISTRATOR DEREK W HUFTY Emerging Technologies Waiver, ATT-790	



# LPD DFR DOCK LOCATIONS



**DOCK #1 – TMPSC**  
**1187 W Main Street**



**DOCK #2 – LFD STATION 7**  
**1070 Texas Street**



**DOCK #3 – LFD STATION 5**  
**651 Waters Ridge Dr**





# CRIMINALS CAN GO ANYWHERE. WITH SKYDIO AUTONOMY, YOUR DRONES CAN TOO.



No crashes with 360° obstacle avoidance



Fly autonomously at night



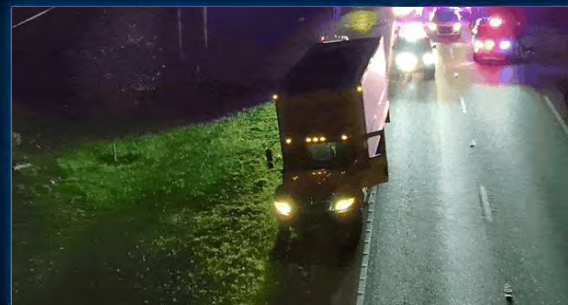
Fly urban canyons



Track subjects in the dark



Fly underground



Capture all vantage points high & low

# DFR and Computer Aided Dispatch Integration



# Data-Driven Deployment Strategy



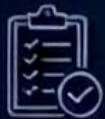
**Automated Telemetry**



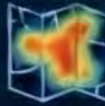
**ROI Calculator**



**Coverage Expansion**



**Mandatory Post-Flight Reporting**



**Heat Mapping**



**Capacity Increase**



**Response Times**



**Saturation Metrics**



**Safety Correlation**

# THE FUTURE OF DFR

## NO COVERAGE GAPS



- 24/7
- Full City Coverage

## INCREASED AUTONOMY



- Decrease time to launch
- Increase efficiency

## CENTRALIZED COMMAND



- Utilize DFR Command to its fullest extent
- Increase coverage without increasing manpower



# DRONE AS FIRST RESPONDER PROGRAM

Lewisville Police  
Department



Drone and Dock  
Demonstration



# DRONE AS FIRST RESPONDER PROGRAM

Lewisville Police  
Department

Scenario







# DRONE AS FIRST RESPONDER PROGRAM

Lewisville Police  
Department



# Questions?



City Council Retreat – February 2026

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# LEWISVILLE INFRASTRUCTURE STUDY



# GOALS OF INFRASTRUCTURE FUNDING PROJECT

---

- Goals and Objectives

- Determine future funding needs relative to existing and planned infrastructure
- Identify gaps in currently committed annual infrastructure funding
- Develop and implement a strategy to address funding gaps
- Identify methods to gain long term cost efficiencies in the capital replacement program

- Categories Included

- Streets, Alleys, and Sidewalks (when associated with a Street asset)
- Water
- Wastewater
- Parks\*
- Other and M&E\*

*\* The current asset inventory is not yet comprehensive and will be expanded in future updates*

## REFRESH OF 2023 PROCESS (PARKS, OTHER AND M&E)

---

- Capital Replacement Forecast
  - Forecasted Capital Replacement Costs
    - Escalated Original Costs to future Replacement Costs based on generally accepted indices:
      - Engineering News-Record Construction Cost Index – Construction and building cost index that is widely used in the construction industry
      - Long-Term Inflation
  - Forecasted Average Capital Funding Needed by capital asset category
    - Employed averages ranging from ten to thirty years depending on category to establish annual lower and upper bands of forecasted annual funding needs
- Future updates will expand the asset inventory and incorporate more granular, asset-level condition assessment data to improve planning and decision-making

# 2026 PROCESS REFINEMENTS

---

- Water and Wastewater
  - Capital Improvement Plan
    - Condition Assessment
  - GIS Mapping Data for the Distribution and Collection Systems
    - Pipe Size and Length by Segment
    - Pipe Type
    - Pipe Age
    - Pipe Cost
    - Iowa Survivor Curves – Used to Project Asset Mortality
- Streets, Alleys, and Sidewalks
  - GIS Mapping Data for Streets and Alleys
    - Material Type
    - Lane Miles
    - Road Type
    - Pavement Condition Index (PCI)
    - Degradation Curves

# EXISTING CAPITAL REPLACEMENT PROGRAMS

---

- Current Capital Replacement Plans in Place *(Underlined categories not included in analysis)*
  - Technology
  - Vehicle Replacement
  - Facilities
  - Streets/Drainage
  - Parks Equipment
  - Utility Equipment
  - Water/Sewer CIP
  - Alley Program
  - Screening Walls
  - Traffic Signals
- Multi-year plans to assist the budget process
- Priorities are adjusted as needed

# ANNUAL CONTRIBUTIONS TO CAPITAL

---

- Current Capital Replacement Contribution based on recent spending by capital asset category
  - Cash Funding (2026)
    - \$ 27,531,000
  - Projected Bond Funding Annual Average (2026 – 2031)
    - General Obligation Bond
      - Streets and Alleys: \$31,631,000
      - Other Infrastructure: \$658,000
      - Parks: \$818,000
    - Water and Sewer Revenue Bond (50/50 Split Assumed)\*
      - Annual Average: \$74,000,000
  - Total Annual Capital Replacement Funding
    - Annual Average: \$134,637,000

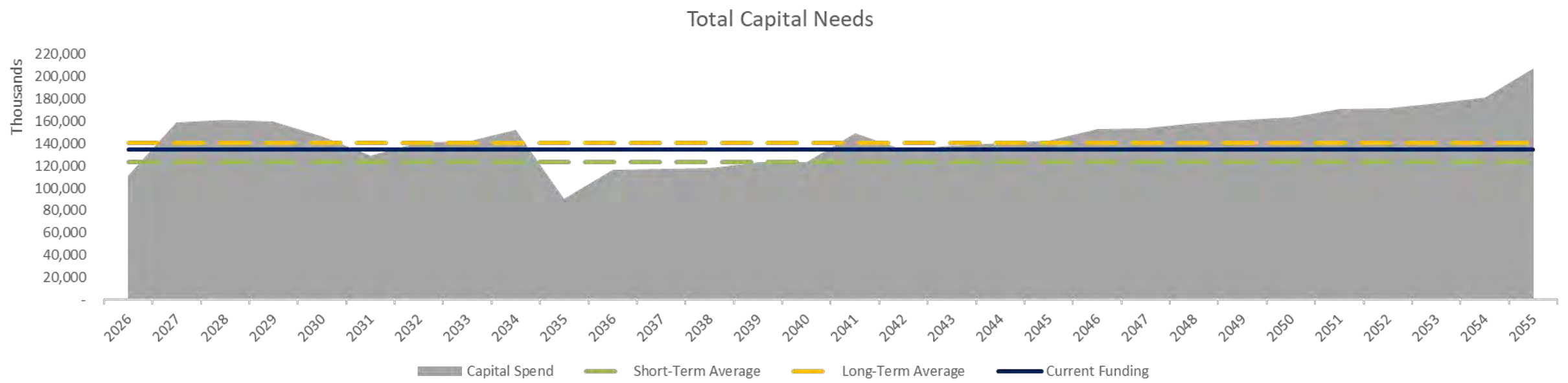
*\* Bond proceeds to be allocated based on need in a particular year.*

# TOTAL CAPITAL SPENDING NEEDS

- Identifying Gaps in Funding and Forecasted Capital Replacements
  - Total Forecasted Annual Capital Replacement Spending Needs for City

- Current Funding: \$134,637,000
- Short-Term Average: \$123,227,000
- Long-Term Average: \$140,486,000

	Streets or Alleys	Water	Wastewater	Other and M&E	Parks
Short-Term Average	\$42,500,000	\$43,106,000	\$35,014,000	\$1,723,000	\$884,000
Long-Term Average	\$52,831,000	\$45,857,000	\$38,188,000	\$2,459,000	\$1,150,000



# CAPITAL SPENDING NEEDS – STREETS AND ALLEYS

---

- Moving from Reactive/Proactive Analysis to Predictive Analysis:
  - GIS Mapping Data of Streets and Alleys
    - Incorporated Pavement Condition Index (PCI) for every segment of Streets and Alleys
    - Degradation Curves
    - Material Type
      - Concrete
      - Asphalt
    - Category
      - Municipal Road
      - Arterials/Highway
    - Maintenance Action Items

# CAPITAL SPENDING NEEDS – STREETS AND ALLEYS

- Current Pavement Condition Index Indications

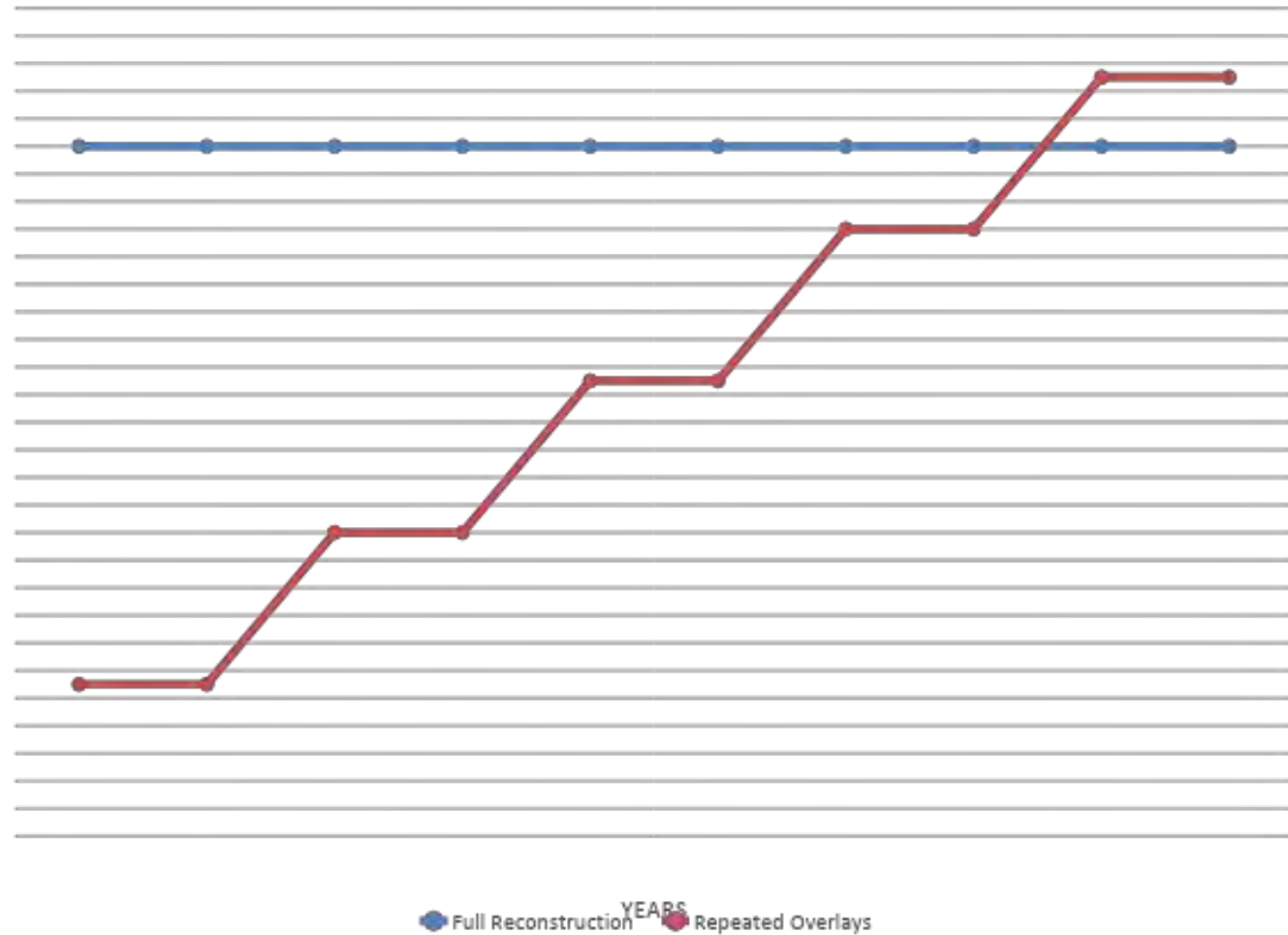
PCI Range	Condition Description	Streets (Lane Miles)			Alleys (Lane Miles)		
		Concrete	Asphalt	Percent of Network	Concrete	Asphalt	Percent of Network
86 - 100	Good	428.33	17.93	54.29%	24.32	0	21.33%
71 - 85	Satisfactory	297.17	15.85	38.08%	50.92	0.35	44.97%
56 - 70	Fair	31.30	12.47	5.32%	29.52	0	25.89%
41 - 55	Poor	1.02	4.90	0.72%	7.03	0	6.16%
26 - 40	Very Poor	0	4.31	0.52%	1.86	0	1.63%
0 - 25	Serious / Failed	0.05	8.72	1.07%	0.01	0	0.01%

# CAPITAL SPENDING NEEDS – STREETS AND ALLEYS

Treatment Options			
Asphalt Treatment	Asphalt - Typical PCI Lift	Concrete Treatment	Concrete – Typical PCI Life
Crack Seal	+3 to +7	Joint Seal/Crack Repair	+2 to +5
Micro Seal/Microsurfacing	+10 to +20	Diamond Grinding	+5 to +10
2" Overlay	+20 to +30	Partial-Depth Repair	+10 to +20
3"-6" Overlay	+30 to +40	Slab Replacement/Full-Depth Repair	+30 to +45
Reconstruction	+55	Reconstruction	+60

# CAPITAL SPENDING NEEDS – STREETS AND ALLEYS

When Reconstruction Becomes More Cost-Effective

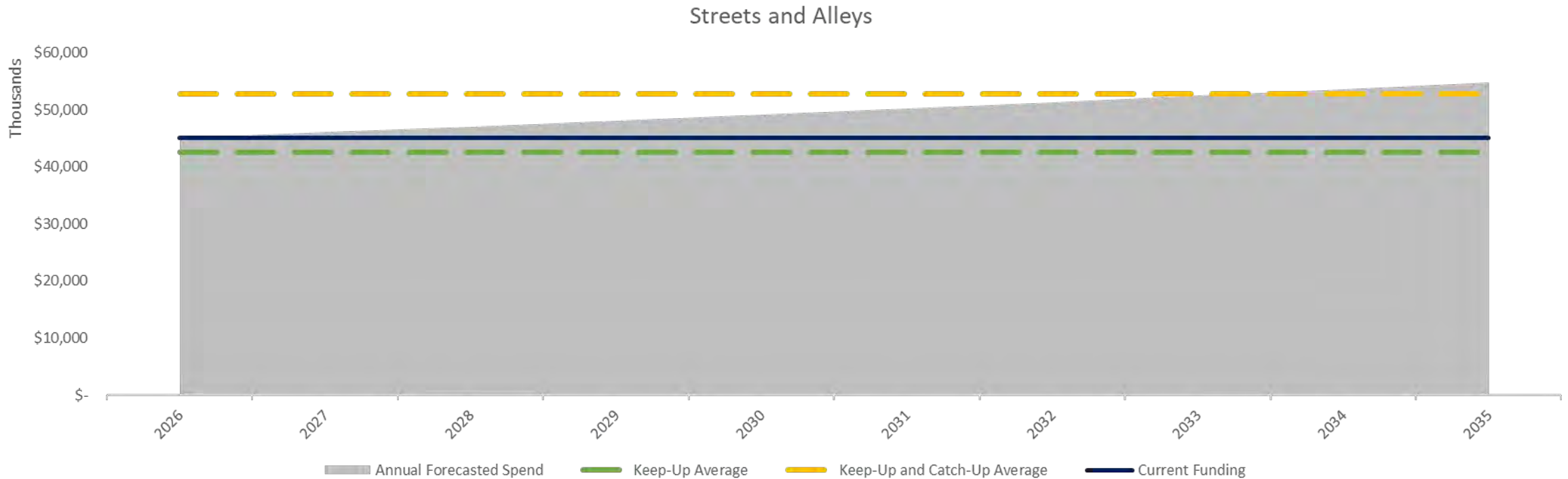


- Data-based model guides maintenance vs. reconstruction decision
- Cost-effectiveness, shifts to reconstruction when maintenance is no long cost-efficient

**\* Results vary based on classification of street and material**

# CAPITAL SPENDING NEEDS – STREETS AND ALLEYS

- 85 PCI Target
  - Current Funding: \$45,043,000
  - 10-Year Keep-Up Average: \$42,500,000
  - 10-Year Keep-Up and Catch-Up Average: \$52,831,000

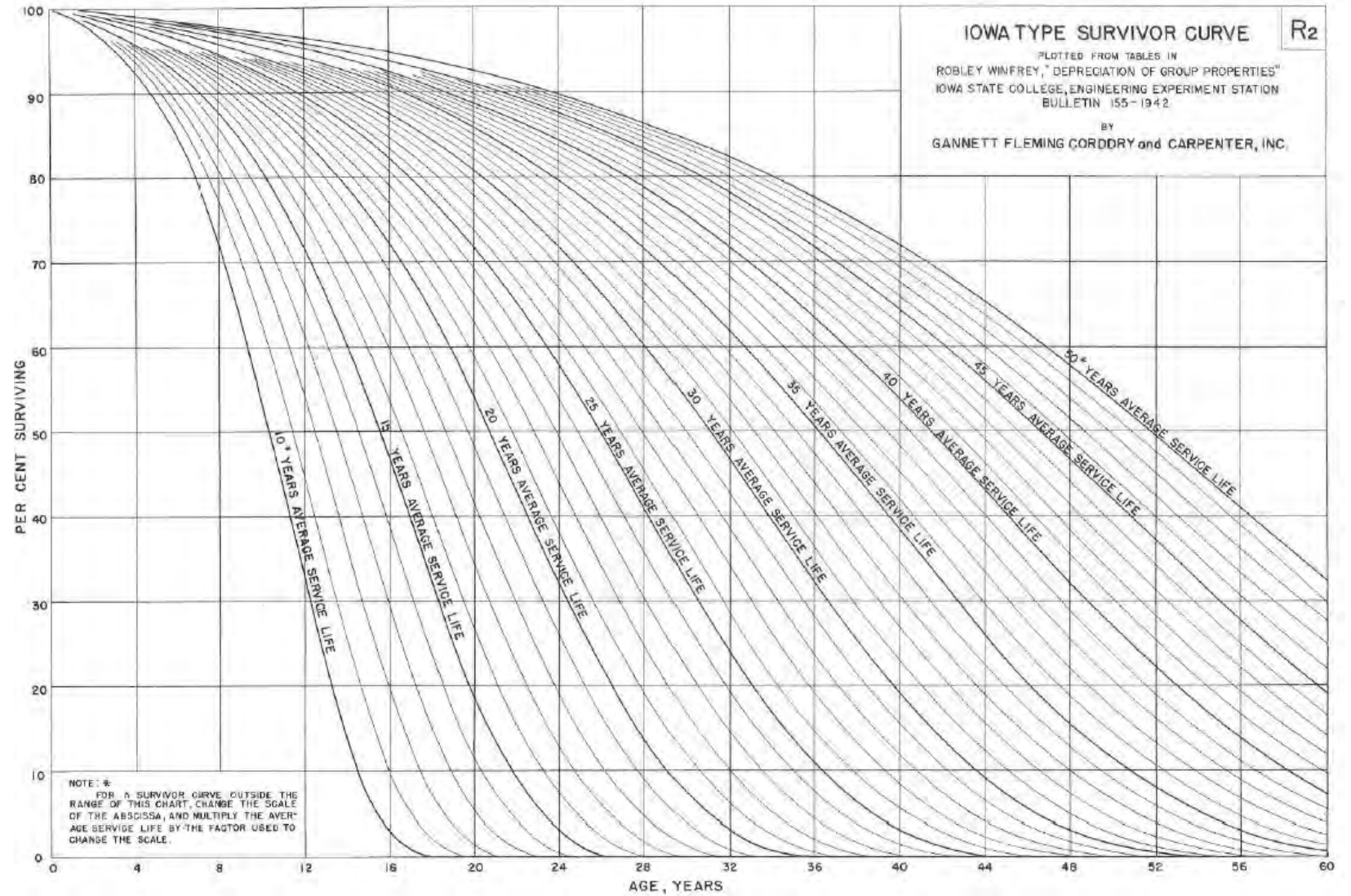


# CAPITAL SPENDING NEEDS – STREETS AND ALLEYS

---

- PCI Target impact
  - What happens if the target is raised?
    - Higher short-term spend, lower overall spend long-term
    - Higher overall service and resident satisfaction
  - What happens if the target is lowered?
    - Lower short-term spend, higher overall spend long-term
    - Potential perceptible drop in street quality
  - An overall PCI rating of 85% represents strong pavement condition across the street network
- Continuing to gain efficiencies with overall maintenance spend
- Opportunity for incorporating AI
  - Improved Data Collection
  - Specific segments identified

# CAPITAL SPENDING NEEDS – WATER AND WASTEWATER



# CAPITAL SPENDING NEEDS – WATER AND WASTEWATER

---

- Moving from Reactive/Proactive Analysis to Predictive Analysis
  - Capital Improvement Plan
    - First 10-Years of identifiable projects used in analysis
    - Year 11 - 30 capture the average of non-expansive capital projects that occurred in Years 1 – 10
    - Renewals and replacements related to new plant expansion assets captured by applying Iowa Survivor Curves to develop a projection of future asset mortality by year
    - Includes escalation for future inflationary impacts
  - GIS Mapping Data of Distribution and Collection System
    - Developed system total replacement cost based on Pipe Size, Length, Type, Cost, and Age
    - Applied Iowa Survivor Curves to develop a projection of future asset mortality by year
      - Includes escalation for future inflationary impacts

# CAPITAL SPENDING NEEDS – WATER AND WASTEWATER

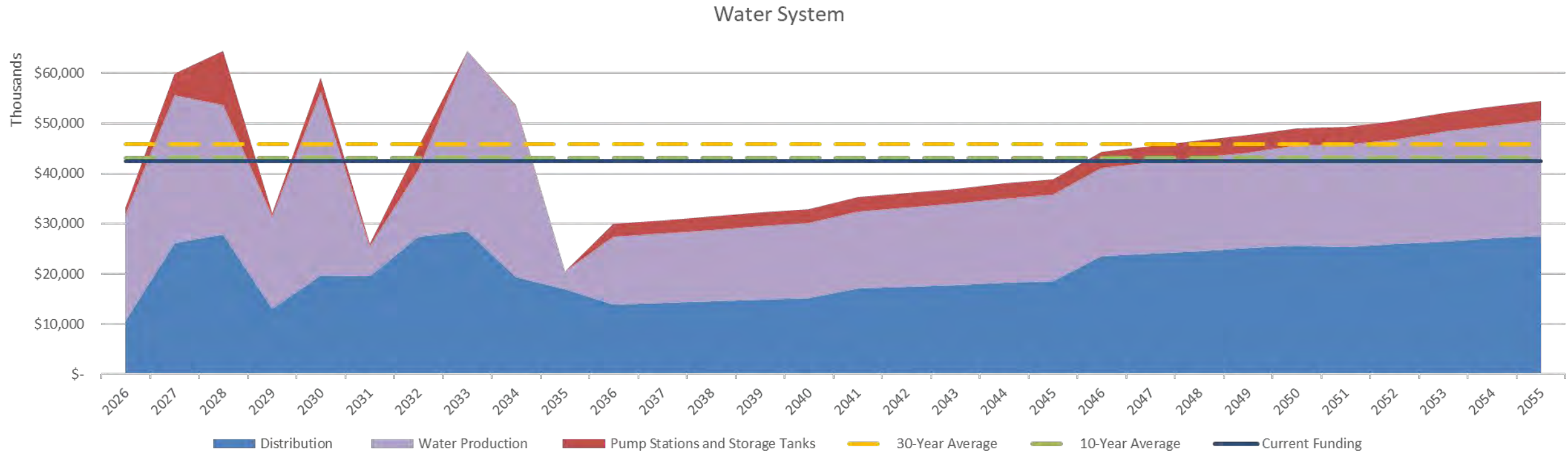
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- Total Annual Capital Program: \$85M (Water & Wastewater Combined)
- Funding Sources
  - \$11M Cash (reserves + operating revenue)
  - \$74M Bond Proceeds
    - Debt repaid through the utility operating budget
- Annual rate study ensures adequate revenues support
  - Utility operations and capital investment program
  - Debt service requirements
- Gradualism - Incremental rate adjustments to maintain affordability and stability
- Financial Sustainability - Rates structured to maintain budget balance and adequate debt service coverage

# CAPITAL SPENDING NEEDS – WATER

- Current Funding: \$42,500,000
- 10-Year Average: \$43,106,000
- 30-Year Average: \$45,857,000

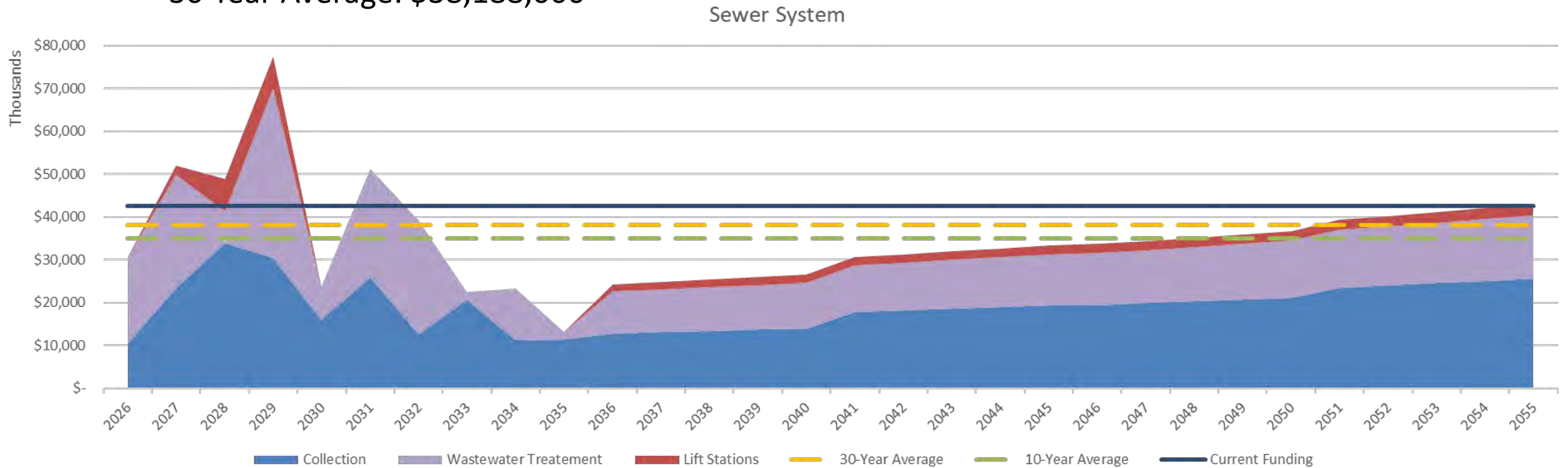
\* Large Projects: Combined Pump Station and Clearwell and Water Treatment Expansion



# CAPITAL SPENDING NEEDS – WASTEWATER

- Current Funding: \$42,500,000
- 10-Year Average: \$35,014,000
- 30-Year Average: \$38,188,000

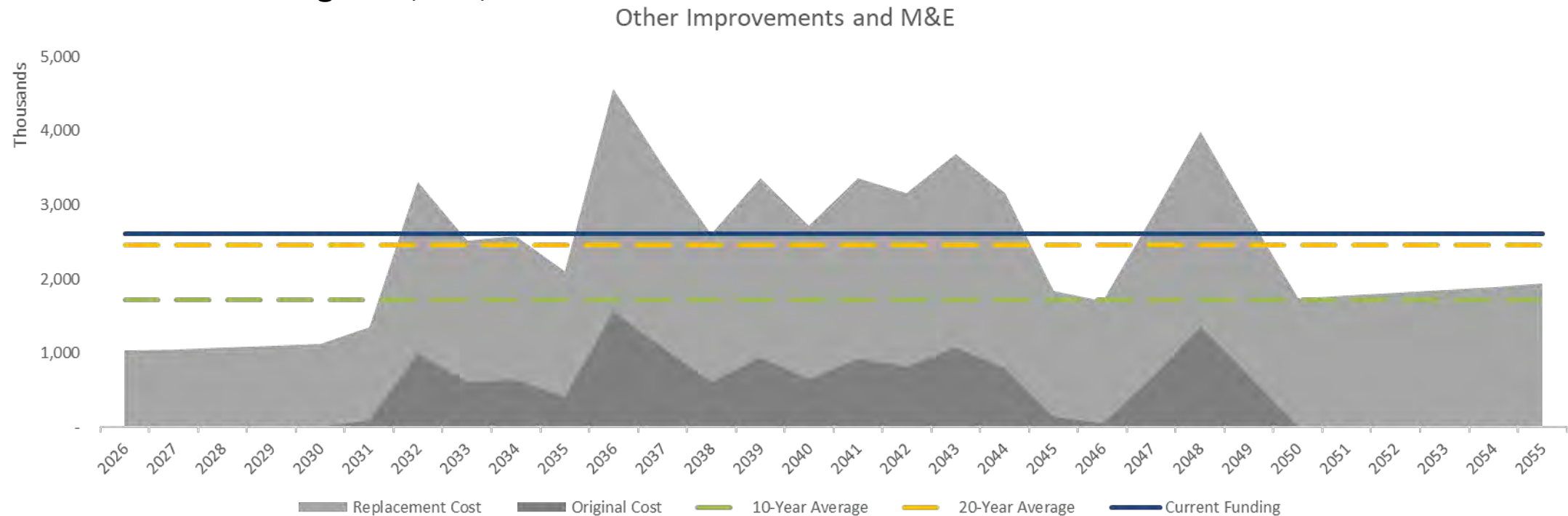
\*Large Projects: WWTP Aeration Basin Expansion and Elm Fork Gravity Sewer



# CAPITAL SPENDING NEEDS – OTHER IMPROVEMENTS AND M&E

- Current Funding: \$2,615,000
- 10-Year Average: \$1,723,000
- 20-Year Average: \$2,459,000

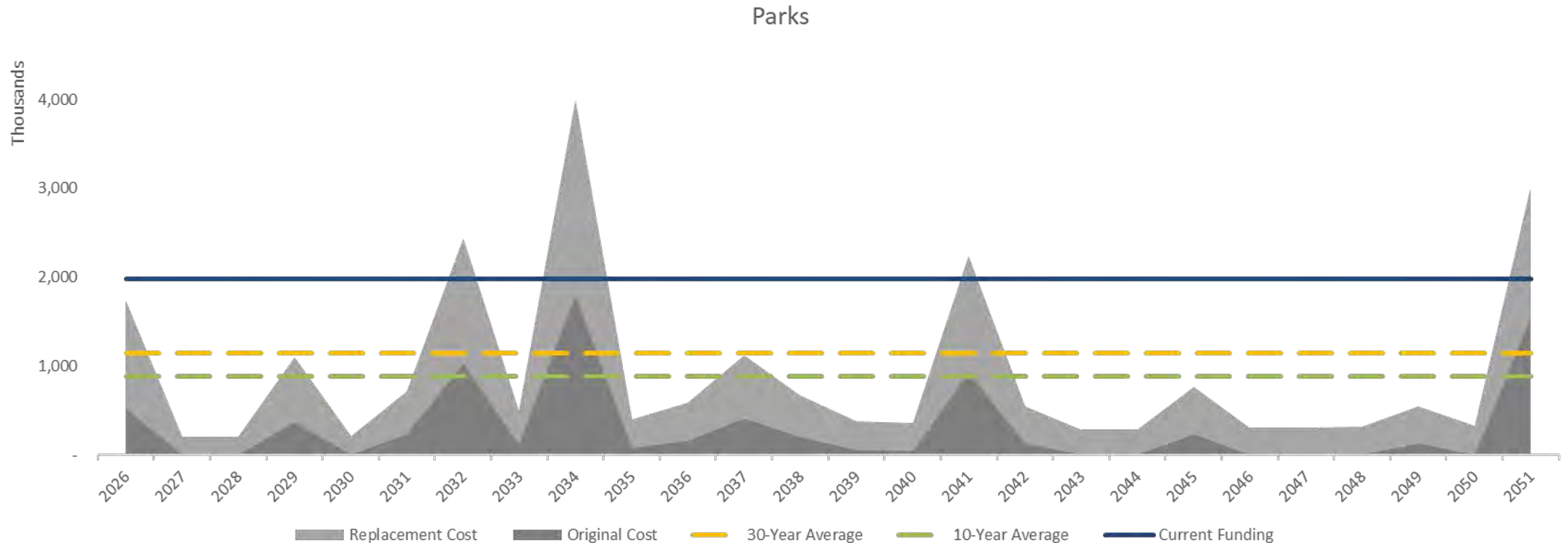
\* Does not include Facilities



# CAPITAL SPENDING NEEDS – PARKS

- Current Funding: \$1,979,000
- 10-Year Average: \$884,000
- 30-Year Average: \$1,150,000

\* Does not include Facilities

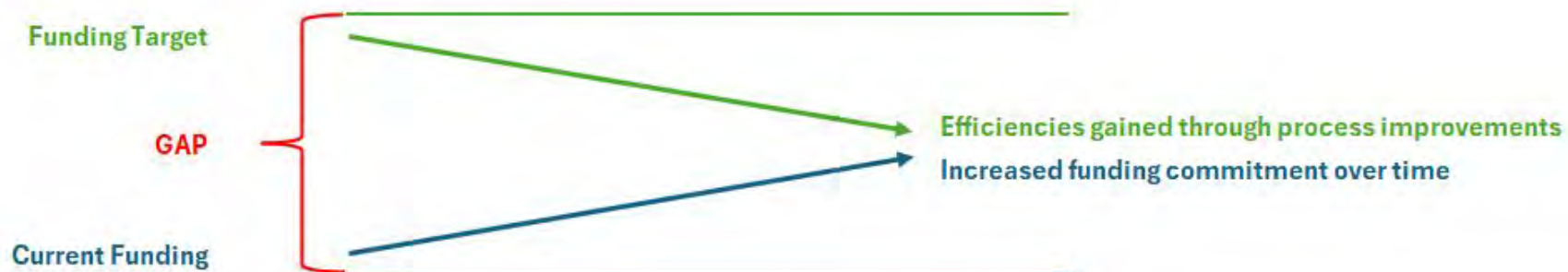


# LONG-TERM STRATEGY

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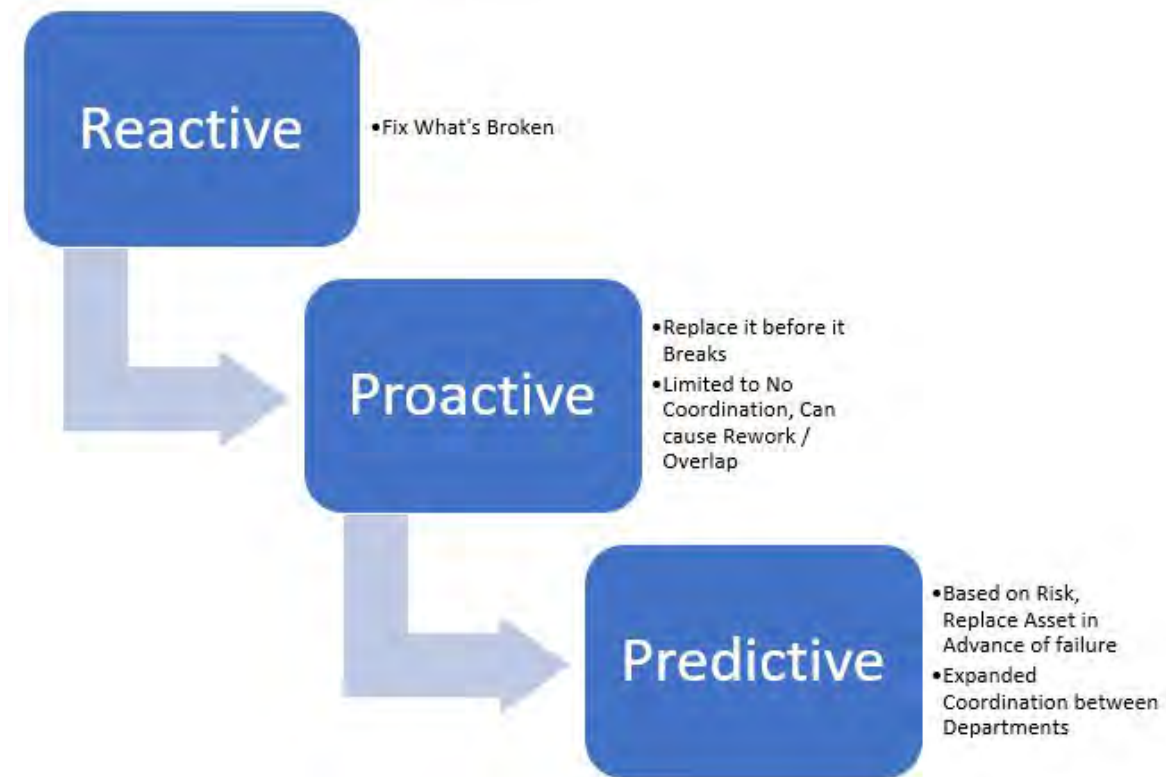
- Goal of Long-Term Strategy

- Define a long-term funding target based on the required level of service
- Continue to adjust funding, as needed, through a phased approach
- Lower overall capital maintenance costs through process and efficiency improvements
- Maintain a stable, long-term funding commitment to support asset sustainability



# LONG-TERM STRATEGY

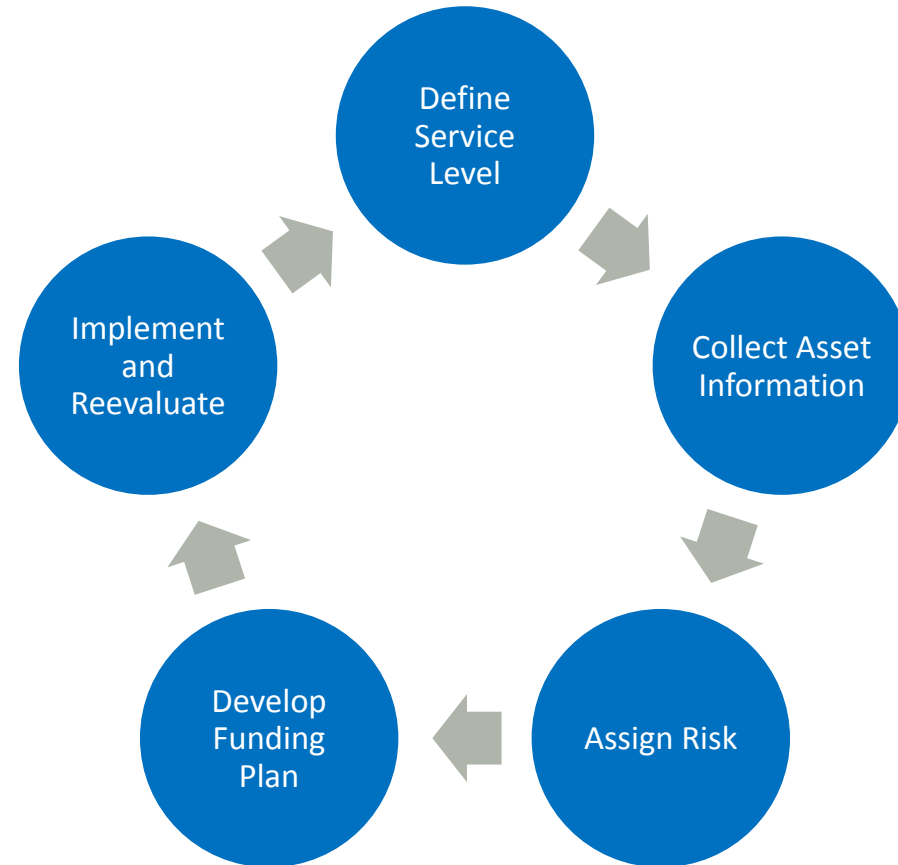
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To maintain assets at a high level we want to move from Reactive to Predictive...

# LONG-TERM STRATEGY

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# SUMMARY

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- Comprehensive review of capital assets
- Predictive modeling incorporated for Water, Wastewater, and Streets & Alleys
- Annual funding needs determined
  - Current City commitment: \$134,637,000
- Current funding levels are sufficient to support short-term (10-year) funding needs
  - Further incorporate distribution/collection lines as well as VODA AI results in future iterations
  - Funding that appears to exceed target thresholds will be evaluated for allocation to known infrastructure needs not currently reflected in this analysis: traffic signals, signs, street crew vs. contract work, etc.
- Long-term strategy
  - Strategically manage funding commitment
  - Continue to move from reactive to proactive to predictive
  - Enhance data collection, gain further efficiencies
- Analysis to be revisited on a recurring basis
  - Future increases in infrastructure funding could be requested due to assets being added to the City's infrastructure (Nature Center, Vista Ridge Park, etc.), further refinements in condition ratings, and/or inflation rates exceeding estimated inflation

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DISCUSSION/NEXT STEPS?

# City of Lewisville Economic Development Policy Update

February 27, 2026



# Agenda

Purpose and goals of Economic Development Policy update

Overview of retained incentives

Overview of modified & new incentives

Modified – Tax Abatement, Façade & Grease Trap Grants

New – Small Business Assistance & Mural Grants

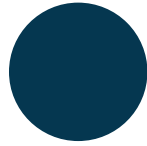
Discussion



## Discussion Preview

### **Are City Council priorities accurately reflected in the policy?**

- **Sector-specific industries**
- **Focus areas**
- **Modified and new incentives**



## Goals of Policy Update

### *Goal 1*

- Ensure the policy complies with statutory requirements regarding tax abatement criteria.

### *Goal 2*

- Ensure the policy aligns with current economic conditions and City Council priorities.

### *Goal 3*

- Streamline the policy so that it is user-friendly.

*Why should the City of Lewisville adopt an Economic Development Policy?*

**1**

## **Required By Statute**

**Chapter 312 Tax Abatements**

**Chapter 380 Agreements (grants, loans, land)**

**2**

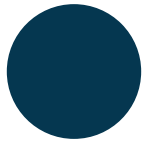
## **Communicate Local Priorities**

**Desired Outcomes**

**Desired Project Types**

**Focus Areas**

**Available Incentives**



## Desired Outcomes

- Attract businesses that increase the City’s tax base and add well-paying jobs, especially in sector-specific industries such as **medical, life science, high technology, outdoor recreation, semiconductor, and other related fields** (hereinafter referred to as “Sector-Specific Industry”)
  - Lean into strengths (Industries/businesses with existing presence in Lewisville)
  - Capitalize on synergies (Industries/businesses that supply/serve DFW businesses)
  - Be forward-looking (AI considerations and industries/businesses that are likely to see exponential growth in DFW)
- Retain and support local businesses that seek to expand.
- Promote high-quality real estate development throughout the City, including construction and retrofit of buildings with on-site energy generation, energy efficient design and/or ample exterior green space.

# Industry Firms (21) Members



- |                        |                          |
|------------------------|--------------------------|
| Texas Instruments      | GlobalWafers America     |
| Adom                   | GlobiTech                |
| AmpliTech              | Integral-Semi            |
| Anametric              | IntelliEPI               |
| Archer Optx            | IonQ                     |
| Asset InterTech        | LA Semiconductor         |
| Coherent               | Leonardo DRS             |
| CV Incorporated        | Lockheed Martin          |
| Dallas Quantum Devices | Provenance Chain Network |
| Delta Black            | Radiance Technologies    |
|                        | Strike Photonics         |

## Workforce Development (7+4)

- Southern Workforce Board – Oklahoma
- Workforce Solutions Greater Dallas
- Workforce Solutions North Central Texas
- Workforce Solutions Texoma

- Communities Foundation of Texas
- Greenlight Credentials
- Jobs for the Future
- Semi Foundation
- SkyHive Technologies
- Stemuli Studios
- T3 Partnership

## Local & Regional Gov. (13)

- Choctaw Nation
  - Aviation Technology Center
- Denton County, TX
- North Central Texas Council of Governments
- Texoma Council of Governments

- City of Atoka, OK
- City of Durant, OK
- City of Denton, TX
- City of Fort Worth, TX
- City of Lewisville
- City of Mansfield, TX
- City of Mineral Wells, TX
- City of Richardson, TX
- Town of NorthLake, TX



## Economic Development Corp. (11)

- |                               |                 |
|-------------------------------|-----------------|
| Allen EDC                     | Anna EDC        |
| Arlington EDC                 | Bonham EDC      |
| Dallas EDC                    | Gainesville EDC |
| Kaufman EDC                   | McKinney EDC    |
| Sherman EDC                   |                 |
| Denison Dev. Alliance         |                 |
| Southern Oklahoma Dev. Assoc. |                 |

## Investment (5)

- IronGate Capital Advisors
- Actium
- Capital Factory
- Perot Jain
- C-STAR

## Research Universities (7)

- Southern Methodist University
- University of North Texas
- University of Texas at Arlington
- University of Texas at Dallas
- Texas A&M University – Fort Worth
- Texas A&M Semiconductor Inst.
- Baylor University

## National Lab (1)

- Los Alamos National Lab

## Comprehensive Coll. & Univ. (6)

- Austin College
- Jarvis Christian University
- Paul Quinn College
- Southeastern Oklahoma State Univ.
- Tarleton State University
- Univ. of North Texas at Dallas

## Community Colleges (8)

- |                 |                             |
|-----------------|-----------------------------|
| Collin College  | North Central Texas College |
| Dallas College  | Tarrant County College      |
| Grayson College | Texarkana College           |
| Hill College    | Weatherford College         |

## Economic Development (4)

- NTX Collective
- Plug-and-Play
- Tech Titans
- Texas Research Alliance



## Desired Outcomes

- Encourage the redevelopment and revitalization of targeted areas within the City, including the **Old Town, I-35 corridor, Business 121 corridor**, and other focus areas designated by the City Council (“City Focus Area”).
- Projects that directly relate to Lewisville 2035 objectives and/or action items.

# Desired Project Types & Focus Areas



## Job Creation/Retention and Capital Investment Projects

The City will prioritize providing incentives to businesses that align with one or more of the following criteria:

- The business will diversify the local economy,
- The business is likely to create additional indirect or induced jobs in addition to the direct jobs that are created,
- The business is engaged in a Sector-Specific Industry,
- The business will prioritize local hiring,
- The business pays an average salary or wage of at least \$60,000 annually, but no less than the Asset Limited, Income Constrained, Employed (ALICE) wage threshold for a single individual in Denton County, as determined by the most current applicable data,
- The business agrees to use skills-based hiring or engage in workforce development programs, including programs that prepare workers to use artificial intelligence, and/or
- The business provides additional community benefits, such as the successful implementation of the Lewisville 2035 Plan.

## ABOUT US • OVERVIEW

### United For ALICE

United For ALICE is a driver of innovation, research, and action to improve life across the country for **ALICE** (**A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed) and for all. The development of the ALICE measurements, which provide a comprehensive, unbiased picture of financial hardship, has revealed that 41% of U.S. households cannot make ends meet has emerged.

**The ALICE research quantifies and describes the number of households that are struggling financially.** From humble beginnings as a study to understand the struggles of families in one New Jersey county, this body of research has worked to increasingly shed light on a hidden population we now know as ALICE. Harnessing this data and research on the mismatch between low-paying jobs and the cost of survival, ALICE partners convene, advocate, and collaborate on solutions that promote financial stability at local, state, and national levels.



## Real Estate Development Projects

The City will prioritize providing incentives to the types of projects listed below:

- Project involves the occupancy of a vacant building,
- Project is designed to attract a destination retailer and/or restaurant,
- Project is built for a corporate location or relocation, particularly for Sector-Specific Industries,
- Project is located in a City Focus Area,
- Project involves the redevelopment of a multi-tenant commercial property,
- Project involves the relocation of a non-conforming use out of Old Town,
- Project involves public-private master-planned development,
- Project will incorporate on-site energy generation and/or energy efficient design, or
- Project involves the substantial rehabilitation of a multifamily residential property and includes affordable housing units.

# Summary of Incentives

# Summary of Proposed Policy

- Citywide ★ Real Property Tax Abatement
- Citywide Development Fee Reduction/Waiver
- Citywide Sales Tax Grant
- Citywide Real Property Tax Grant
- Citywide Business Personal Property Tax Grant
- Citywide ★ Small Business Assistance Grant
- Citywide ★ Mural Grant
- Focus Area ★ Façade Improvement Grant
- Focus Area ★ Grease Trap Grant



**Additional tools include:** Tax Increment Financing (TIF), Neighborhood Empowerment Zone (NEZ) designation, and Housing Financing Corporation or Public Facility Corporation partnerships.

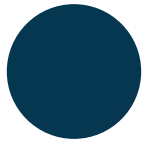


## Administration of Incentives

In general, incentives will be administered as follows:

- Financial incentives will be administered on a cost reimbursement basis. However, on a case-by-case basis, the City may consider an alternative payment schedule, including partial or full upfront payment.
- A written agreement must be signed and approved by the Lewisville City Council before any incentives will be provided and prior to any work being performed, unless otherwise specified by the City.
- Written incentive agreements will include performance obligations.
- Projects that include a Sector-Specific Industry, are located in a City Focus Area, include energy efficient design or ample exterior green space, incorporate meaningful workforce development initiatives such as employee training, upskilling, education partnerships, or participation in state workforce programs may receive priority consideration and more favorable incentive terms.

# Incentives – Retained from Prior Policy

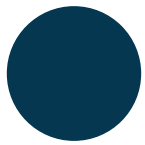


## Incentives – Retained from Prior Policy

- Property Tax Abatement
- Development Fee Reduction/Waiver
- Sales Tax Grants
  - Taxable Sales And Use (Generated By Operating Business)
  - Construction Purchases
- Real Property Tax Grant
- Business Personal Property Tax Grant
- Façade Improvement Grant (Old Town)
- Grease Trap Grant (Old Town)
- Loans
- Neighborhood Empowerment Zones (NEZ)

# Incentives – New & Modified

# Tax Abatement



## Tax Abatement – Property Tax and Business Personal Property

A Property Tax Abatement reduces the municipal property tax liability for a project in accordance with Chapter 312 of the Texas Tax Code.

- Only municipal property tax liability is eligible for abatement for a maximum of ten (10) years.
- The value of the abatement is equal to an agreed-upon percentage (%) of the project’s eligible municipal property tax liability.

**Minimum Qualifications:** A project requesting a tax abatement must meet at least two of the following minimum qualifications to be considered:

Criteria	Amount
Corporate/Regional HQ	N/A
★ Average Salary	\$60,000
Payroll	\$8,000,000
Real Property ( <i>added value</i> )	\$10,000,000
Personal Property ( <i>added value</i> )	\$1,000,000
Targeted Site	N/A
Annual Taxable Sales & Uses	\$25,000,000

Proposed changes:

- Average salary or wage of at least \$60,000 annually, but no less than the Asset Limited, Income Constrained, Employed (ALICE) wage threshold for a single individual in Denton County

# Grants



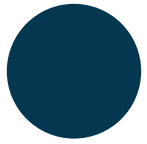
## Grants – Small Business Grant

### ***Definition of a Small Business***

- A business that meets at least one of the following criteria:
  - Employs fewer than 50 full-time equivalent employees,
  - Generates less than \$5 million in annual gross revenue.

### ***Eligibility for Small Business Assistance Grant***

- Small businesses that currently lease or own commercial space within the City,
- Small businesses that intend to locate, relocate, or expand into commercial space within the City, or
- Property owners or developers improving commercial spaces for eligible businesses.



## Grants – Small Business Grant (cont.)

### ***Eligible Business Types***

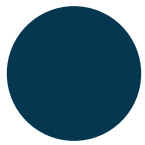
- Retail,
- Restaurants/Food & Beverage,
- Experience-based businesses,
- Art, culture, and creative businesses,
- Micro Manufacturing/Maker Spaces with a retail component (located in Old Town),
- Unique local concepts, or
- Other businesses that create meaningful economic activity, activate vacant spaces, or contribute to the vibrancy of the surrounding area.



## Grants – Small Business Grant (cont.)

### *Eligible Expenses*

- Eligible project costs may include, but are not limited to:
  - **Tenant Improvements:** Interior build-out, finishes, and layout modifications; life-safety improvements (sprinkler systems, alarms, suppression equipment); ADA accessibility improvements.
  - **Façade Improvements (if located outside of a City Focus Area):** including brick repair, awnings, windows, fixtures, signage, landscaping, and lighting.
  - **Activation Improvements (if located inside of a City Focus Area):** activation of outdoor space for patrons.
  - **Business Expansion Costs:** Equipment essential to business operations.
- The value of the grant may equal **up to 50% of eligible project costs, up to a maximum of \$10,000.**



## Grants – Mural Grant

### *Eligibility for Mural Grant*

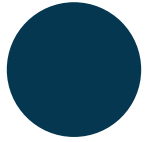
- Businesses that currently lease or own commercial space within the City,
- Businesses that intend to locate, relocate, or expand into commercial space within the City, or
- Property owners or developers improving commercial spaces for eligible businesses.

### *Eligible Location of Mural*

- Exterior building walls that are visible from a public right-of-way or public space, in good structural condition, and installed on privately owned property.

### *Eligible Expenses*

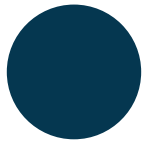
- Eligible project costs may include, but are not limited to: artist design fees and labor, surface preparation (cleaning, priming, minor repairs), paint, sealants, and materials, equipment rental (lifts, scaffolding), and required permits or inspections.
- The grant value may equal **up to 50% of eligible project costs, up to a maximum of \$10,000 per mural.**



## Grants – Façade Improvement Grant (Business 121 Corridor)

### ***Eligibility for the Façade Improvement Grant***

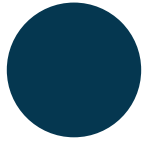
- Businesses that currently lease or own commercial space within the City,
- Businesses that intend to locate, relocate, or expand into commercial space within the City, or
- Property owners or developers improving commercial spaces for eligible businesses.



## Grants – Façade Improvement (Business 121 Corridor)

### *Eligible Expenses*

- Maximum grant is **50% of eligible improvements or \$250,000, whichever is less.**
- Eligible **façade improvements** include, but are not limited to: brick repair, awnings, windows, fixtures, signage, landscaping, and lighting.
- Eligible **parking lot improvements** include resurfacing, space reduction and activation of excess parking spaces, added open space or uses, landscaping, and wayfinding signage.
- Retail shopping centers are also eligible for grant funding related to **unique design elements** (e.g. public art, children’s play areas, permanent outdoor seating).
- The City Manager may authorize up to \$500,000 for eligible projects that align with high-priority City plans and initiatives and/or involve large tracts of land.



## Grants – Grease Trap Grant

### *Eligibility for Grease Trap Grant*

- Businesses that currently lease or own commercial space within the City,
- Businesses that intend to locate, relocate, or expand into commercial space within the City, or
- Property owners or developers improving commercial spaces for eligible businesses.

### *Eligible Expenses*

- Maximum grant is **50% of eligible costs or \$10,000, whichever is less.**

# Discussion/Questions



## Discussion

### **Are City Council priorities accurately reflected in the policy?**

- **Sector-specific industries**
- **Focus areas**
- **Modified and new incentives**

# LEWISVILLE VISION 2035

VISION PLAN UPDATE

February 27, 2026 | Council Briefing

LEWISVILLE

2035

V I S I O N

# AGENDA

1

Touchpoint Update

2

Big Ideas Takeaways

3

Vision Statement & Plan  
Discussion

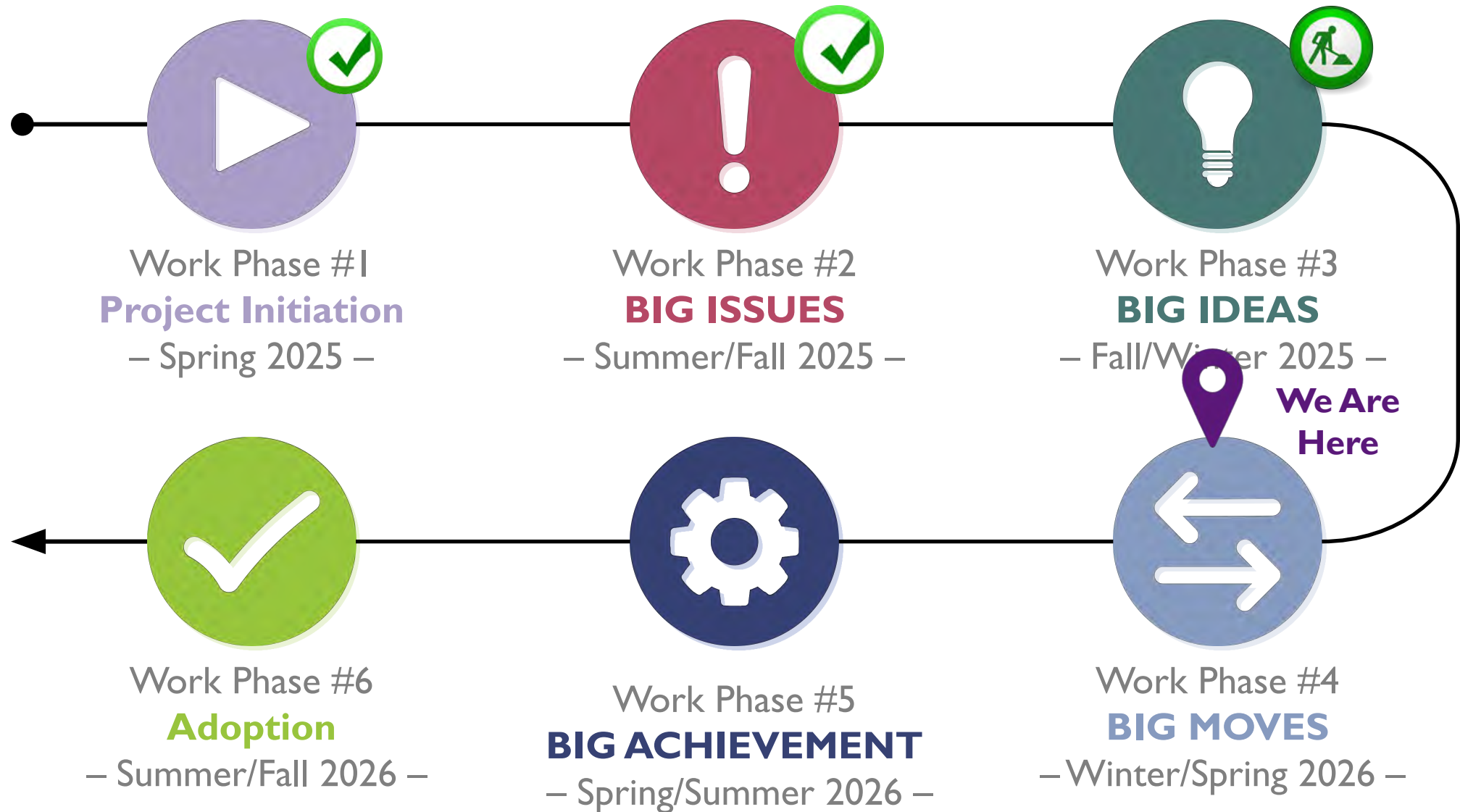
4

Big Moves Phase & Activity

5

Next Steps

# Project Phases



# Engagement Key Performance Indicators

Input is foundational to the vision plan:

- Conversations at a tabling events
- Attendance at Community Vision Workshops
- Attendance at other community meetings
- Visitors to the website
- Interactions/reactions on Social Media

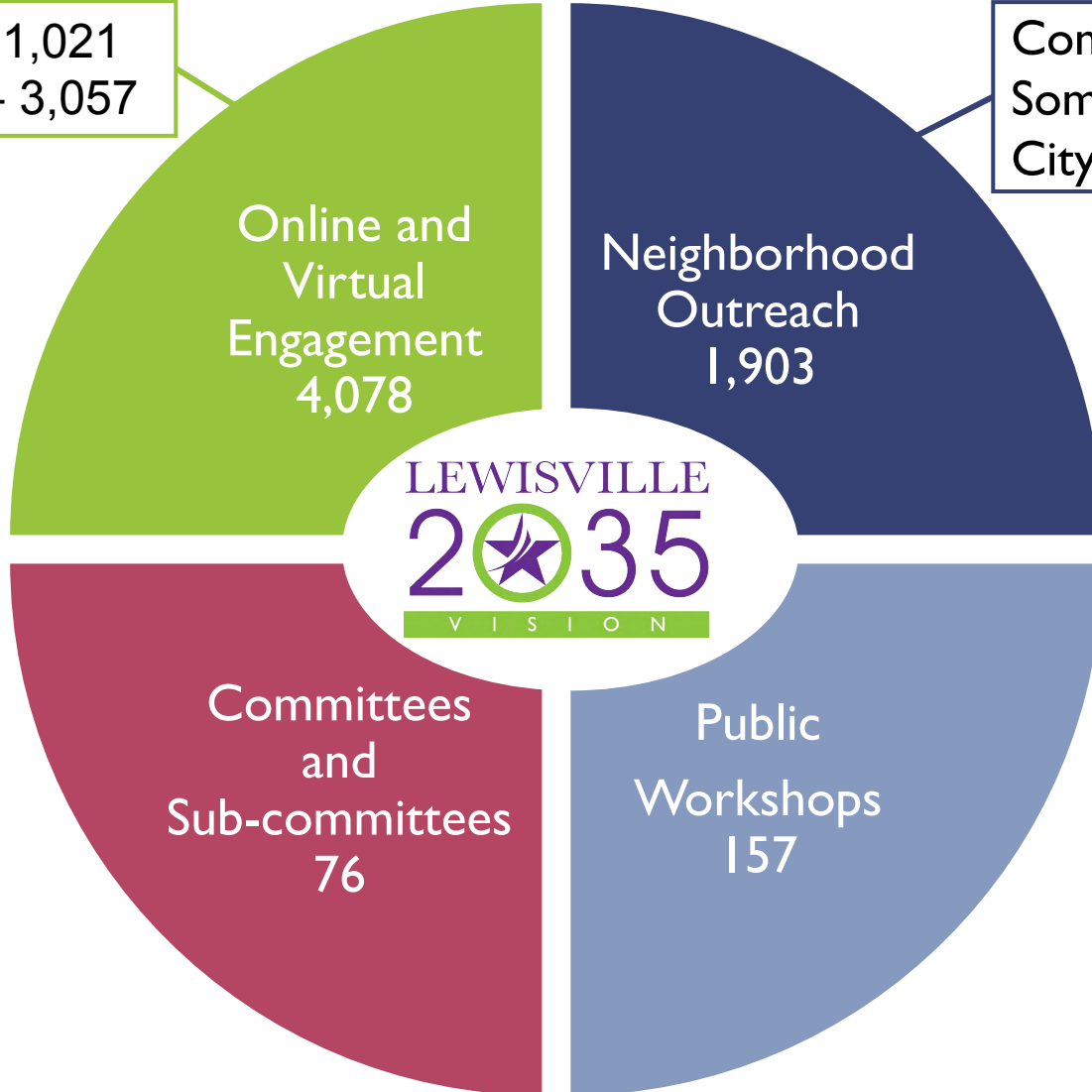


*Ensure all aspects of the community are heard.  
Including those that do not typically participate.*

**Goal Touchpoints:  
8,000**

# 6,214 Touchpoints to Date

Socials - 1,021  
Website - 3,057



Community Touchpoint Campaign - 891  
Somos Lewisville Program - 366  
City Staff Engagement Team - 646



# The 21 BIG Issues



## ENHANCING QUALITY OF LIFE



- Strengthening Old Town's Role
- Expanding Housing Choices
- Enhancing Neighborhood Amenities

## PROMOTING NATURE, ENVIRONMENT AND RECREATION



- Connecting to Lewisville Lake and Nature
- Protecting and Enhancing Natural Assets
- Expanding Arts, Culture and Recreation

## FOCUSING ON REVITALIZATION AND ECONOMY



- Revitalizing Commercial Corridors
- Revitalizing the Vista Ridge Mall
- Supporting Small Businesses
- Expanding Local Employment

## ATTRACTING AND RETAINING THE NEXT GENERATION



- Investing in the Next Generation
- Creating Engaging Public Spaces
- Attracting and Retaining Young Professionals

## PRESERVING SAFETY AND COMMUNITY



- Preparing for Climate and Weather Events
- Promoting Safety and Inclusion
- Expanding Mental Health Support
- Fostering Stronger Community Engagement and Inclusivity

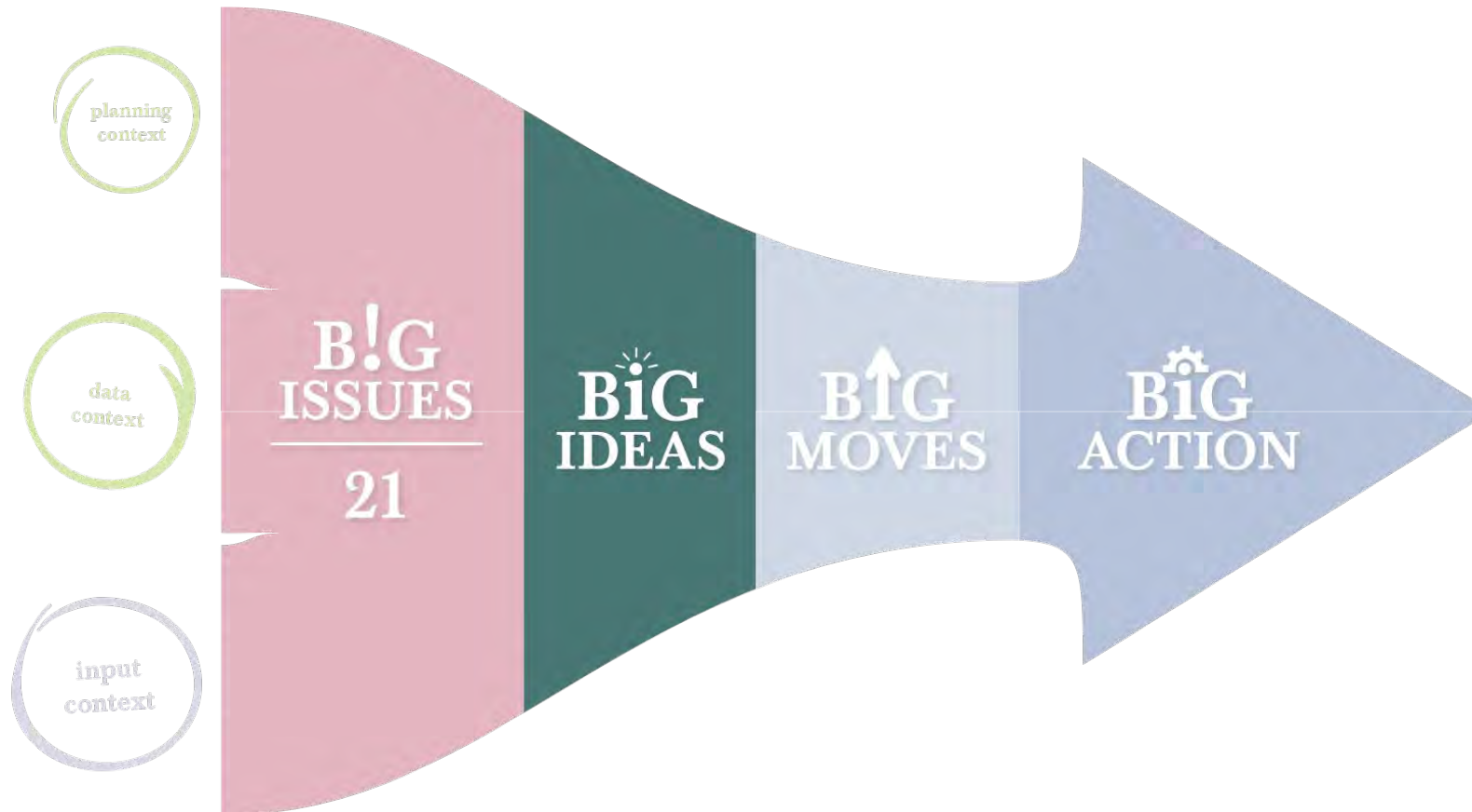
## FUTURE-PROOFING INFRASTRUCTURE AND MOBILITY



- Adapting to Emerging Technologies
- Building Infrastructure Resilience
- Improving Transportation Infrastructure
- Advancing Accessible Mobility

# The BIG Ideas

- The Big Ideas is taking all those Big Issues, grouped into 6 categories, and generating ideas with them.

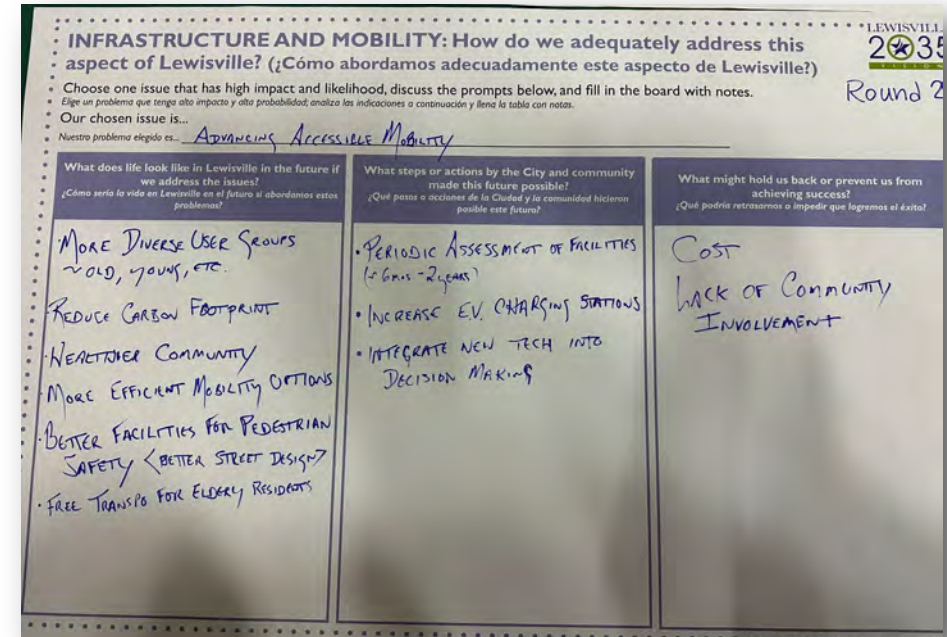


# Big Ideas Takeaways

**Quality of Life Station:** Participants envisioned stronger civic pride and engagement through improved amenities, community gardens, expanded recreation and better communication of City services. Key challenges include cost of living and housing, transportation barriers, limited developable land and uneven access to amenities such as grocery options.

**Nature, Environment & Recreation Station:** Groups proposed trails, ecological restoration, lakefront activation and equitable access to nature to create a more connected and active community. Barriers include highway crossings, infrastructure constraints and limited awareness of existing natural assets.

**Revitalization & Economy Station:** Participants emphasized intentional mall redevelopment, corridor beautification, small business support and city branding to drive reinvestment and economic resilience. Participants noted that progress may be constrained by private ownership, infrastructure limitations, regulatory processes and funding challenges.

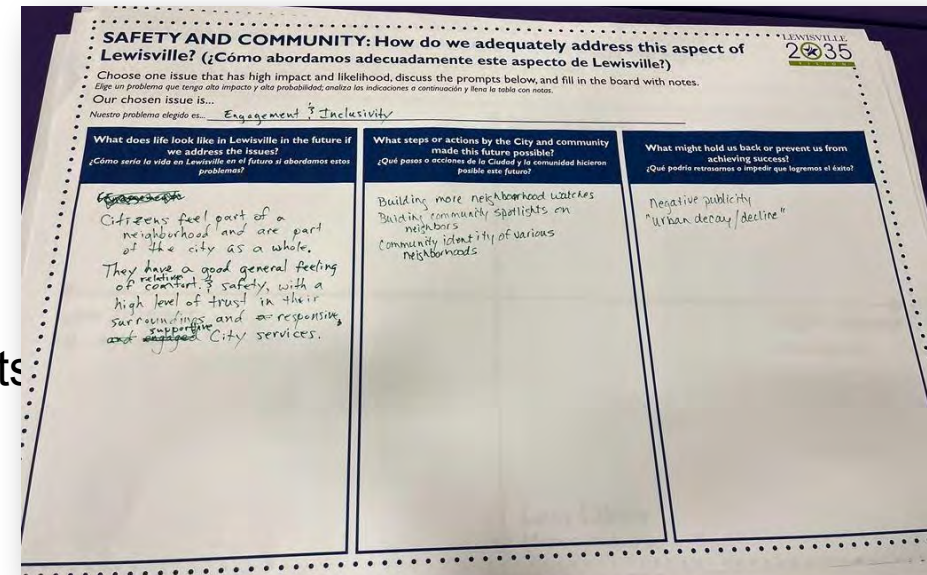


# Big Ideas Takeaways

**Investing in Future Generations Station:** A future Lewisville was described as *trendy, active, and fun*, achieved through funding, marketing, bold public space design, and engaging 3rd spaces for teens. Participants cautioned that lack of prioritization or follow-through, limited funding or settling for basic improvements could reduce long-term impact.

**Safety & Community Station:** Participants proposed neighborhood watch programs, beautification, community spotlights and celebrating neighborhood identities to strengthen trust and inclusion citywide. Challenges include negative perceptions about neighborhoods, uneven neighborhood investment and the risk of disengagement.

**Infrastructure & Mobility Station:** Groups recommended transit connections, shuttles, facility assessments and new technologies to improve mobility and reduce accidents, congestion and air pollution with funding and growth pressures as key barriers.



# Big Ideas to Vision Statement



## Conversations on Vision Statement with Steering Committee:

- Welcoming and inviting are words that indicate an action the City can take, rather than describing what the city it.
- Physical and digital connections are important, and should focus on the end-goal of fostering human connections.
- There should be higher emphasis on preserving natural areas and a focus on future generations with regards resource management.
- Growth and development need to focus on redevelopment as we are nearly built out. That redevelopment should be strategic to improve Lewisville for all residents.
- Quality of life is important and should be included as part of the vision statement. That includes feeling safe and comfortable and having access to needed amenities.



# Vision Statement Discussion



# Vision Statement Comparison



## Current Vision Statement

By 2025 and beyond, Lewisville will be a community characterized by diversity, connectivity, resource management and growth.

### *Diversity*

Lewisville will be an inclusive community that values and appeals to people of all ages, ethnicities, income levels, backgrounds, abilities, and interests.

### *Connectivity*

Lewisville will offer choices that enable its people to connect effectively with one another and with the City government both online and in person, and to desired destinations and community spaces by using many transportation options.

### *Resource Management*

Lewisville's natural, human, energy, and capital assets will be the foundation for a distinctive, desirable, and efficiently-managed sustainable community.

### *Growth*

Lewisville will be a unique community that attracts and welcomes businesses and residents and is positioned for growth and success.

## Draft Vision Statement

By 2035 and beyond, Lewisville is a city that shows up. Welcoming, authentic, and bold. Connected, thoughtful, and built to last. We are as real as they come. A place that grows with intention, protects what matters, and delivers a quality of life people feel every day.

### *Welcoming*

**Lewisville is for everyone.** No matter who you are, where you're from, how you move through the world, or what stage of life you're in--there's room here for you to live, work, and thrive.

### *Connectivity*

**This is a city that connects.** People, places, and services aren't just close, they're reachable. Streets, sidewalks, systems, and spaces all work together to keep the community moving forward.

### *Resource Stewardship*

**Lewisville takes care of its own.** From natural spaces to people to public investment--resources are protected, respected, and managed smartly so the city stays strong, resilient, and ready for whatever comes next.

### *Quality of Life*

**Safety, health, and nature matter here.** Lewisville builds places that feel alive - where everyday life feels easier, richer, and deeply connected to the heart of the community.

### *Intentional Growth*

**Growth doesn't happen by accident.** Lewisville shapes change on purpose--revitalizing where it counts and planning for the long game so prosperity and well-being stick around for the long haul.

# BIG Moves

*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 Ideas:** The preliminary BIG Ideas and vision statement will be presented, reviewed and refined during this phase.
- **Expanding on the BIG Ideas:** Identify the BIG Moves that need to happen in order to see progress toward the BIG Ideas.
- **Continuing Targeted Engagement:** Targeted engagement efforts will continue with Community Vision Workshop #3, the Steering Committee, and staff.



# BIG Moves Activity

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





# Next Steps

- **April 9, 2026 Community Vision Workshop #3**

5pm to 8pm

Valley Ridge Church, the first Baptist Church in Lewisville

1251 Valley Ridge Boulevard

Food and activities for all ages

- **May 3 through April 9 - MIAB hosting opportunities**

- **June 25, 2026 Community Vision Workshop #4**

5pm to 8pm

Thrive

1950 S. Valley Parkway

Food and activities for all ages

# Thank you!

LEWISVILLE

2035

V I S I O N



# Nature Center Design

# Process

City Council Retreat | February 2026



- ■ ■ ■ ■
- ■ ■ ■ ■

# TABLE OF CONTENTS



**Background**



**RFQ Process**



**Three Concepts**



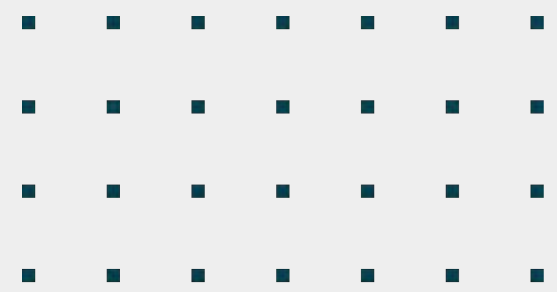
**Moving Forward**

■ ■ ■ ■ ■ ■  
■ ■ ■ ■ ■ ■



# Background

- Lewisville 2025
  - Green Centerpiece and Extending the Green
  - LLELA Lease
- Green Centerpiece Master Strategy
  - Original version
    - Partnership approach – design charrette
    - LISD, Audubon, UNT struggles and COVID
    - LLELA Interpretive Plan
  - Version 2.0
    - updates in 2022 and 2025
- Healthy Infrastructure Plan
  - High Priority Need List: 2.3.2
  - Charrette and Business Plan



# Nature Center Basics

## 2023 Charrette

- Approximately 20,000 square feet
- Expandable multi-purpose spaces/classrooms
- Unique spaces for:
  - Interpretation and retail
  - Administration and storage
- Outstanding sense of welcoming, arrival and entry
- Design that “brings the outside in”



# Nature Center Basics

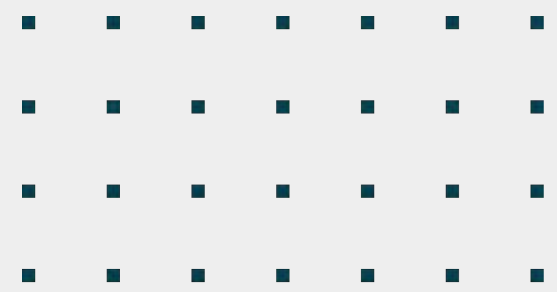
## Business Plan

- Market Analysis – 25 and 50 mile service radius, similar centers
- Operational Model – uses, staffing model
- Financial Pro Forma
  - Financial Support and Sustainability Strategy
  - Targeting a 50% direct cost recovery rate
  - Revenue Streams
    - programs, sales, rentals
    - fundraising, membership
- Confirmed site and design recommendations
  - North Kealy Street within City Lease for Utilities
    - updated USACE lease in 2024



# RFQ Process

- **Request for Qualifications**
  - Support from Purchasing & Legal
  - 15 Submissions
- **Review Committee**
  - Review Committee
    - PARD and Public Services
  - Attendance and input during selection
    - CMO and Purchasing
    - Partner representatives
      - UNT, LISD, Friends of LLELA



# Highlights of RFQ

- **Design Priorities**

- Flexible Space – Classrooms, Lectures, Events
- Interpretive Exhibits – Restoration, Biodiversity, History
- Sustainability – Rain catchments, Bioswales, Passive Solar
- Exceed ADA Standards – Parking, Accessibility
- USACE – Security protocol, vehicular access
- Other elements – Water feature/pond , Nature themed playground, 10MWP

- **Community Impact**

- Education – Learning, Curiosity, Programming
- Destination – Tourism, Local Economy
- Legacy for Lewisville – Strengthens Community Bond

- **Budgetary Expectations**

- \$11-13m including design, permitting and construction
- Bring solutions for design elements not within budget

Lewisville Parks & Recreation



# PSAs and Workshop



- **Executed PSAs**

- Allowed City to retain all design ideas and concepts
- Pull good ideas into final design

- **Mandatory Workshop (3 finalists)**

- City Presentation
  - Allowed City tell our story and set expectations
- LLELA partners to be part of process
- Opportunity for firms to conduct fact finding

# Finalist's Concepts



- **Presentation Day!**
  - Filled with excitement from staff
  - Held at Hedrick House
- **Firm concept presentations**
  - 45 minute presentations
  - 15 minutes for questions from review committee
- **Allowed City to see their concepts and processes**
  - How firms listened, researched and embraced our vision
  - Team chemistry – within teams and with City staff



# TIMELINE



# Concepts



## Gensler

Team: Gensler and Design Workshop  
Framework: Engage, Discover, Analyze and Recommend  
Verbal confirmation concept is within budget

## GFF

Team: GFF, MSR and Studio Outside  
Framework: Context, Process, Design  
Provided a detailed OPCC within budget

## GSBS

Team: GSBS  
Framework: Site, Analysis, Storytelling and Design  
Provided high level OPCC within budget



# GFF/MSR

## lewisville nature center

Design Competition Presentation  
December 17, 2025



Lewisville Parks & Recreation

**GFF**design + **MSR**Design + **studio****Outside**

# FRAMEWORK

**INTENT** To help communicate the project context as we currently understand it, our collaborative design process, and our design response.

## OUTLINE

### Context

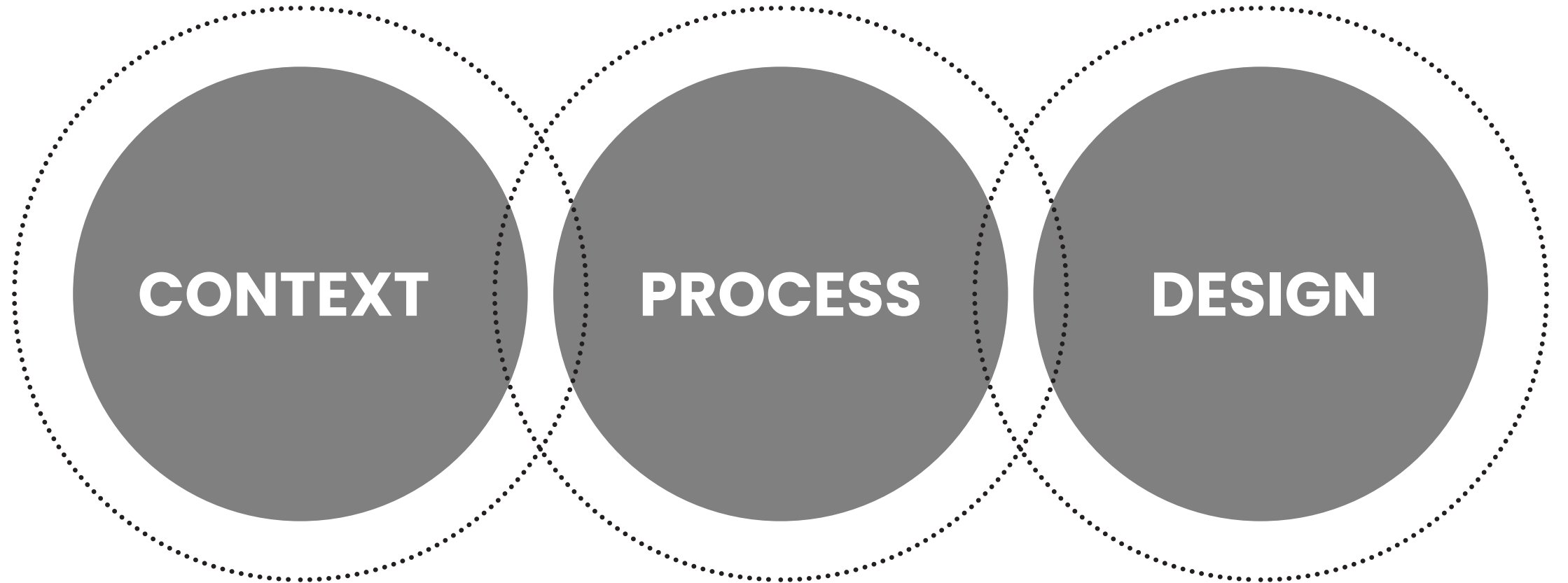
Ecosystems  
Human Habitation  
Restoration

### Process

Collaborative Design  
Budget

### Design

Site  
Architecture  
Exhibits



# CONTEXT

## ECOSYSTEMS

**ECOTONES** An ecotone is a transition zone where ecological systems meet and mingle, sometimes forming a new and different community richer in species than either system in isolation.

**INSPIRATION FROM JOHN MUIR** *“Most people are on the world, not in it – having no conscious sympathy or relationship to anything about them – undiffused, separate, and rigidly alone like marbles of polished stone, touching but separate.”*

*“When one tugs at the single thing in nature, he finds it attached to the rest of the world.”*



**EASTERN  
CROSS  
TIMBERS**



**ELM FORK  
OF THE  
TRINITY  
RIVER**



**BLACKLAND  
PRAIRIE**

# CONTEXT

## HUMAN HABITATION

### INDIGENOUS AMERICAN TRIBES OF THE REGION

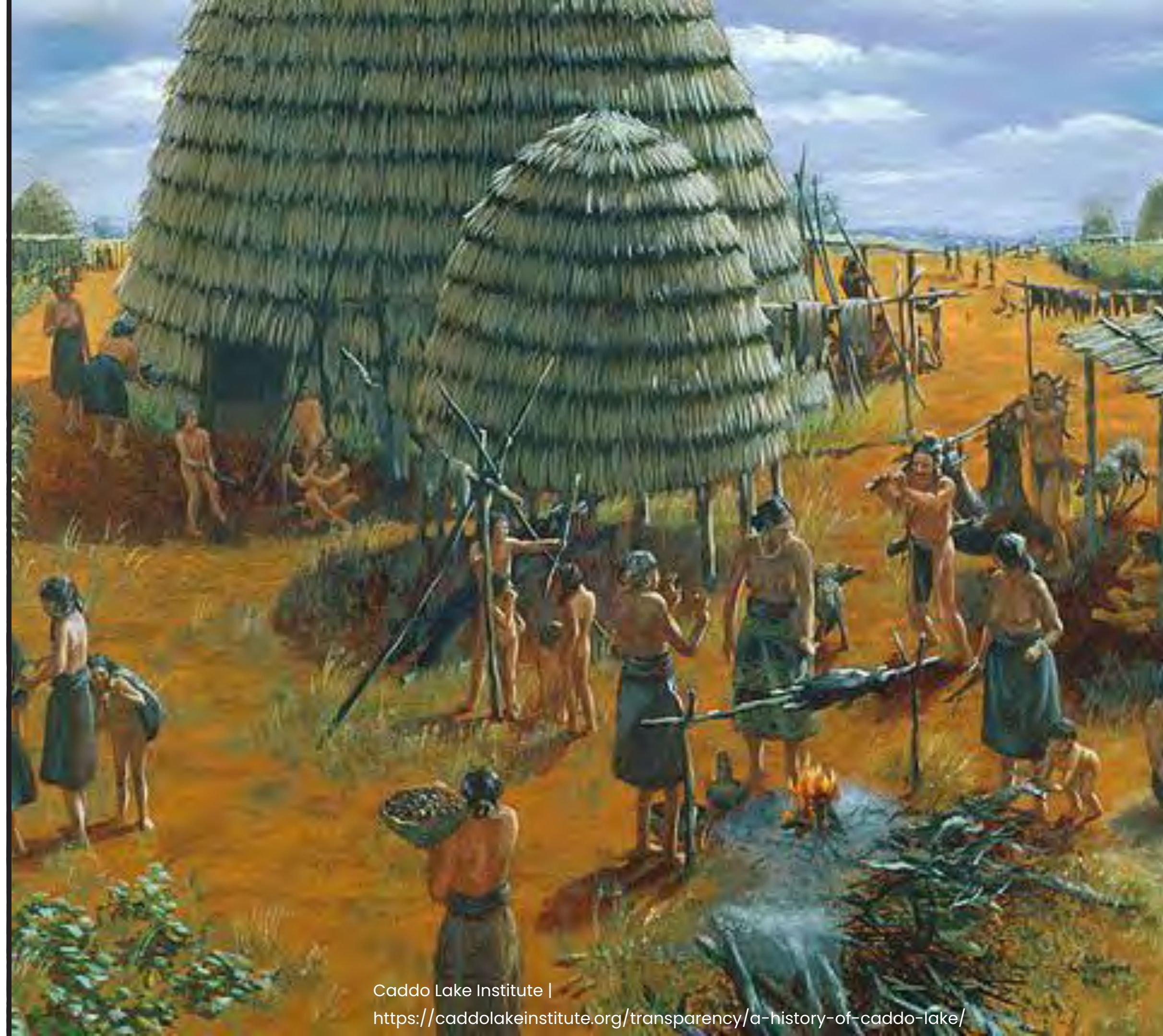
The Caddo people were a Native American tribe who thrived along the Trinity River and saw it as a vital source of sustenance and significant spiritual and cultural landmark.

By A.D. 900, Caddo groups were complex and socially ranked societies with civic-ceremonial centers, elaborate cultural rituals, and extensive interregional trade.

At the time of sustained European contact with the Caddo groups in the late 1600's, an economic symbiosis began as the two groups shared overlapping trade interests and infrastructure.

By the early 1840's all Caddo groups had moved to the Brazos River area to remove themselves from Anglo-American repressive measures and colonization efforts.

In 1855, the Caddo were forcefully placed on the Brazos Indian Reservation.



# CONTEXT

## HUMAN HABITATION

### EUROPEAN SETTLEMENT

Denton County was established in 1846, shortly after Texas abandoned its dream of being a Republic and joined the United States.

Early pioneers settled along the Trinity River and its tributaries and on the edge of the frontier as it moved westward. The first Angle settlements were in the region that would become Denton County. In 1890, the University of North Texas was established.

In 1920, the Elm Fork of the Trinity River was dammed to form Lake Dallas.

Lewisville was incorporated in 1925.

In 1948, construction of the current Lewisville Dam began. In 1957, the older Dallas Lake dam was breached to create the current Lewisville Lake. By the 1970s, Denton County was the fastest-growing county in the country.

Today, Lewisville is in the Dallas - Fort Worth Metroplex with a population of over 8.4 million.



# CONTEXT

## HUMAN HABITATION

### **LEWISVILLE LAKE ENVIRONMENTAL LEARNING AREA**

The wilderness (within LLELA) is just a shadow of what once was. As Americans acted on the urge to expand westward, small towns were established and these settlements grew. Forests were cut. The rich prairie soil was plowed.

Curiously, the taming of the river led to the creation of our urban wilderness. In 1955, the Lewisville Lake Dam was completed, creating a reservoir to supply flood control, drinking water, and recreation. Over 2,000 acres below the dam were set aside for flood control.

In the early 1990s, LLELA was established. In 2014, The City of Lewisville, the University of North Texas, and the Lewisville Independent School District developed LLELA's current organizational structure.

LLELA's mission is to continue to improve the habitat quality of this precious land, day by day, making it richer, in hopes of giving all North Texans a place where they can connect with what once was, and still is, our natural heritage.

<https://www.llela.org/about/newsletter-sign-up/history>



# CONTEXT

## HUMAN HABITATION

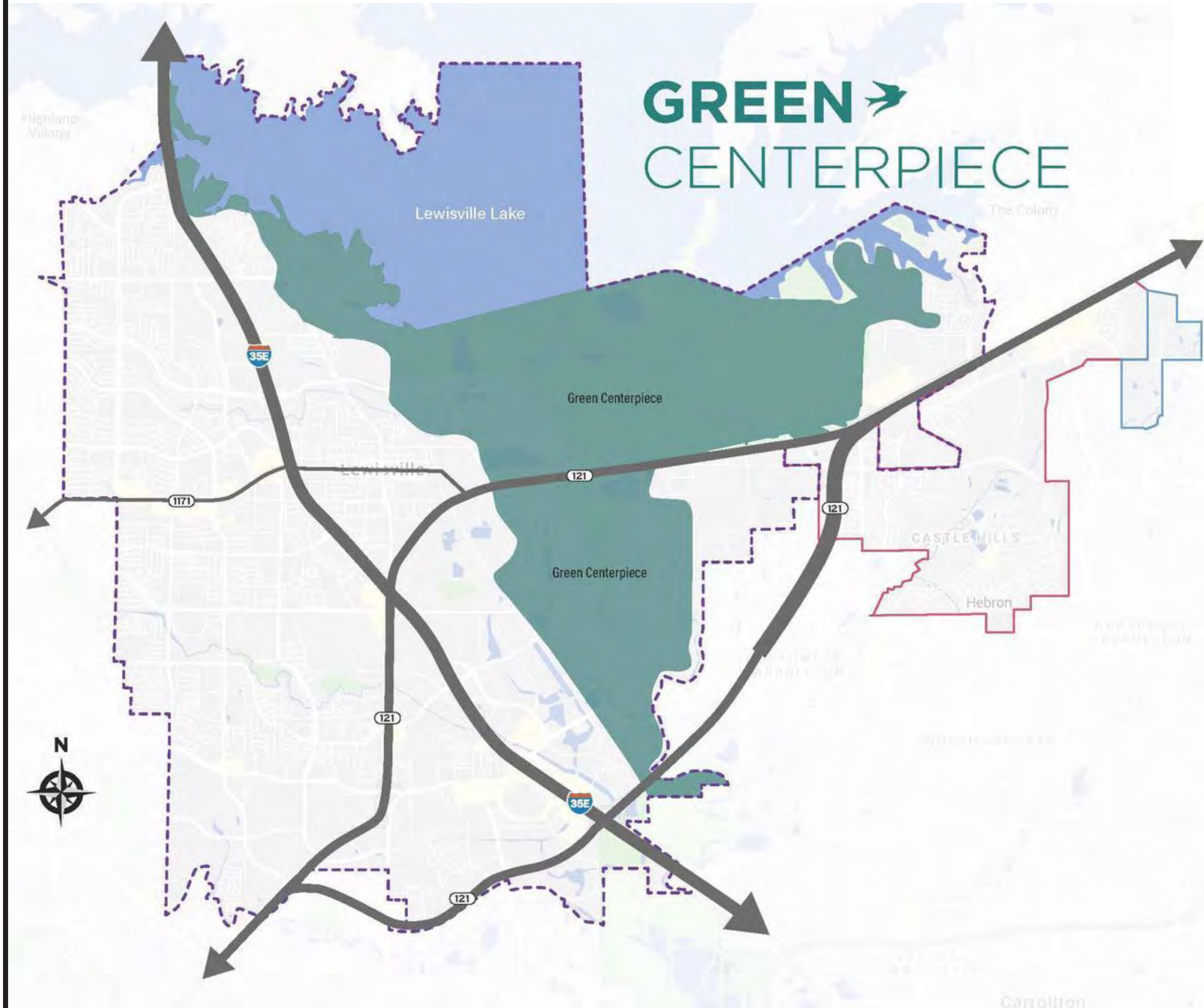
### THE GREEN CENTERPIECE

Identified as the first Big Move of the Lewisville 2025 strategic plan, its goal is to create a Green Centerpiece within the large natural area of the Elm Fork floodplain and around Lewisville Lake.

The Green Centerpiece brings focus to its unique natural areas as a central part of Lewisville's identity and one that differentiates it from the many growing communities in the region.

While the Green Centerpiece contains many recreational opportunities, it is also about sustainability, community identity, preservation, research, restoration, health, education, volunteerism, and connection with the natural environment.

This is an opportunity to enhance and enrich the diverse Lewisville community. It has the potential to be an important laboratory for learning and stewarding natural resources in the midst of a major urban area.



# CONTEXT

## RESTORATION

### RESTORATION

The rich Blackland Prairie ecosystem is largely gone now. Of the original 12 million acres, less than one tenth of one percent remains after more than 150 years of agriculture and improper grazing, followed by suburban sprawl.

A prairie can be plowed under in a few days work with the right equipment, but it takes years and years of dedicated effort to bring a prairie back once it's gone.

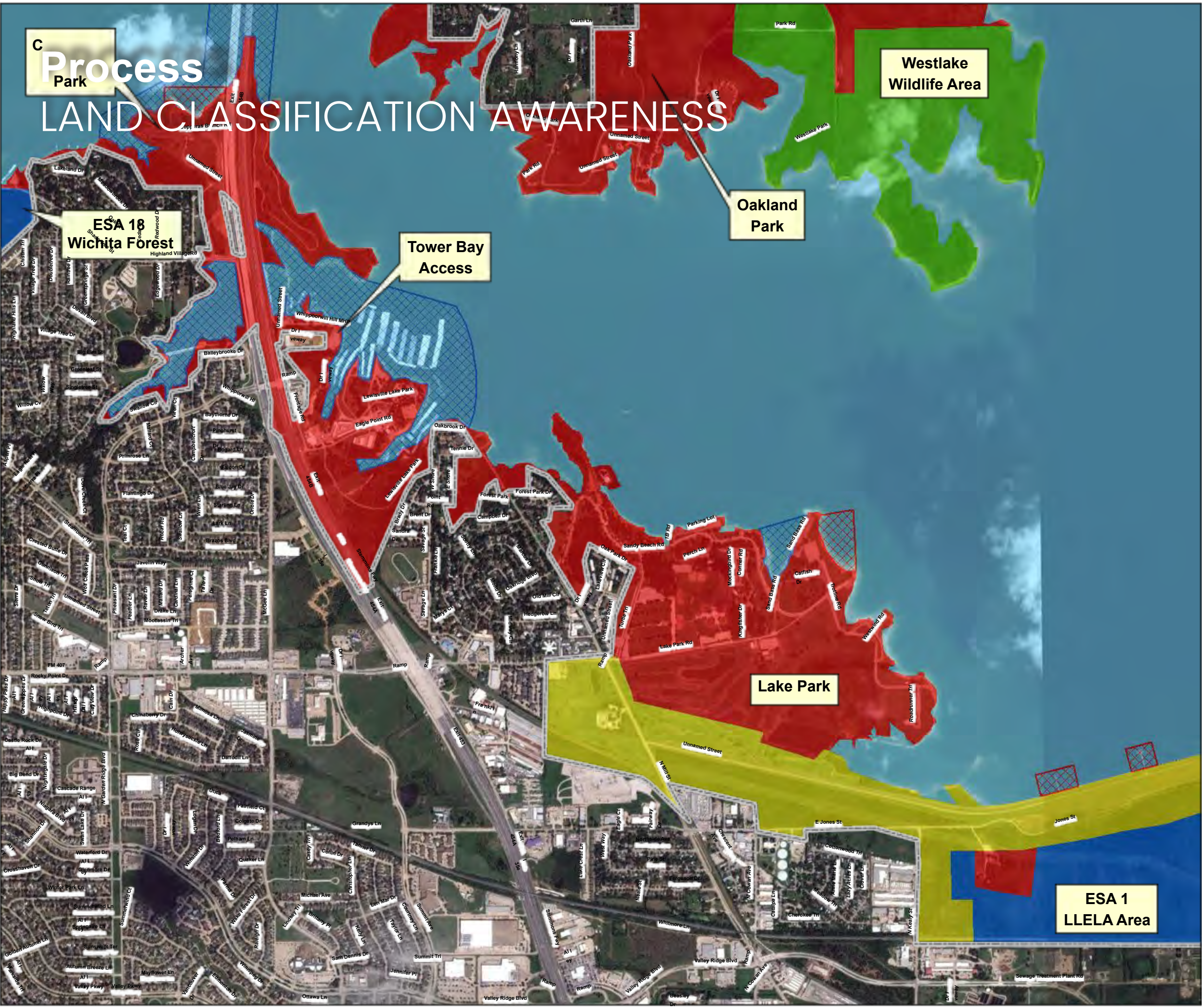
Much of LLELA contains Blackland soils, and we are working to restore this rare ecosystem.

***In some cases, a bulldozer can be a tool for restoration rather than destruction.***

***-LLELA website, 2025***



# Process LAND CLASSIFICATION AWARENESS



FEE BOUNDARY

**LAND CLASSIFICATION**

- ENVIRONMENTALLY SENSITIVE AREA
- HIGH DENSITY RECREATION LOW
- DENSITY RECREATION PROJECT
- OPERATIONS WILDLIFE MANAGEMENT
- 

**WATER SURFACE**

- OPEN RECREATION
- NO WAKE
- RESTRICTED

**U.S. ARMY CORPS OF ENGINEERS  
FORT WORTH DISTRICT**

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LEWISVILLE LAKE TRINITY RIVER, TEXAS  
LEWISVILLE LAKE LEWISVILLE

LAKE MASTER PLAN LAND

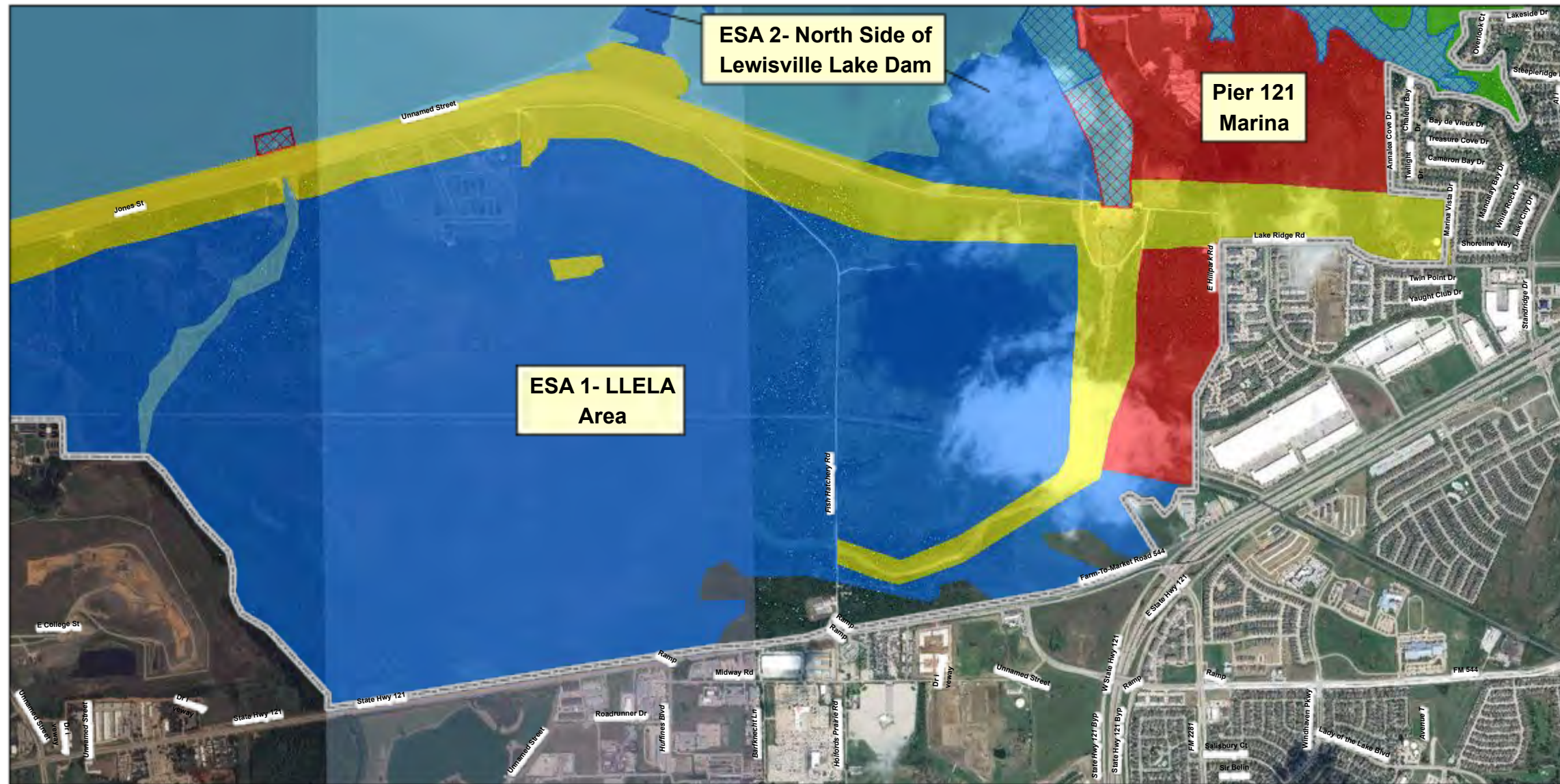
**1** CLASSIFICATION- SHEET 01










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0 0 0 0  
Fee


DATE: FEBRUARY 2020	MAP NO. LE20MP-OC-01
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# PROCESS

## LAND CLASSIFICATION AWARENESS



-  FEE BOUNDARY
- LAND CLASSIFICATION**
-  ENVIRONMENTALLY SENSITIVE AREA
-  HIGH DENSITY RECREATION LOW
-  DENSITY RECREATION PROJECT
-  OPERATIONS WILDLIFE MANAGEMENT
- 
- WATER SURFACE**
-  OPEN RECREATION
-  NO WAKE
-  RESTRICTED



**U.S. ARMY CORPS OF ENGINEERS  
FORT WORTH DISTRICT**

---

LEWISVILLE LAKE LEWISVILLE  
LAKE MASTER PLAN LAND  
**1** CLASSIFICATION- SHEET 17

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Fee

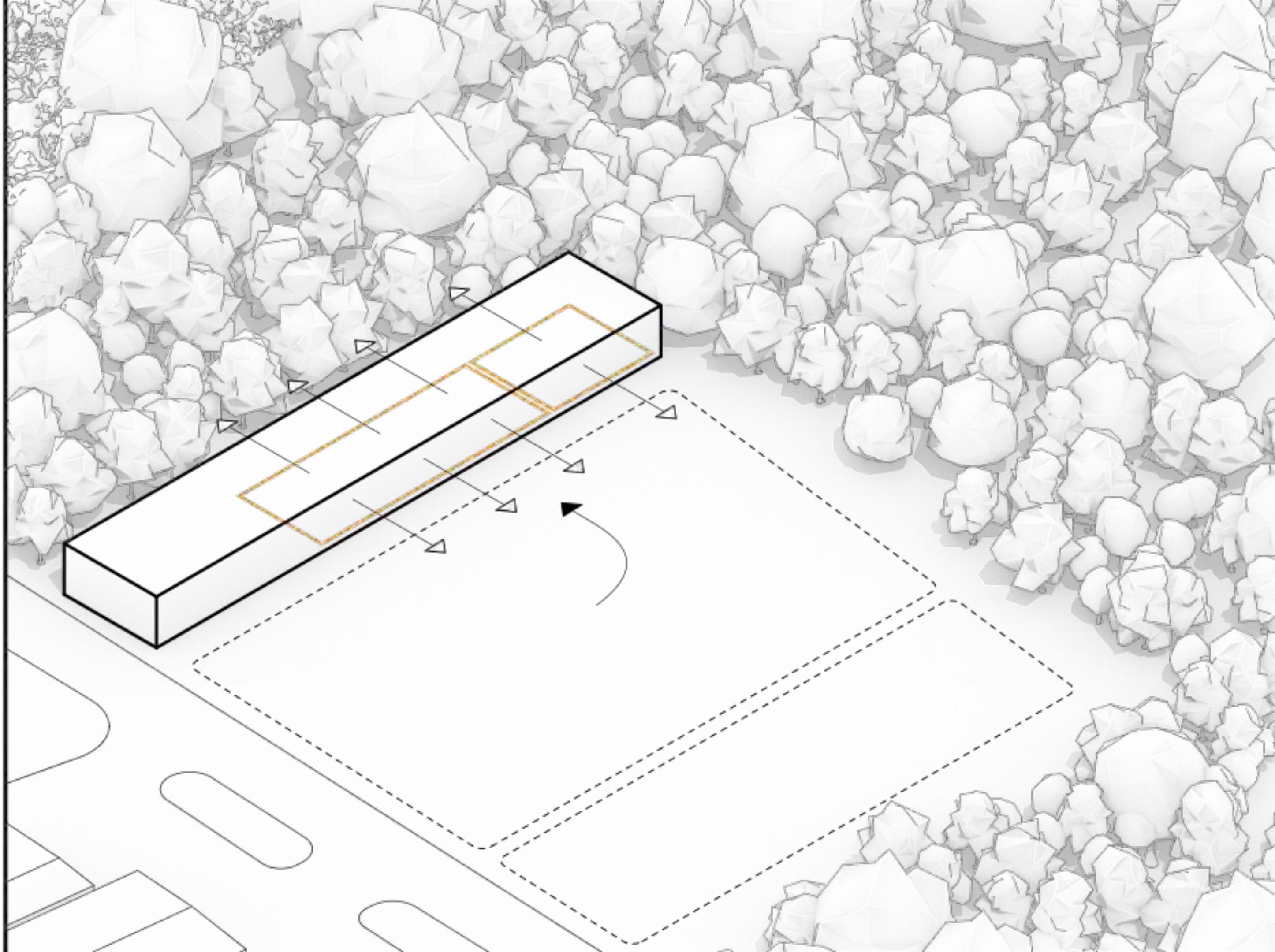
DATE: FEBRUARY 2020	MAP NO. LE20MP-OC-17
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# DESIGN

## DIAGRAMS

### 2 | ZERO-DEPTH ENTRY

Rotating the building mass against the existing forest maximizes the programmable site area and provides intimate views into LLELA's existing Crosstimbers and new site.

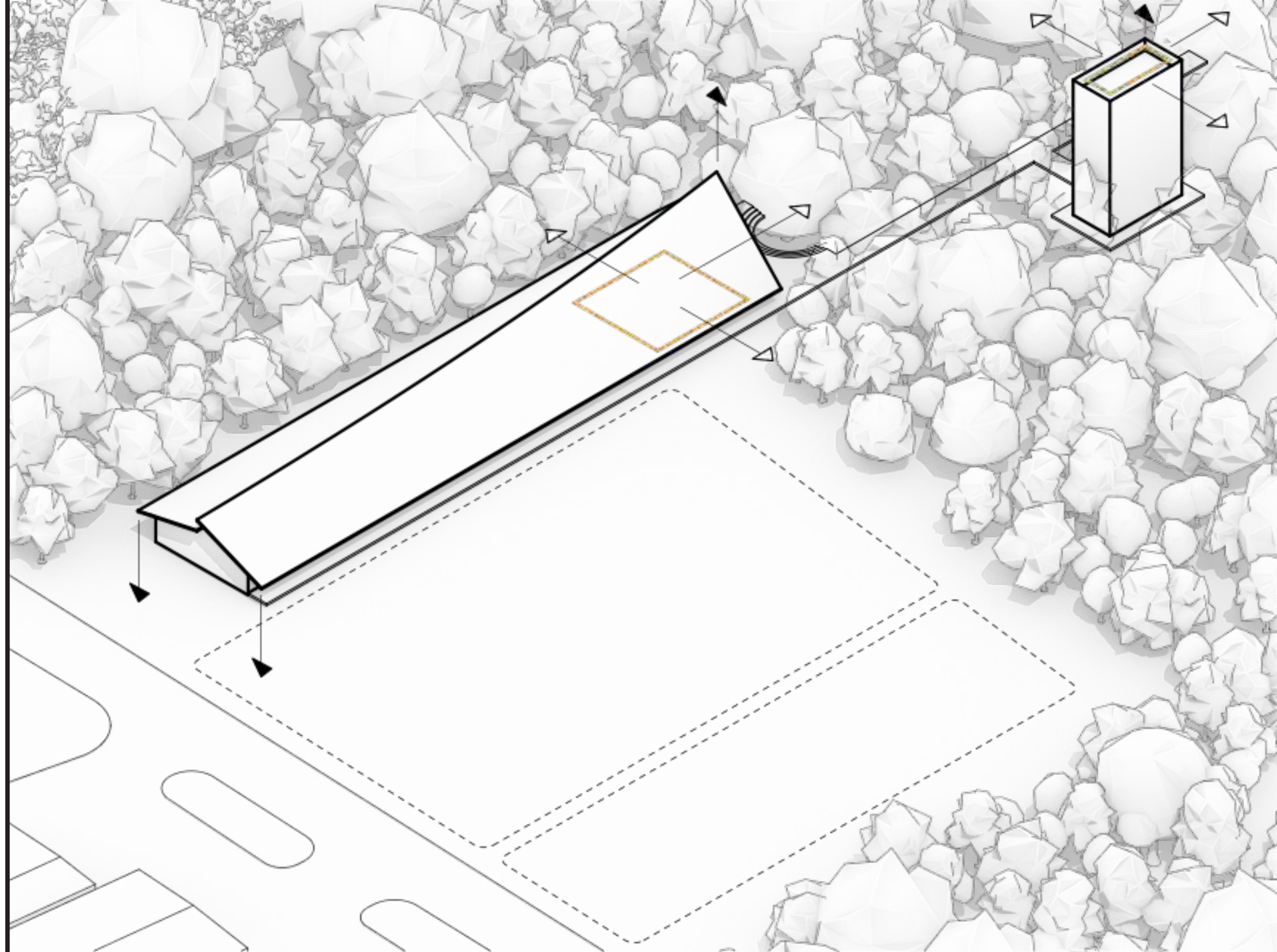


# DESIGN

## DIAGRAMS

### 4 | LOFTING THE LOG HOUSE

The architecture puts a modern twist on LLELA's gabled historic Minor-Porter Log House, lifting its curved ridge beam to culminate in dramatic views into and over the Crosstimbers canopy.

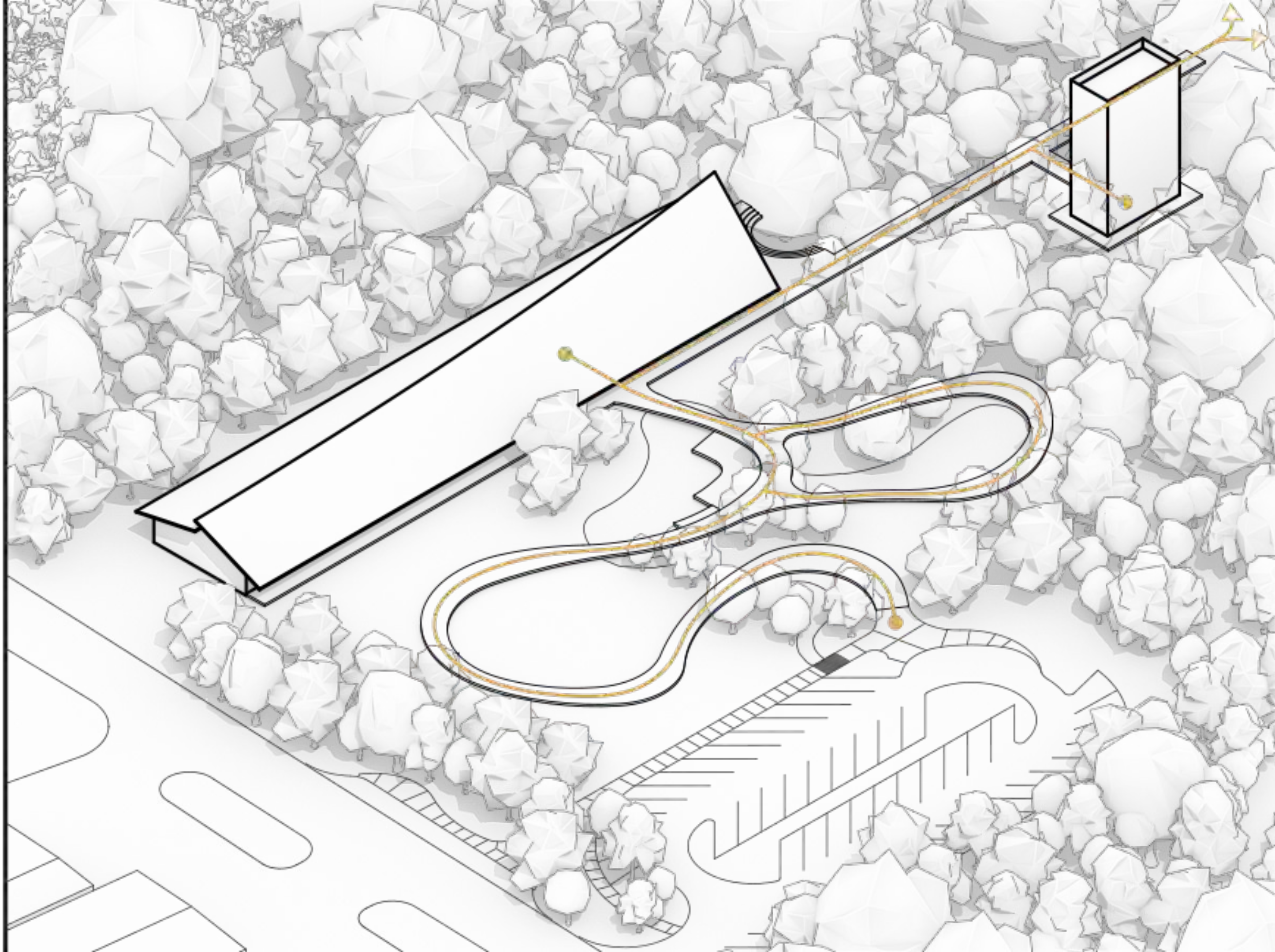


# DESIGN

## DIAGRAMS

### 5 | ECHO THE ECOTONES

The site reinterprets LLELA's ecosystems, creating an experiential and educational journey through the ecotones of the Crosstimbers, Bottomland Forest, and Blackland Prairie.



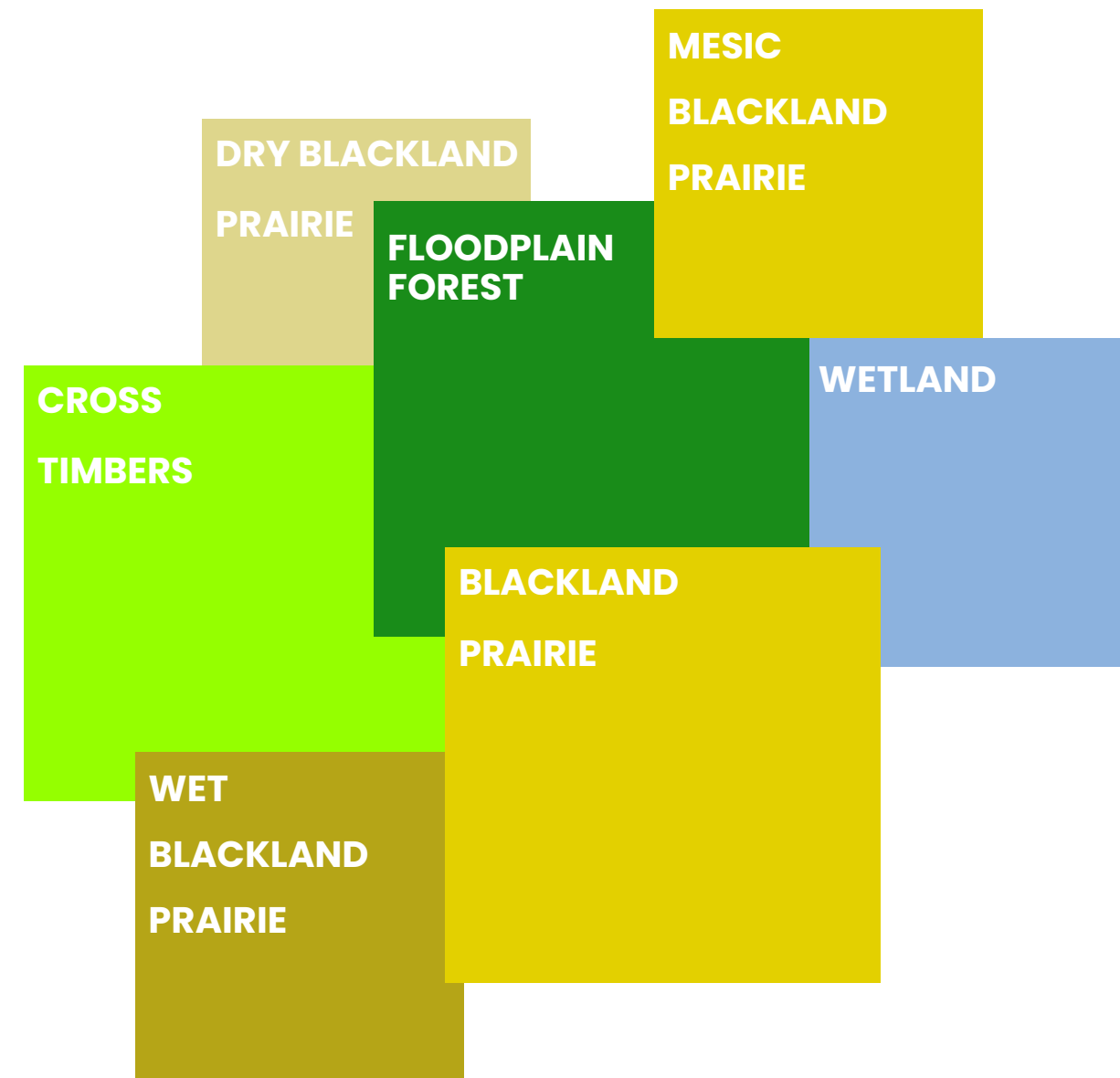
# DESIGN

## SITE

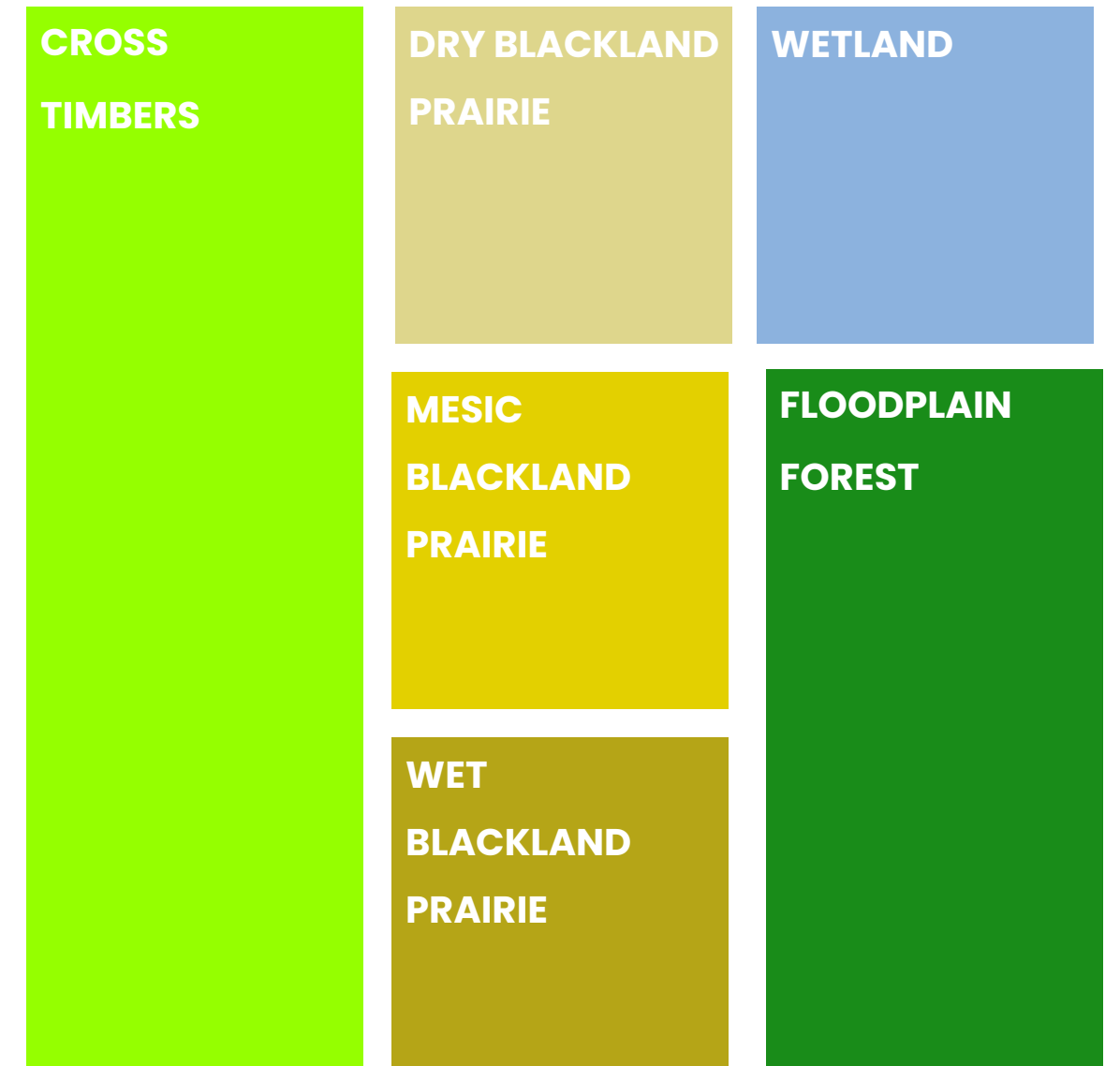
### DISTILLED ECOTONES

The landscape surrounding the new nature center at the Lewisville Lake Environmental Learning Area is conceived as a living microcosm of the site's blended ecosystems, translating their complexity into an experience that is intuitive and engaging.

## LLELA



## NATURE CENTER

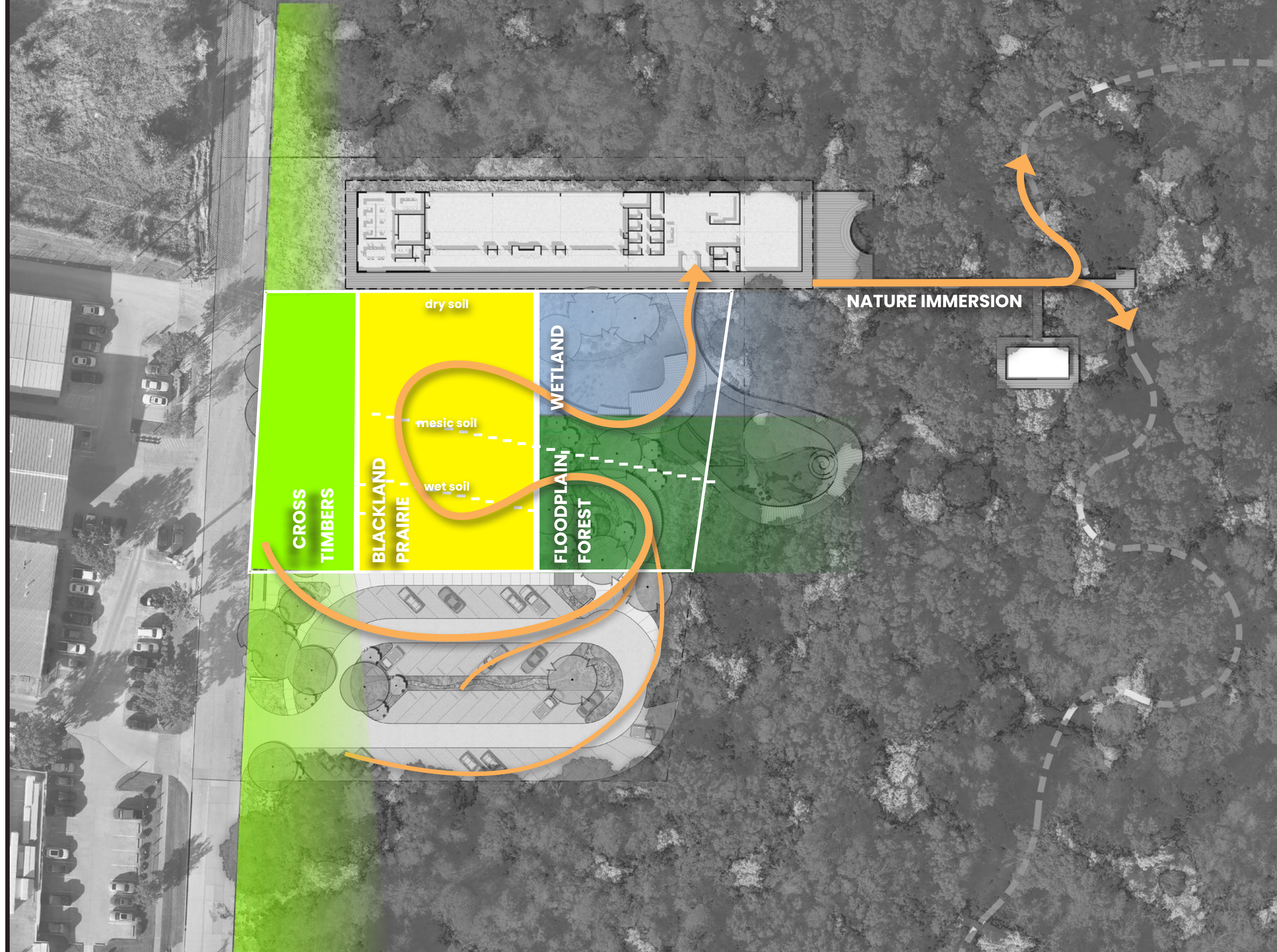


# DESIGN

## SITE

### JOURNEY THROUGH ECOTONES

Beginning at the road, a Crosstimbers forest zone forms a protective buffer, using layered woodland structure to ease the transition from the built environment into nature. From there, the landscape opens into a Blackland Prairie garden organized into three distinct areas that reveal how plant communities shift with changes in soil depth and microtopography. The journey continues into a bottomland forest setting that highlights the ecological services of floodplain systems, including water filtration, habitat creation, and seasonal inundation, expressed through a pond and a network of bioswales.



# DESIGN SITE



## SITE PLAN KEY

1. nature center
2. outdoor classroom
3. education boardwalk
4. pond
5. observation tower
6. nature play
7. bus parking
8. bioswale
9. entry sign
10. parking lot

# DESIGN SITE

## EDUCATIONAL ECOTONES

Each ecotone is interpreted on site as a distinct learning environment. The Crosstimbers focuses on the role of woodland edges and canopy structure. The Blackland Prairie reveals how soil depth and microtopography influence plant communities. In the bottomland ecotone, interpretive elements emphasize hydrology and ecosystem services. Together, these zones form an educational experience that makes ecological differences and connections apparent to the everyday visitor.

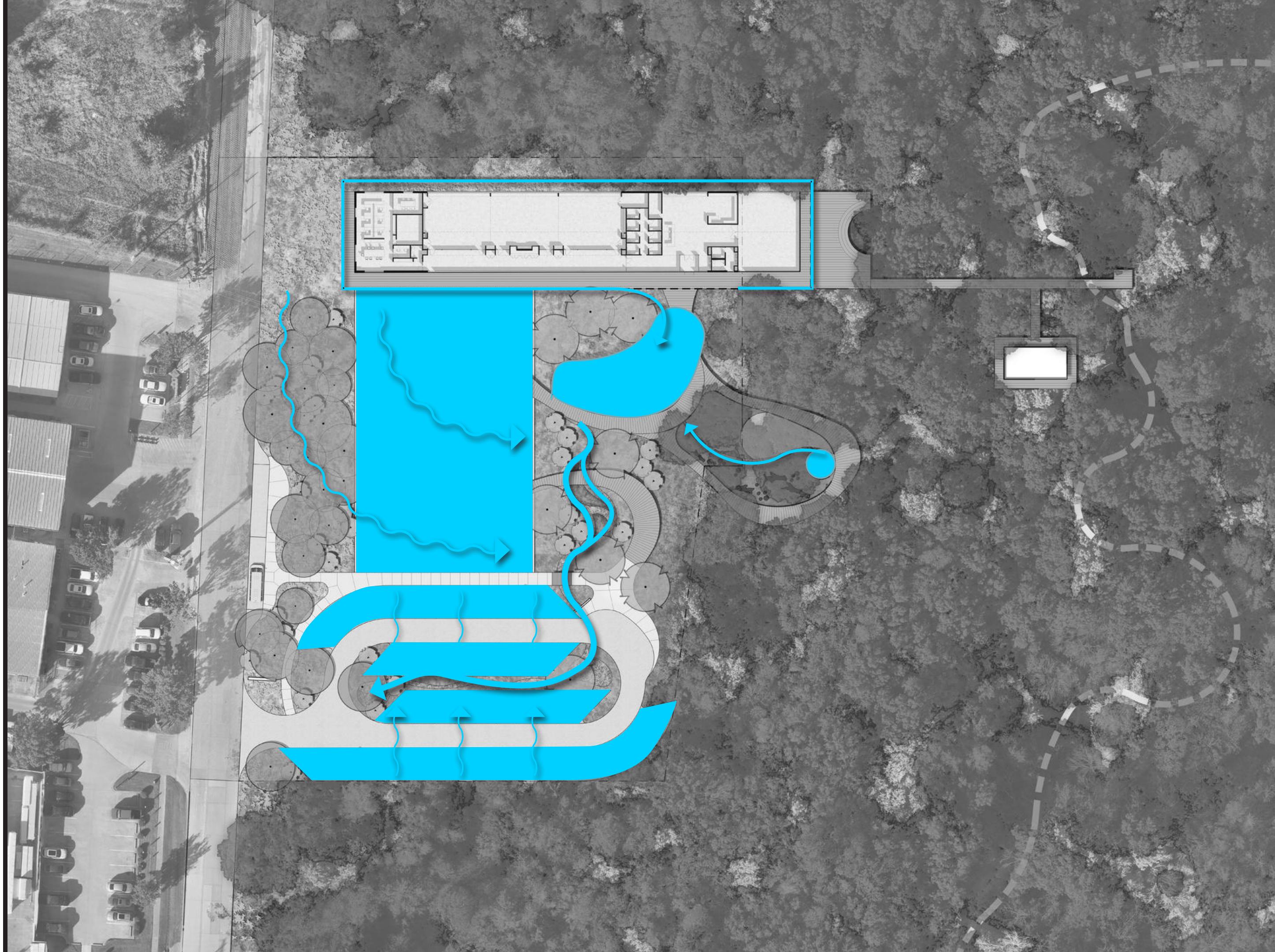


# DESIGN

## SITE

### STORY OF WATER

All water on site is managed as a visible and educational part of the landscape. Runoff from the structure, paths, and parking areas is directed into a system of bioswales, rain gardens, and permeable parking surfaces, where it slowly filters into the ground. This demonstrates how vegetation, soil, and landform work together to improve water quality, reduce runoff, and support habitat.



**DESIGN**  
**SITE**

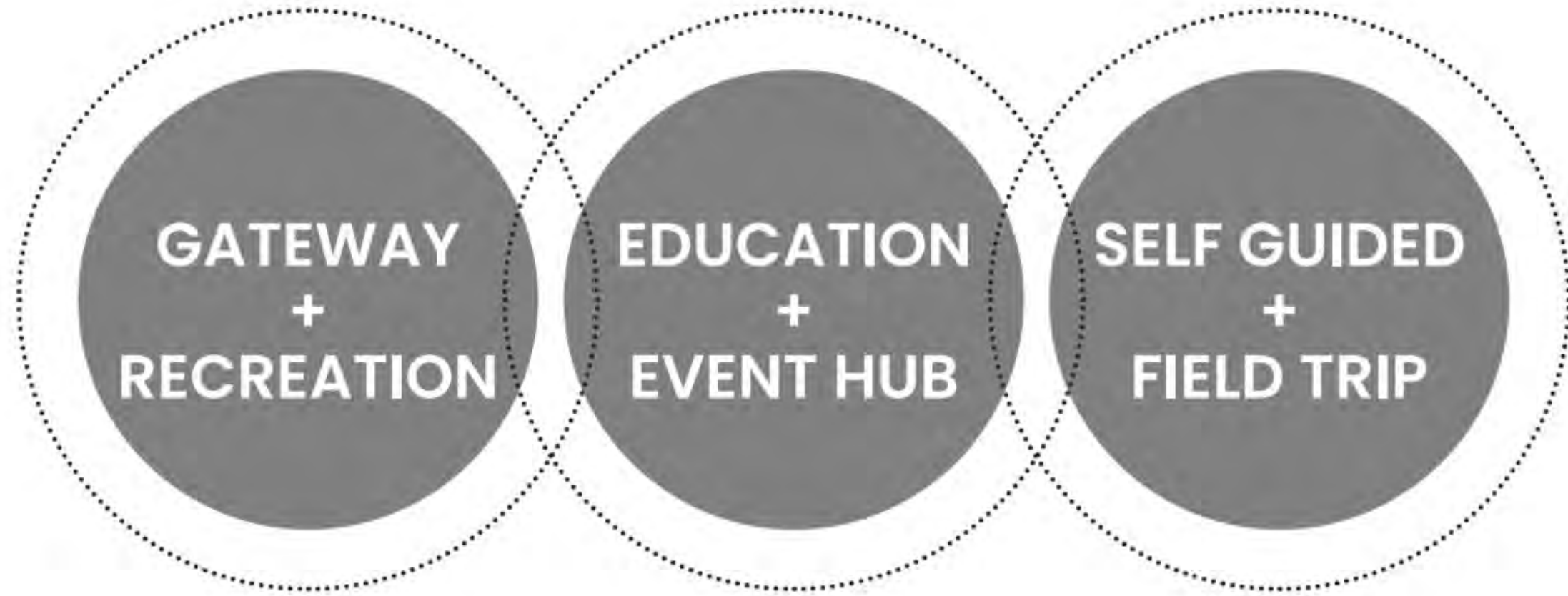


# DESIGN

## SITE

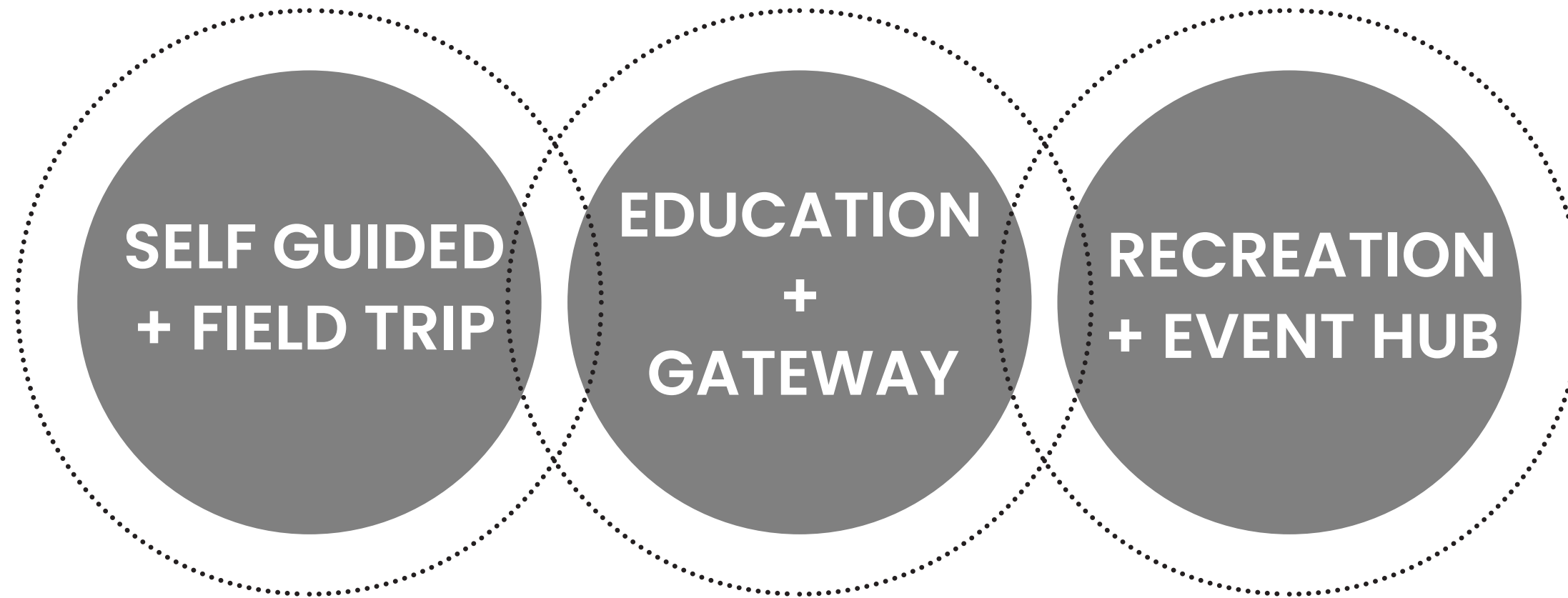


**DESIGN**  
NATURE CENTER



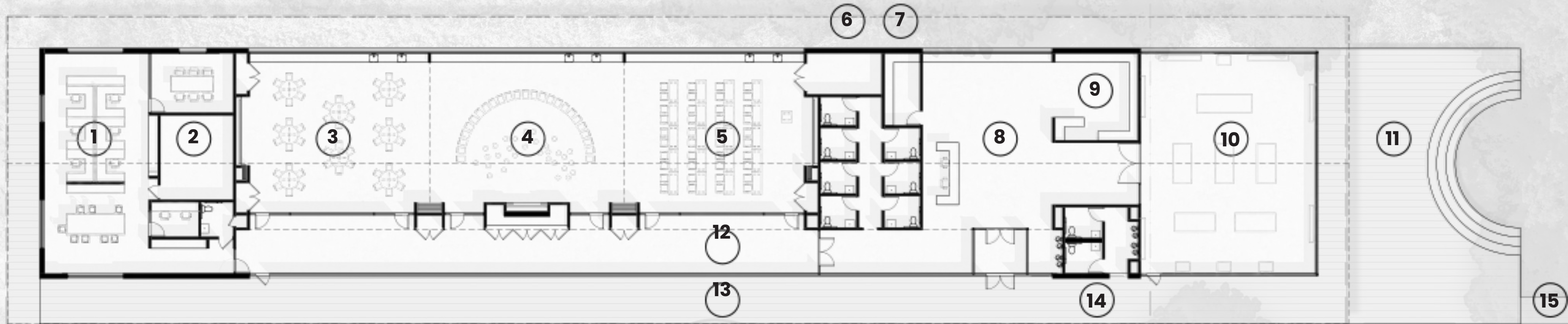
# DESIGN

## NATURE CENTER



# DESIGN

## NATURE CENTER



### NATURE CENTER AS EDUCATIONAL GATEWAY

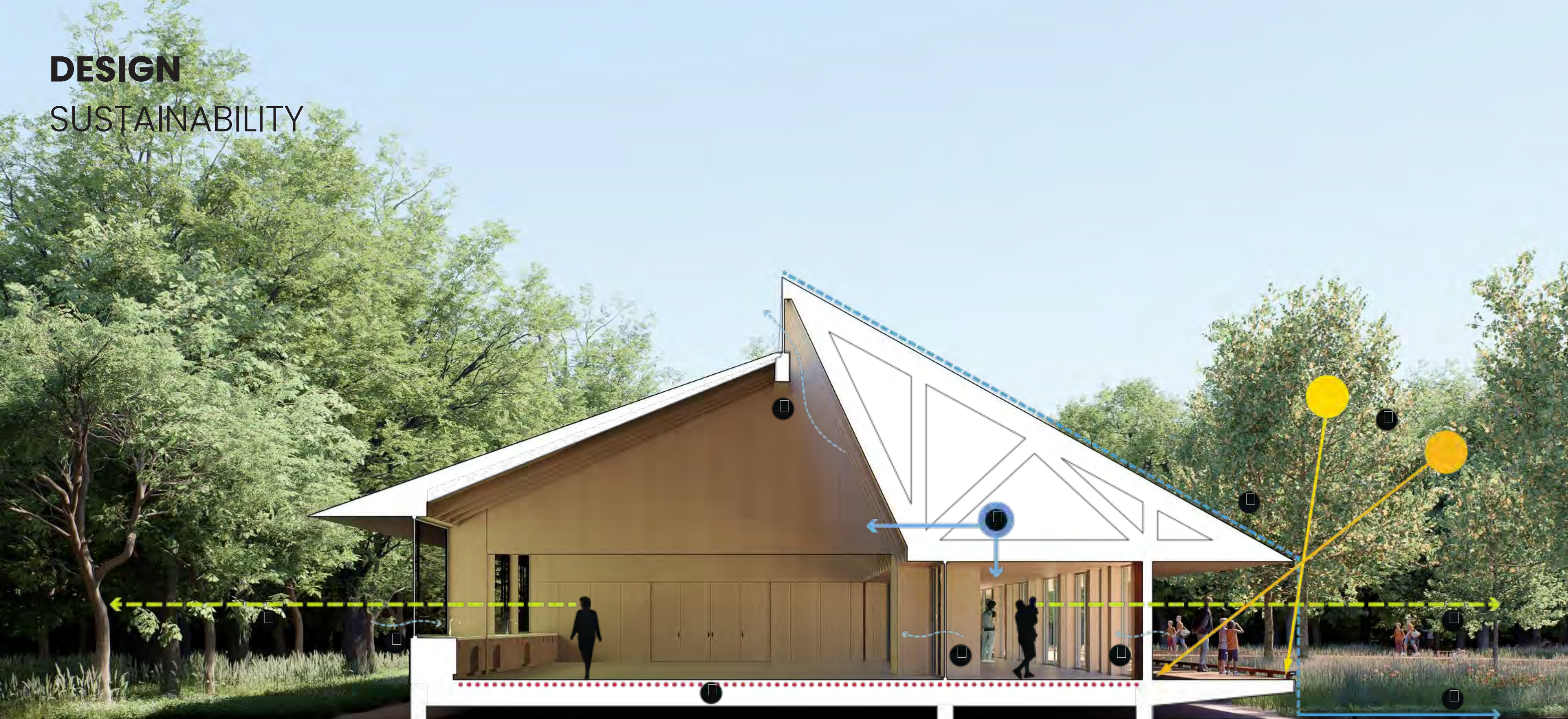
The Lewisville Nature Center is designed as a zero-depth entry into the Lewisville Lake Environmental Learning Area that provides an invitation to learn, explore, and partake in the site's incredible story of environmental stewardship and restoration. Comprised of an exhibit hall, lobby, flexible classrooms, and staff space, the Lewisville Nature Center is LLELA's new front door to catalyze its next chapter as a center for research, education, recreation, and community identity.

### FLOOR PLAN KEY

1. staff office
2. mechanical
3. classroom 1
4. classroom 2
5. classroom 3
6. furniture storage
7. trailhead equipment and rental storage
8. entry lobby
9. gift shop
10. exhibit hall
11. outdoor classroom
12. circulation
13. exterior deck
14. exterior restrooms
15. exterior boardwalk to observation tower and blackjack trail

# DESIGN

## SUSTAINABILITY



### SUSTAINABILITY KEY

- 1. solar control
- 2. natural ventilation
- 3. views to Crosstimbers

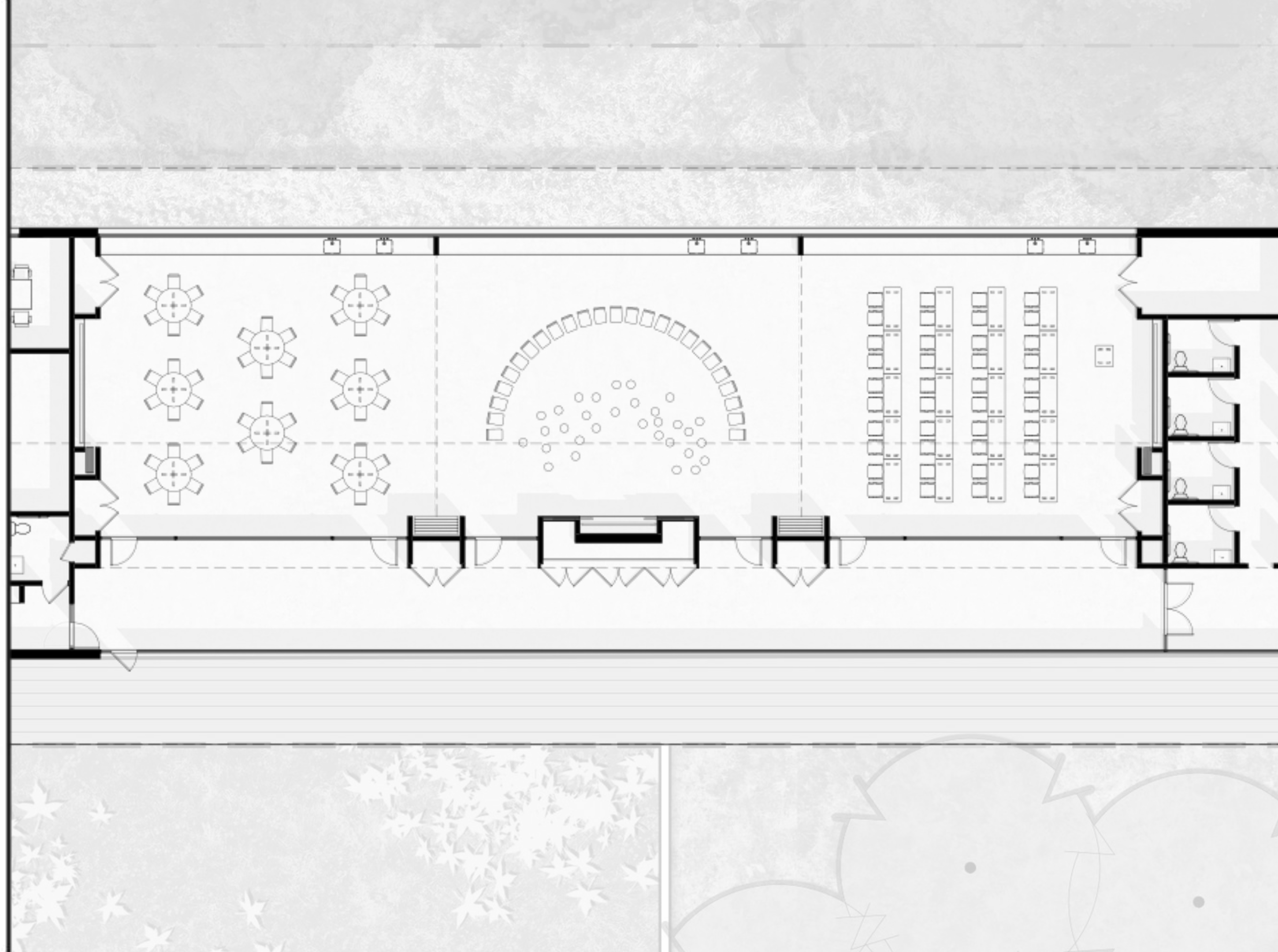
- 4. views to landscape
- 5. rainwater management
- 6. radiant heat
- 7. ventilation and cooling

# DESIGN

## CLASSROOMS

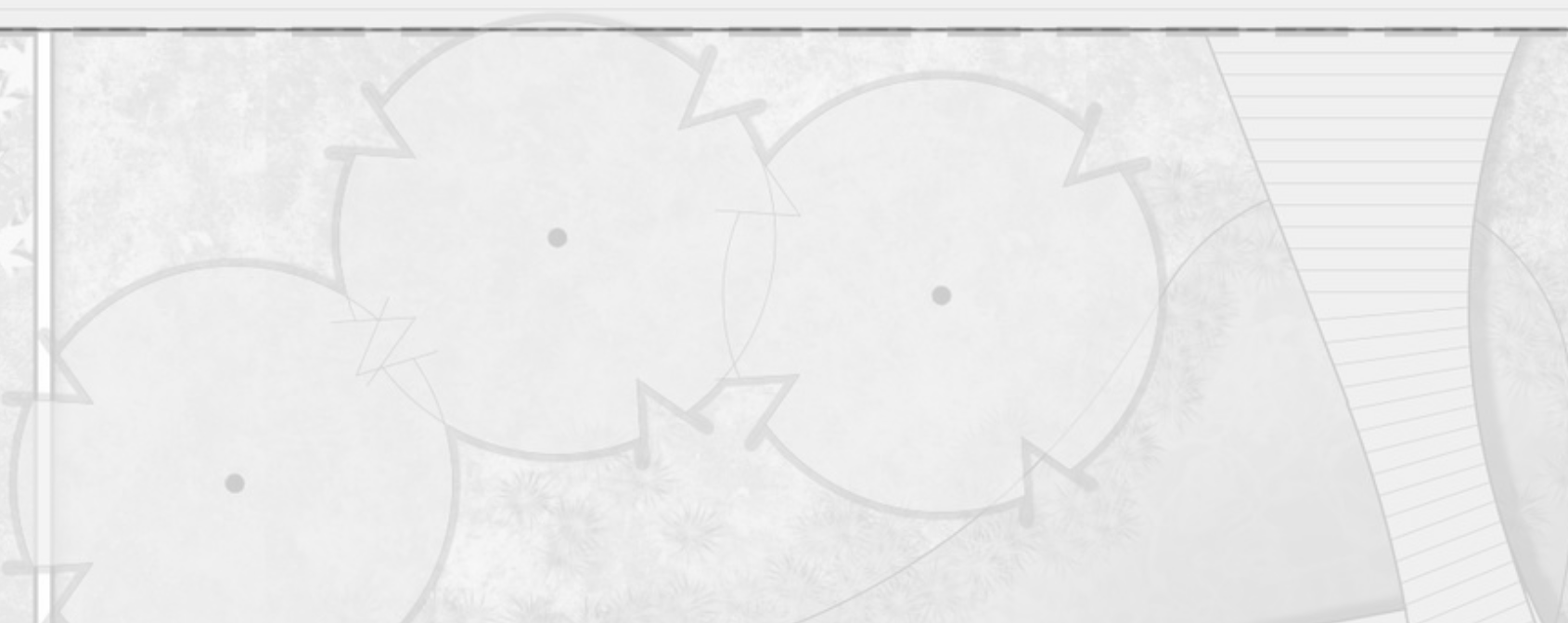
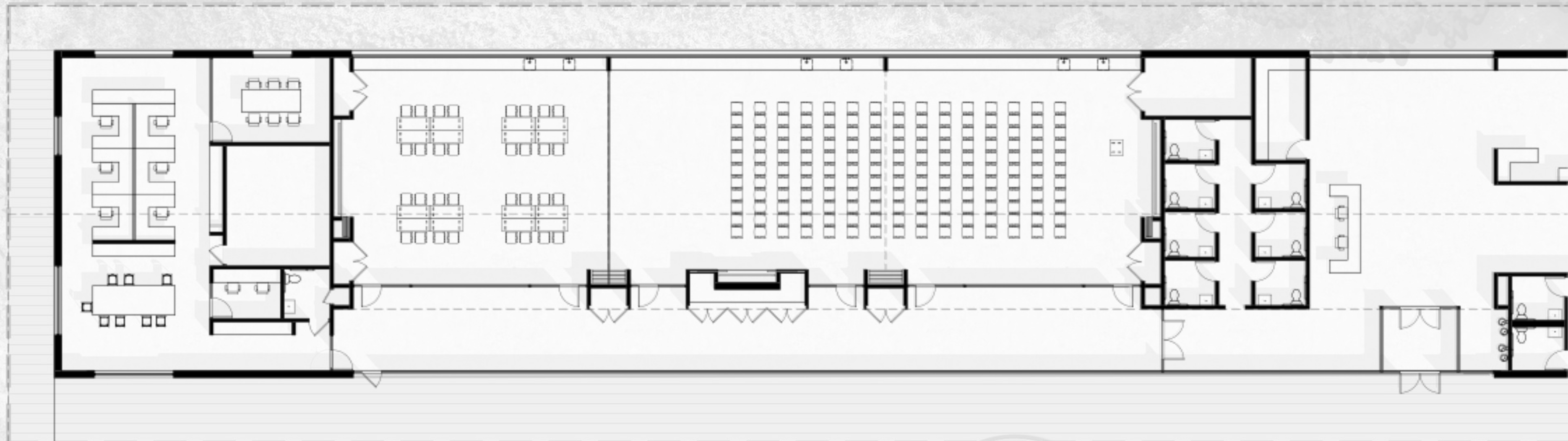
### PROGRAMMATIC FLEXIBILITY

Three flexible classrooms support a broad array of educational programming. Separated by operable partitions, each classroom can be used individually or opened to its neighbors to accommodate larger events. The classrooms face north to provide controlled daylight and compelling views into the Crosstimbers. A continuous bar of storage, countertop, and sinks are integrated below the window sill. Each classroom has its own presentation area with the ability to tuck screens behind wooden doors when a sleeker atmosphere is desired for a rental opportunity.



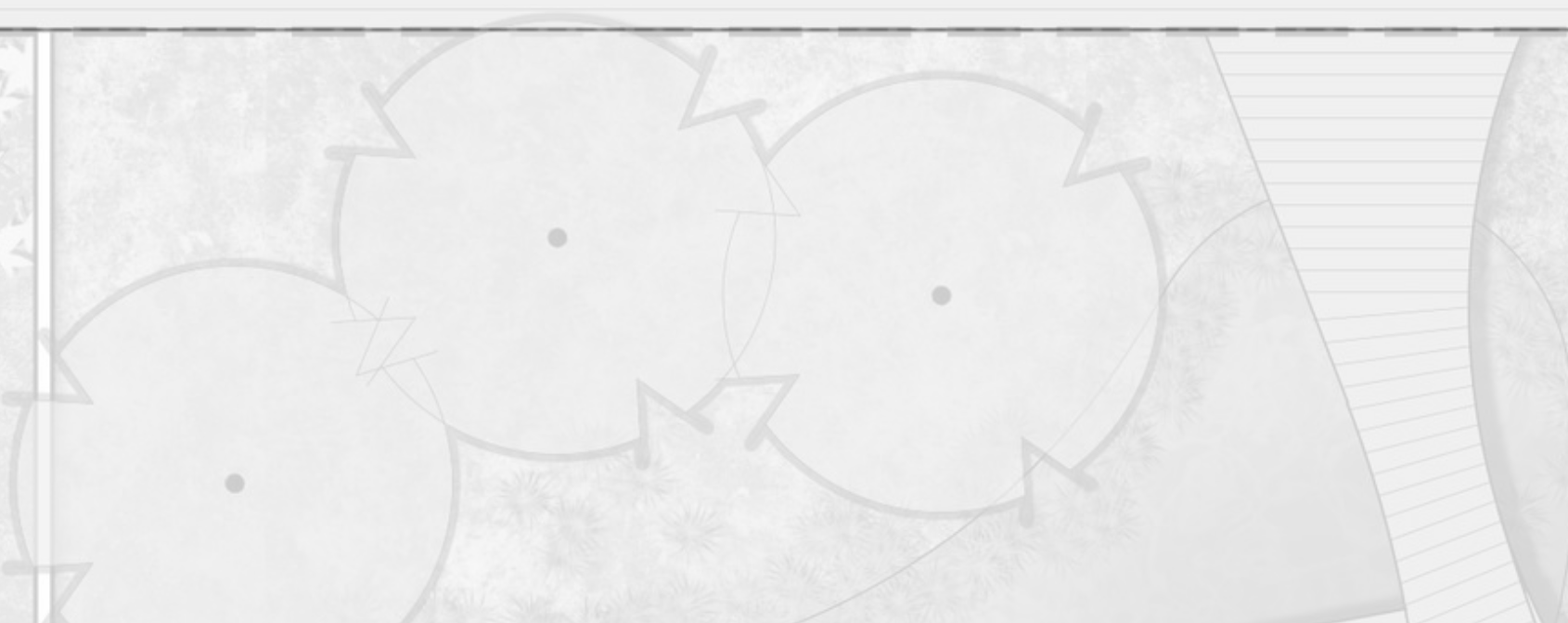
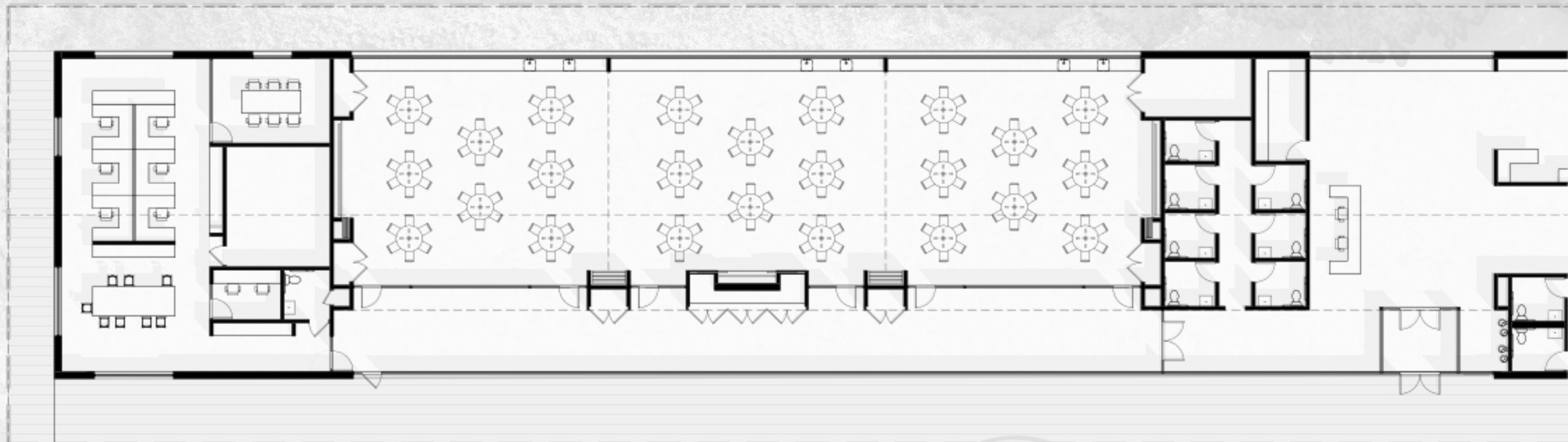
# DESIGN

## CLASSROOMS



# DESIGN

## CLASSROOMS



**DESIGN**  
CLASSROOMS



**DESIGN**  
CLASSROOMS



# DESIGN

## LOBBY

### YOUR NEW TRAILHEAD

A dramatic framed view of the Crosstimbers greets visitors immediately upon entry. Staff at the information desk are ready to provide orientation, trail recommendations, and even rent recreational equipment to help you start your journey. The lobby's location between exhibit hall and classrooms allows staff to open or close these areas independently while keeping the main entry open for programmatic flexibility. And when busloads of students arrive for field trips, the building is designed to help staff orchestrate large group rotations through the exhibit hall, classrooms, and site.



**DESIGN**  
LOBBY



**DESIGN**  
EXHIBIT HALL



**DESIGN**

OUTDOOR CLASSROOM



**DESIGN**

LOOKOUT TOWER



**DESIGN**  
FRONT PORCH



**DESIGN**  
FRONT PORCH



**DESIGN**  
FRONT PORCH



**DESIGN**  
FRONT PORCH

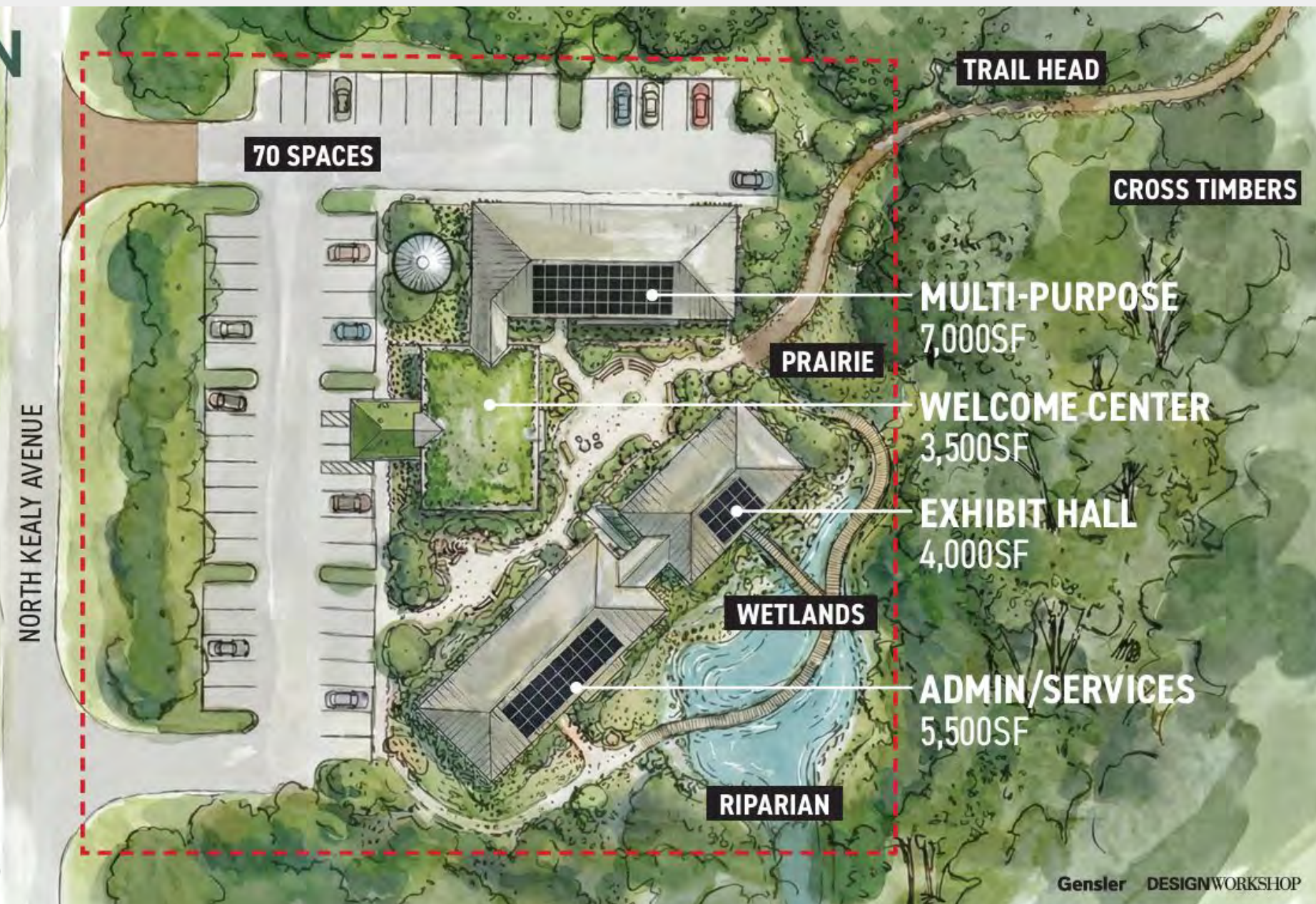


**DESIGN**  
FRONT PORCH



# Gensler Concept

## SITE PLAN



### Cons:

- Lack of OPCC
- Multiple buildings
- Traffic flow – cars and peds
- Constructability
- Team dynamics

### Concepts to borrow:

- Courtyard and fire pit
- Access to service bay and offices
- Cistern system/pervious parking
- Digital immersion display

# Gensler Concept

DIGITAL IMMERSION (1850 AD)



Gensler DESIGNWORKSHOP

Lewisville Parks & Recreation

# GSBS Concept

## Cons:

Main building

OPCC not as detailed, no design

Team dynamics

## Concepts to borrow:

Interpretive outpost

Covered patio and pond

Drive to service bays

Outside play design



Lewisville Parks & Recreation

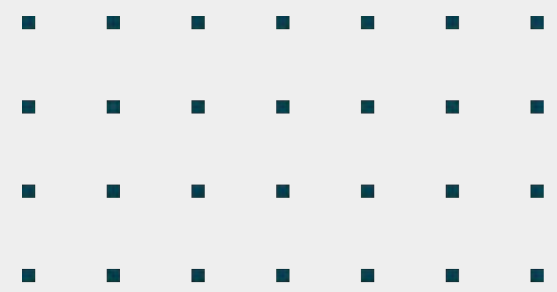
# GSBS Concept



Lewisville Parks & Recreation

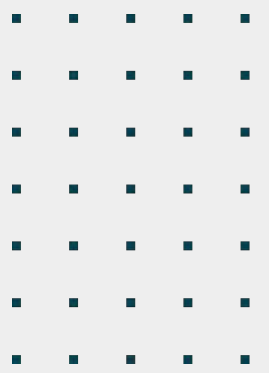
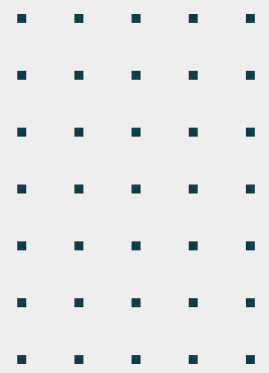
# Moving

- Finalize the AIA contract with GFF
  - Schedule, scope and cost
  - Target April 2 City Council Meeting
- Identify Project Partners
  - Project Controls Manager
    - Target April City Council Meeting
  - Construction Manager at Risk
    - After Concept Design is complete...Fall-ish
- Refining Concept and Community Engagement
- Funding – 4B Cash and Bonds





# QUESTIONS





# Vista Ridge Park and Amphitheater Project Update

*City Council Retreat | February*

2026 : :  
: : : : :



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**Background**



**Vista Ridge Reimagined**



**Funding Strategies**



**Next Steps and Questions**

■ ■ ■ ■ ■  
■ ■ ■ ■ ■





Flood Level



# BACKGROUND

Flooded Area



Lewisville Parks & Recreation



# ORIGINAL VERSION

## • Amphitheater

- Tuesday night concerts
- ADA compliance concerns and Old Town Lewisville
- Maintenance burden and water retainage

## • Sports Complex

- Three diamond/multi-purpose fields, playground, walking trail
- Railroad Park, Lake Grapevine releases and Denton Creek Flooding
- Field condition, concession stand, and parking lots



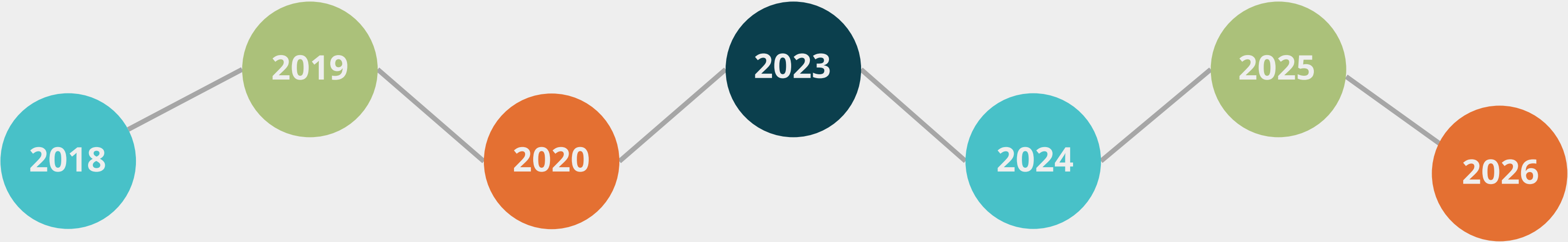


# NEW VISION



## Feasibility

City works with Halff Associates to study both sites and develop options for improvements



### Parks Master Plan Update

Identified need to address condition of both the Vista Ridge Athletic Complex and Vista Ridge Amphitheater.

### Master Site Plan

Team presents concept plan to City Council for review and approval

## Lewisville Parks & Recreation

# PROJECT GOALS



## VISION & EXPERIENCE

- Create a Destination
- Provide a Sense of Wonder
- Opportunities to Educate & Explore
- Exceed & Expand Accessibility Expectations
- Create Space for Everyone
- Build Community for Everyone



## INNOVATION

- Turn Challenges into Feature
- Celebrate Nature Through Design
- Engage The Community Throughout The Process



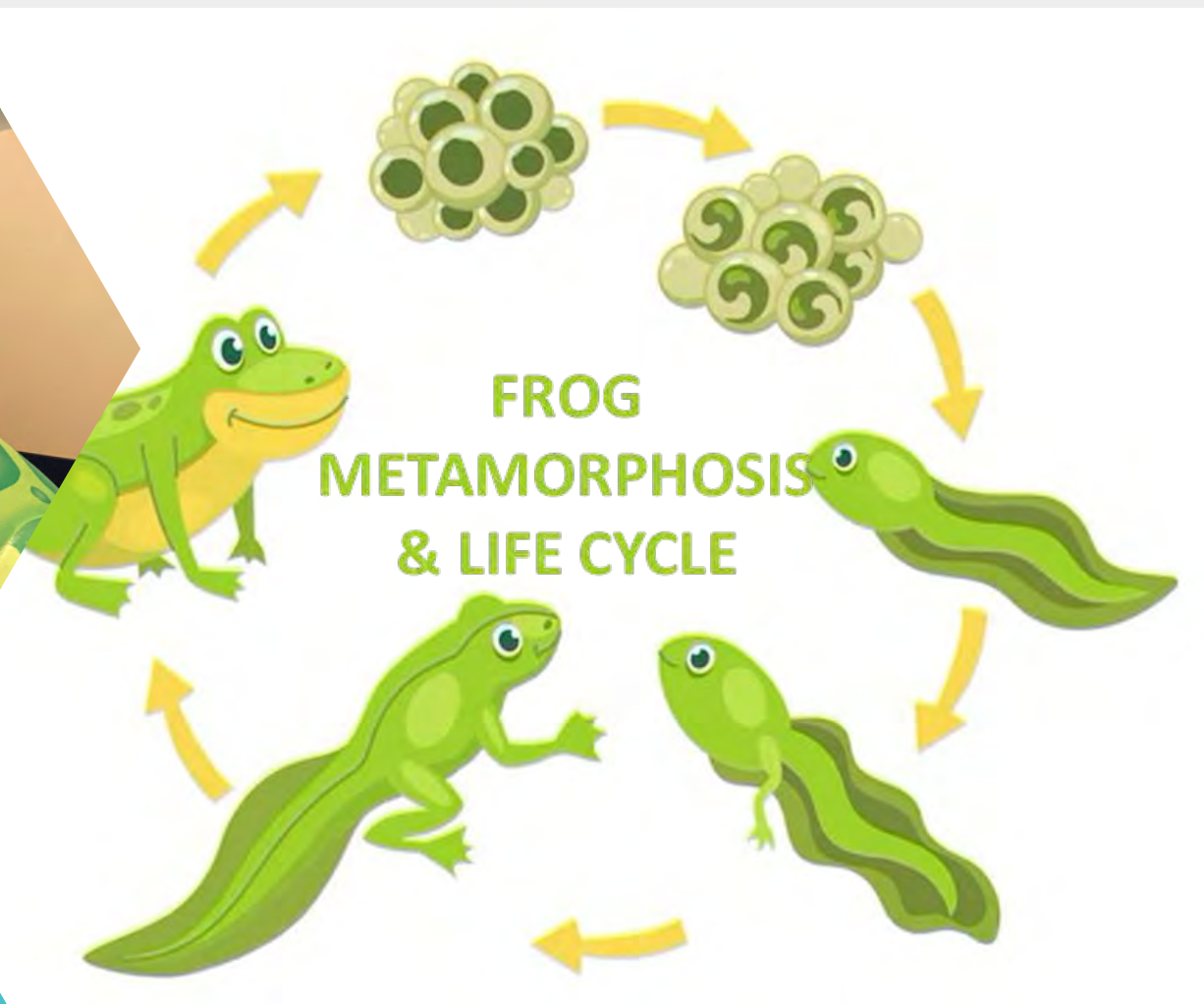
## SUSTAINABILITY & STEWARDSHIP

- Design for Resiliency
- Support Local Ecology
- Empower Long Term Community Stewardship



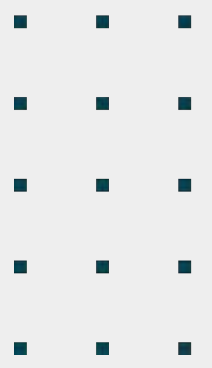
# PROJECT THEME

The design for Vista Ridge Park is inspired by the journey of a **tadpole swimming through a wetland**, with larger-than-life elements creating an immersive, educational experience. But beyond just play, this concept represents **progress, perseverance, and transformation** — a theme that resonates with all children. Just like a tadpole navigates obstacles, adapts, and evolves, this park is designed to empower **every child, of all abilities**, to explore, learn, and grow in a space that is **inclusive, engaging, and accessible**. As children play, they'll not only discover the importance of wetland ecosystems but also see themselves reflected in the journey — **facing challenges, adapting, and emerging stronger**.





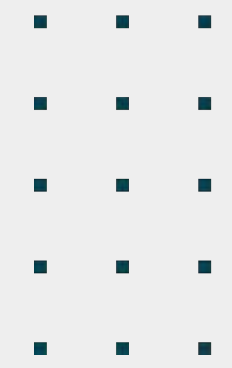
Lewisville Parks & Recreation





# Vista Ridge Amphitheater

Lewisville, Texas





# NEW VISION



## Feasibility

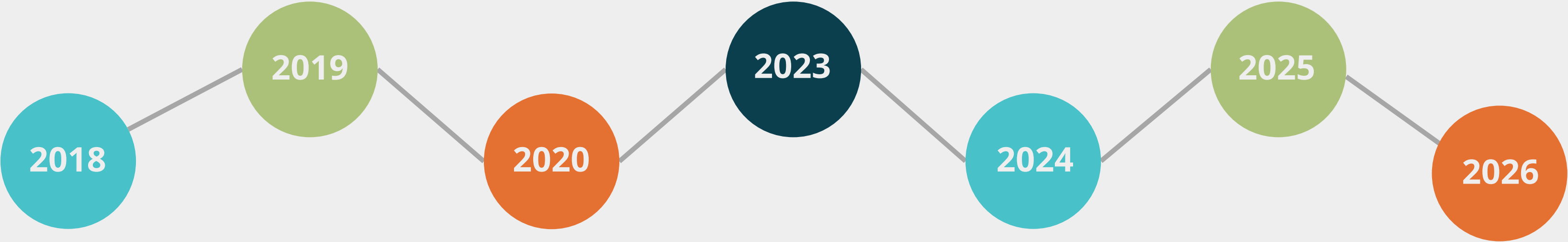
City works with Halff Associates to study both sites and develop options for improvements

## Healthy Infrastructure Plan

Master Site Plan listed on High Priority Needs List in HIP

## Design Begins

City works with Halff Associates to refine concept design of both spaces



## Parks Master Plan Update

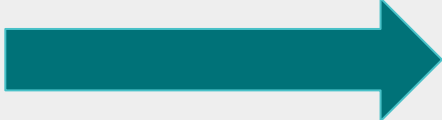
Identified need to address condition of both the Vista Ridge Athletic Complex and Vista Ridge Amphitheater.

## Master Site Plan

Team presents concept plan to City Council for review and approval

## Bond Election

Voters approved Proposition 4 including \$24.5m for Vista Ridge Park and Amphitheater Improvements; Lewisville Park Alliance commitment to raise \$1m to support project





# VISTA RIDGE REIMAGINED

Lewisville Parks & Recreation

25' BUILDING SETBACK (CAB. Q, PG. 278)  
ELECTRIC EASEMENT (VOL. 2313, PG. 910)

LOT 1DR-1, BLOCK J  
VISTA RIDGE ADDITION  
(CAB. W, PG. 499)  
ZONED "LI"

LOT 1GR, BLOCK J  
VISTA RIDGE  
(CAB. R, PG. 387)  
ZONED "CP"

RIDGE  
(PG. 278)

(UNKNOWN)  
ZONED "C"

PROPOSED INLET A  
Q<sub>100</sub> = 10.38 CFS

15' UTILITY EASEMENT  
(CAB. H, PG. 387)

(LAKE\_VISTA)



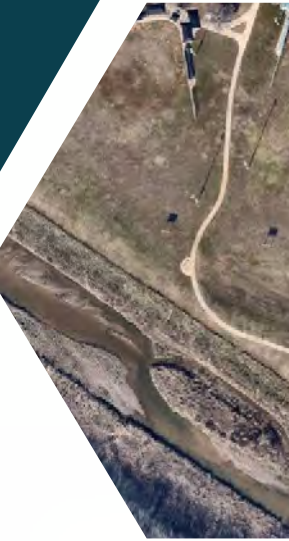
PARK OPERATIONS

- Winning an accountability
- Boundaries for success
- Getting like teams sleep
- Evaluating the team
- Building the culture of park-ops
- Caring about people
- Providing a world stage
- Building our



# AMPHITHEATER

- **No change to concept**
- **Phase 1**
  - demolish existing facilities and bring to grade
  - alleviate maintenance burden and concerns
  - create a blank slate for potential development partner
  - Spring 2026
- **Future Phase (s)**
  - identify a development and operational partner via RFQ
  - can modify concept to suit partner and city needs
  - share in development burden and provide revenue



# VISTA RIDGE PARK

Lewisville Parks & Recreation

BUS DROP-OFF



# STAKEHOLDER INPUT

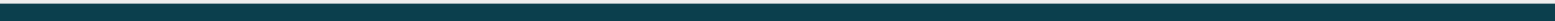
Park Board and Lewisville Park Alliance  
Targeted Parkfans and Caregivers  
Survey and Community Event

# REFINED CONCEPT

Rectangular field vs Diamond field  
Parking lot configuration and signage  
Playground elements, fencing and surfacing  
Restroom accommodations

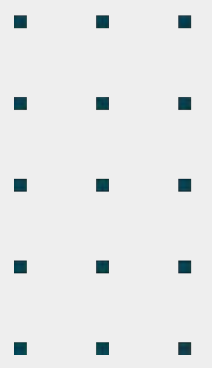
# PARK CHAMPIONS

Inclusive and iconic elements  
Inspire connection and investment  
Recognition program



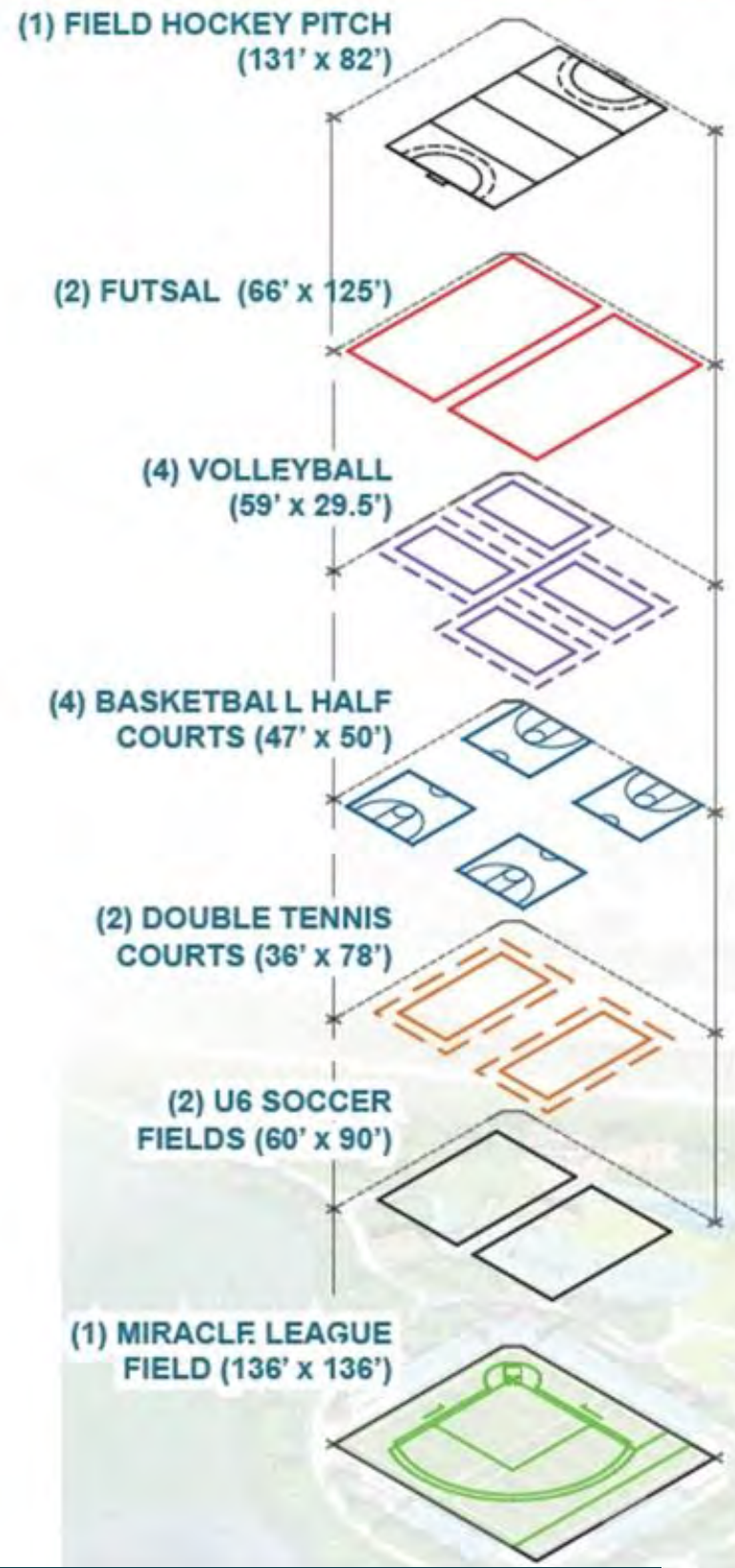
Comments already received from Lewisville residents on this Big Move. Tell us what you think.

	Why I like it ...	Why it concerns me ...
Community	Love having a park in the neighborhood.	It's a lot of money for a park.
Access to	Yes	1. Not enough parking spaces.
...	1. Yes	
...	2. Yes	
...	3. Yes	
...	4. Yes	
...	5. Yes	
...	6. Yes	
...	7. Yes	
...	8. Yes	
...	9. Yes	
...	10. Yes	
...	11. Yes	
...	12. Yes	
...	13. Yes	
...	14. Yes	
...	15. Yes	
...	16. Yes	
...	17. Yes	
...	18. Yes	
...	19. Yes	
...	20. Yes	
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...	29. Yes	
...	30. Yes	
...	31. Yes	
...	32. Yes	
...	33. Yes	
...	34. Yes	
...	35. Yes	
...	36. Yes	
...	37. Yes	
...	38. Yes	
...	39. Yes	
...	40. Yes	
...	41. Yes	
...	42. Yes	
...	43. Yes	
...	44. Yes	
...	45. Yes	
...	46. Yes	
...	47. Yes	
...	48. Yes	
...	49. Yes	
...	50. Yes	



# SPORTS FIELD

## MULTI-SPORT FIELD BREAKOUT

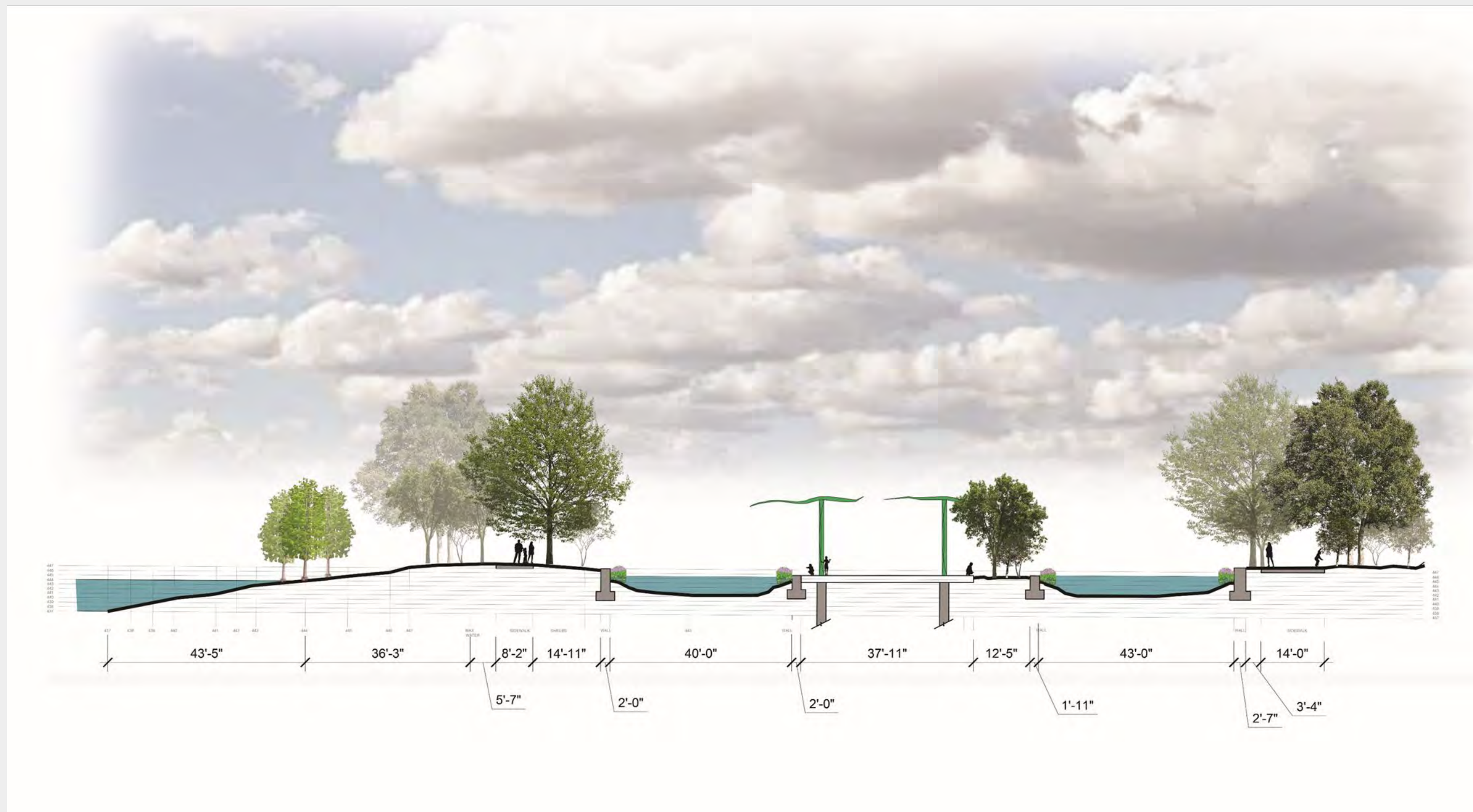


Lewisville Parks & Recreation

# WETLAND MARSH



Lewisville Parks & Recreation



# Lewisville Parks & Recreation

# OVERLOOK & GARDEN



Lewisville Parks & Recreation

# SENSORY GARDEN EXPERIENCE

Seamless Trail Connection to Nature



Garden Interaction & Sensory



Interactive Signage Tags / Plant Identification & Care Apps



Natural Enhanced Hardscape Surfaces

- 1) Concrete Trail
- 2) Enhanced Color/ Stamped Concrete
- 3) Interactive Sign/ Feature Area
- 4) Sensory Planting Bed



## Lewisville Parks & Recreation

# BOARDWALK/ PICNIC AREA EXPERIENCE



## Lewisville Parks & Recreation

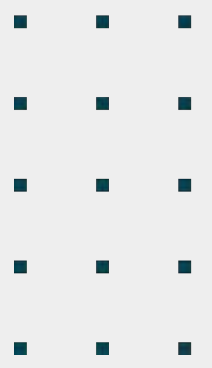
# PLAYGROUND



Lewisville Parks & Recreation



Lewisville Parks & Recreation



Press to Play

Lewisville Parks & Recreation

# MASTER PLAN COST

## Vista Ridge Improvements

- Miracle Marsh: \$19.7M
- Design: \$1.8M
- Contingency (25%): \$4.9M
- Vista Ridge Amphitheater: \$800K

**TOTAL: \$27.2M**

2024 Bond Funding: \$24.5M  
*Concept Plan Cost: \$494K*





# CHALLENGES

- **Design**

- fidelity to goals of project - inclusive and iconic
- USACE review and approval
- race against cost escalation and economic uncertainty

- **Funding**

- current OPCC and need for Owner's Representative
- identifying potential phases
- identifying resources for bridging gaps
- finalize Alliance capital campaign program



Flood Level

# GAP STRATEGIES

Flooded Area

Lewisville Parks & Recreation

# MASTER PLAN COST

**GENERAL** (*Mobilization/ SWPPP/Construction Exists/ Construction Fence/ Traffic Control*)

- \$1M

**PHASE A** (*Multi-purpose Field/All Inclusive Play/Parking/Pond*)

- \$14M

**PHASE B** (*Wetland*)

- \$1.6M

**PHASE C** (*Sensory Garden/Pond Overlook*)

- \$2.2M

**PHASE D** (*Softball Field*)

- \$860K

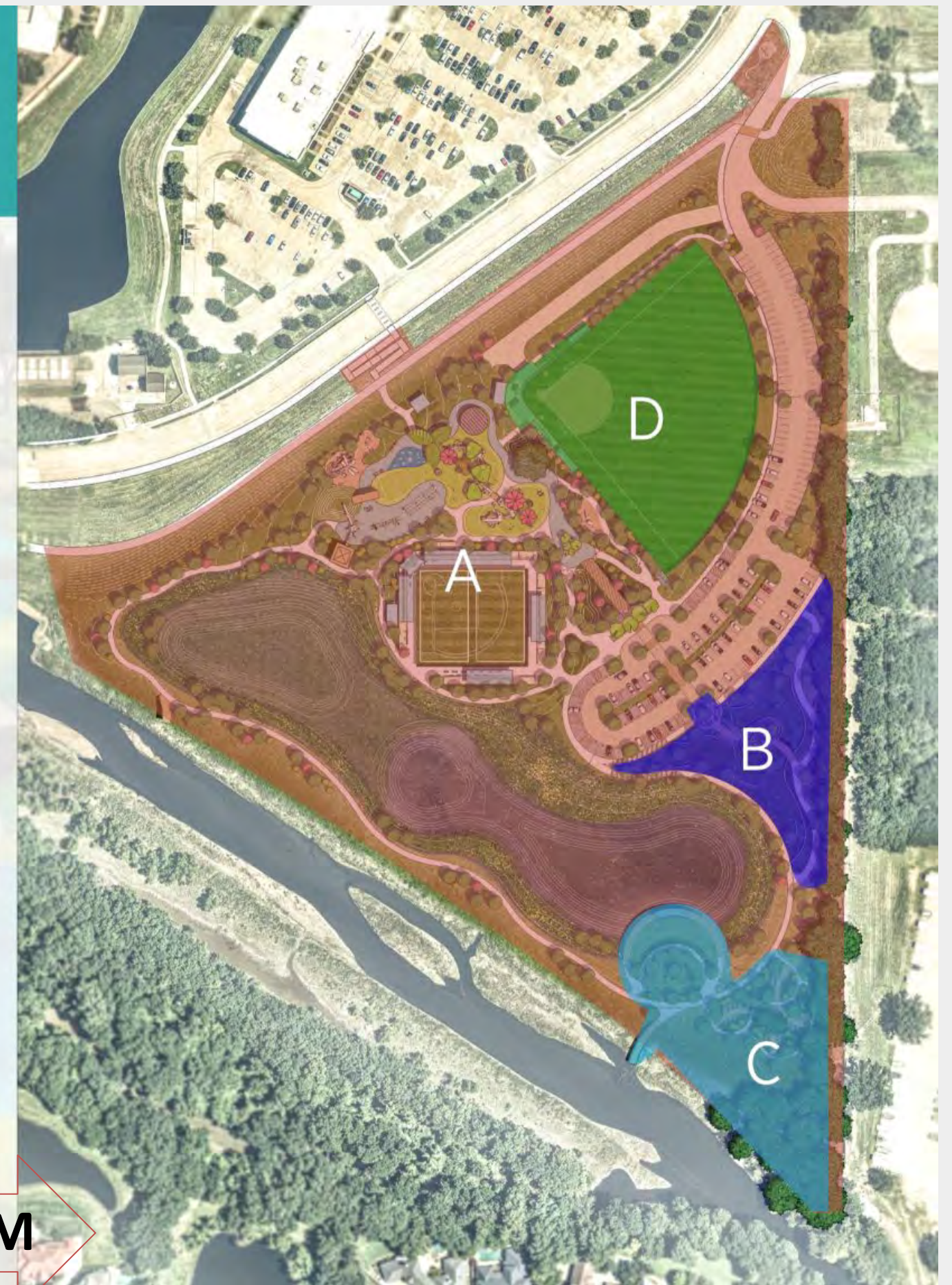
**Vista Ridge Improvements**

- Miracle Marsh Phase Total: \$19.7M
- Design: \$1.8M
- Contingency (25%): \$4.9M

**TOTAL:** \$26.4M

Owner's Representative Assistance \$400K  
 Vista Ridge Amphitheater \$800K

**-\$3.594M**



# Gap Funding Options

## 2024 Bond Program

DCLID Trail Project Savings  
Castle Hill Trail Project Savings  
Redirect from Acquisition, 10MWP Projects

## 4B Fund

Cash  
Add to Bond Sale

## Alternative Funding

Grants – TPWD, USFW, etc.  
Lewisville Park Alliance  
Value Engineering, Phasing

# Pursuit of Grants

## Funding Alternatives

### Texas

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- TWPD: Local Parks Grant \$750K (x2)
- TWPD: Habitat and Angler Access Program \$250K
- Texas A&M: Texas Resilient Landscape Initiative

### Federal

---

- NPS: Outdoor Recreational Legacy Program (ORLP) \$300K

### Congressional Appropriation

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- Due Between January – March annually

### Private and Corporate Foundation

---

- |                                   |                            |
|-----------------------------------|----------------------------|
| • Lowe's Hometowns                | • FedEx                    |
| • American Academy of Dermatology | • Mary Kay                 |
| • Bass Pro Shop/ Cabela           | • Ericsson                 |
| • Weyerhaeuser Giving Fund        | • Toyota                   |
|                                   | • Local Sports Foundations |

### Utility/ Provider Grants

---

- [CoSery](#) Charitable Foundation



# LPA Capital

## Goals

### Creative Donor Recognition

The park uses innovative and artistic designs to acknowledge donor contributions in a memorable way.

### Community Engagement

The recognition system promotes community involvement and inclusivity in celebrating donors.

### Building Lasting Relationships

Fostering enduring connections with donors supports the park's ongoing success and development.

**\$1.5-\$2M**

Lewisville Parks & Recreation



# Campaign Framework

DONOR TIER	GIFT RANGE	TYPE	ITEM SAMPLE	RECOGNITION RANGE
<b>Founders</b>	\$100,000 to \$500,000	Capital, Endowment	Pavilions, Playground elements, Sports fields, Public Art, Areas (limited opportunities)	digital to naming of an element; semi-permanent to permanent
<b>Guardians of the Habitat</b>	\$25,000 to \$99,000	Capital	Playground elements, bridge or boardwalk, signage,	digital to large semi-permanent to permanent
<b>Champions of Growth</b>	\$5,000 to \$24,999	Capital	Drinking fountains, fencing, large site furnishing lighted bollards	digital to medium semi-permanent
<b>Miracle Makers</b>	\$1 - \$4,999	Capital and maintenance	Trees, planting beds, small site furnishing, operational support (endless opportunities)	digital to small semi-permanent

- 60/30/10 Goal
- City Council Guidance

Lewisville Parks & Recreation





Flood Level



# NEXT STEPS

Flooded Area



Lewisville Parks & Recreation



**PHASE 1**  
**AMPHITHEATER**

Identify contractor  
Demolition and Construction  
Start RFQ process

**PARK DESIGN**

City Council Retreat comments  
Execute PSA for construction documents, owner's rep  
Decision point on CMAR  
Integration of Public Art element  
Target late 2027 for construction kick-off

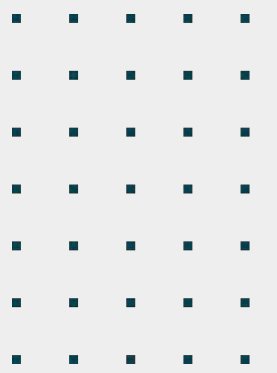
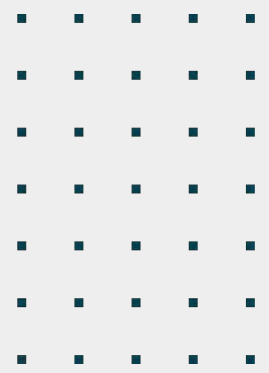
**PARK CHAMPIONS**

Lewisville Park Alliance - agreement  
Pursuit of grants and capital campaign \*\*  
Continued community engagement





# THANK YOU



# CONTACT PAGE



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**playlewisville.com**



**sanaya@cityoflewisville.com**



**191 Civic Circle**



# **Economic Outlook: Trends, Demographics, & Budget Insights**

**City Council Retreat 2026**



# Economic Outlook (Agenda)

Economic indices and trend information are included for the following areas:

**ECONOMIC  
INDICATORS**

**DEMOGRAPHICS**

**BUDGETARY &  
FINANCE**

These indices provide economic context leading into the annual budget process.

# Economic Indicators



# Economic Indicators

- Economic Uncertainty
  - Ongoing volatility driven by federal policy changes, interest rate shifts, and geopolitical factors
  - Increased risk of forecast variability for revenues and expenditures
  - Importance of conservative assumptions and scenario planning
- Inflation & Cost Pressures
  - Inflation has moderated but remains elevated for construction materials and labor, and contracted services
  - Long-term operating cost growth continues to put pressure on the budget
  - Capital project cost escalation remains high
- Interest Rates & Debt Affordability
  - Interest rates expected to decline gradually
  - Timing and prioritization of capital projects
  - Strong bond ratings remain critical to minimizing borrowing costs

# Economic Indicators

- Revenue Stability & Diversification
  - Slowing growth in traditionally strong revenue sources (e.g., sales tax)
  - Increased sensitivity of revenues to economic slowdowns
  - Importance of diversification of major revenues, and a regular review of fees and charges for cost recovery
- Property Value Growth & Tax Base Trends
  - Continued growth in assessed values, but at a more modest pace
  - Residential values remain strong; commercial and business personal property growth more uneven
    - Commercial and BPP growth tends to fluctuate more because they're driven by business activity and income expectations, Residential growth relies on comps
  - Tax rate decisions dictated by state statute limit the City's ability to address service demands

# Economic Indicators

- Labor Market & Workforce Costs
  - Competitive labor market continues to pressure wages and benefits
  - Recruitment and retention have improved overall, while challenges persist in labor/trades positions
- Capital Needs & Infrastructure Investment
  - Aging infrastructure and growth-related demands require sustained investment
  - Voter-approved bond programs support long-term funding needs
  - Need to align capital spending with available debt capacity
- Financial Resilience & Long-Term Sustainability
  - Maintaining healthy reserves is essential to weather economic downturns
  - Strong financial policies support credit ratings
  - Preserving financial flexibility for future economic and community needs (level of service)

# Multi-Family Rental Rate Trends

- The vacancy rate for 2025 on average was **8.5%**, which is lower than the average vacancy rate of **9.2%** for 2024
- Throughout the first half of 2025, the daily asking rent held steady at **\$1.78** per SF before declining to **\$1.72** by year-end. This slight decrease is largely attributable to the high volume of new units delivered to the market, with rent levels remaining consistent with 2024 overall.

# Office Space Trends

- Lewisville currently has **4.4M** square feet of inventory for office space, with **18%** of inventory classified as Class A.
- In 2025, more than **228,000** square feet of office space was under construction, which was a slight increase from 2024.
- In 2025, the average occupancy rate was **77.33%**. Over the coming years, the trend shows that occupancy will increase and remain steady at approximately **81%**.
  - 75-85% is considered an average performance market. 85-90% is considered a healthy market.
- Rents overall have increased by about **1.5%** from last year in Lewisville, compared to an increase of **1.8%** across the metroplex.

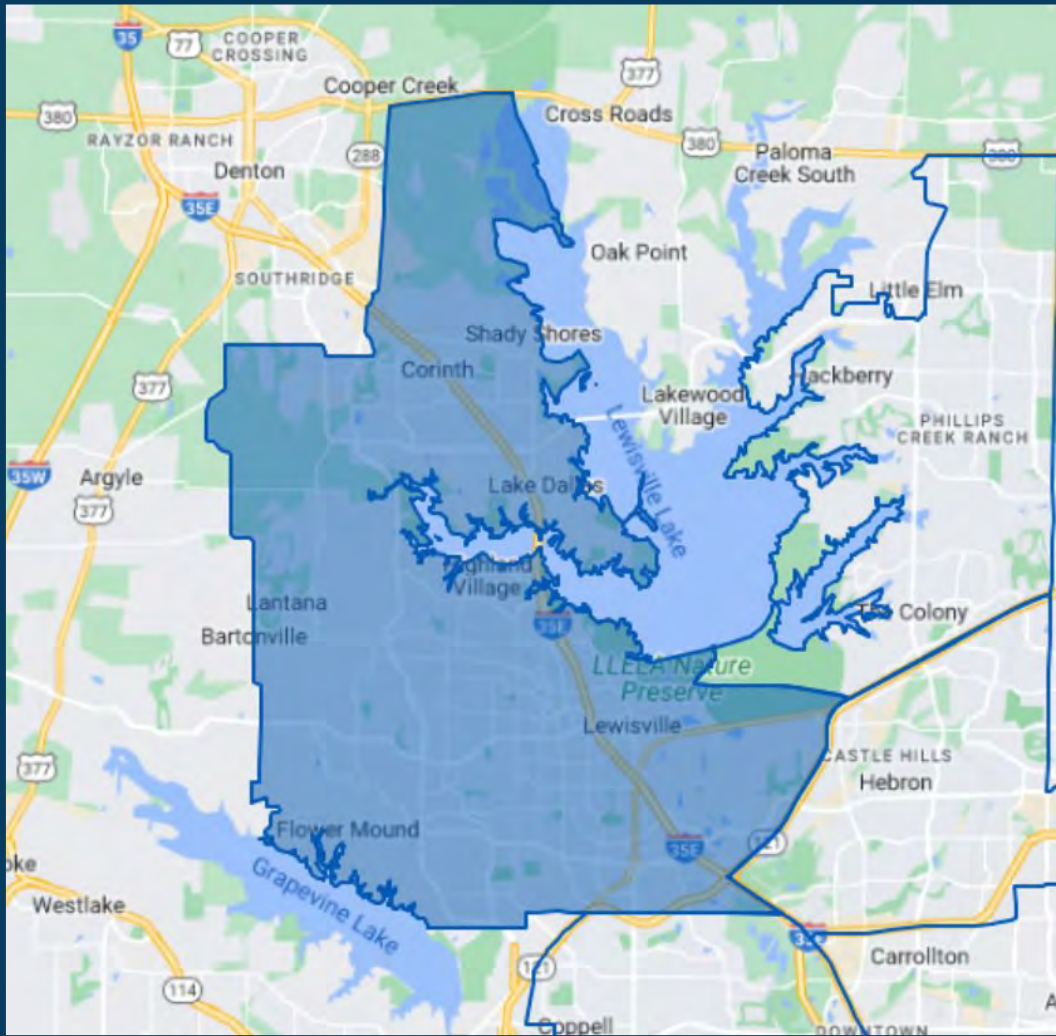
# Industrial Space Trends

- Lewisville has an inventory of 20.2M square feet, with 2.6M under construction.
- The vacancy rate remained relatively stable at 6.5% for 2024. The vacancy rate increased slightly to 8.5% for 2025.
- The occupancy rate in 2025 remained between 93% and 95%. The trend for 2026 shows that occupancy rates are anticipated to dip to 90% before slightly trending upwards in the coming years.

City	Total Sq. Ft. of Industrial	Percentage of Total Land Area Used for Industrial
Frisco	5M	0.3%
Allen	3M	0.4%
Plano	12.3M	0.6%
Denton	21.2M	0.8%
McKinney	17.6M	0.9%
Flower Mound	10.7M	0.9%
Richardson	8.8M	1.1%
Grapevine	13.6M	1.4%
Lewisville	20.2M	1.6%
Mesquite	23.6M	1.7%
Fort Worth	185M	1.8%
Dallas	199M	1.9%
Garland	31.6M	2.0%
Arlington	48.7M	1.8%
Irving	41.9M	2.2%
Grand Prairie	67.7M	3.0%
Carrollton	37.3M	3.7%
Coppell	29.8M	7.3%

\*Cities not built out are naturally lower

# Retail Trends

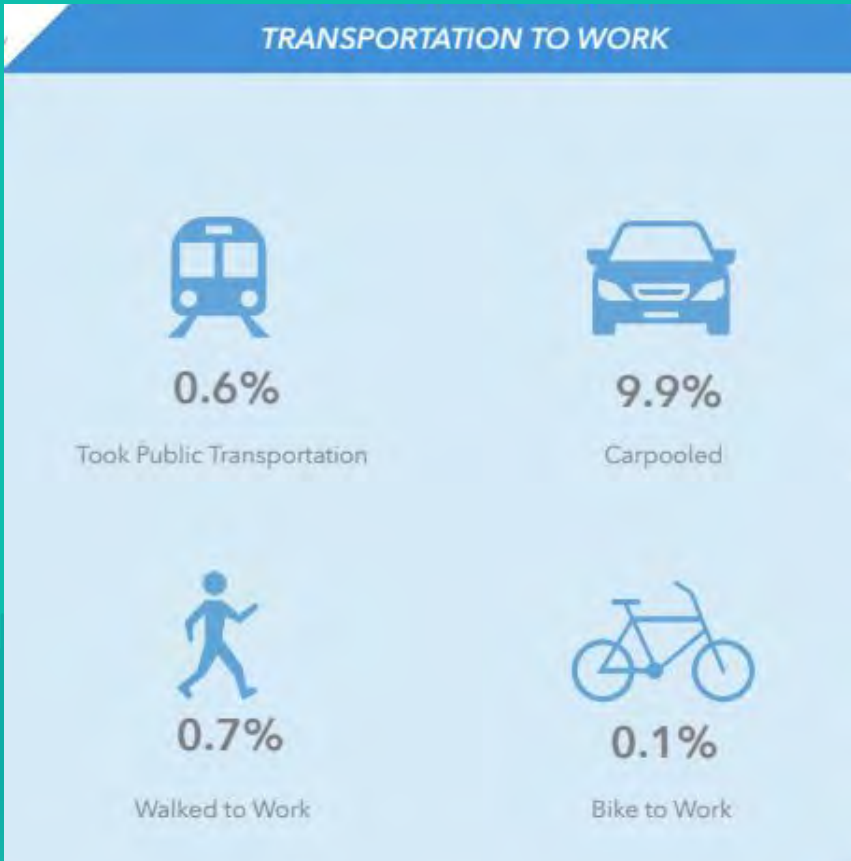
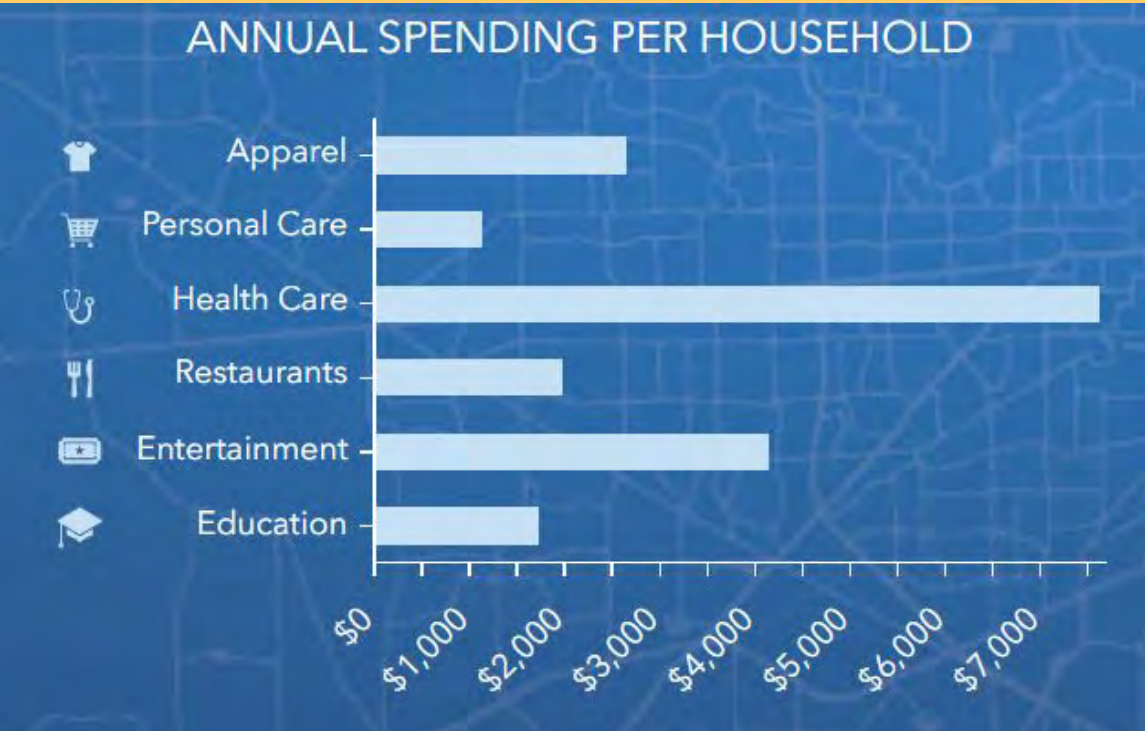


Lewisville, Highland Village, Corinth, Lake Dallas, Flower Mound, Lantana, Bartonville, Copper Canyon

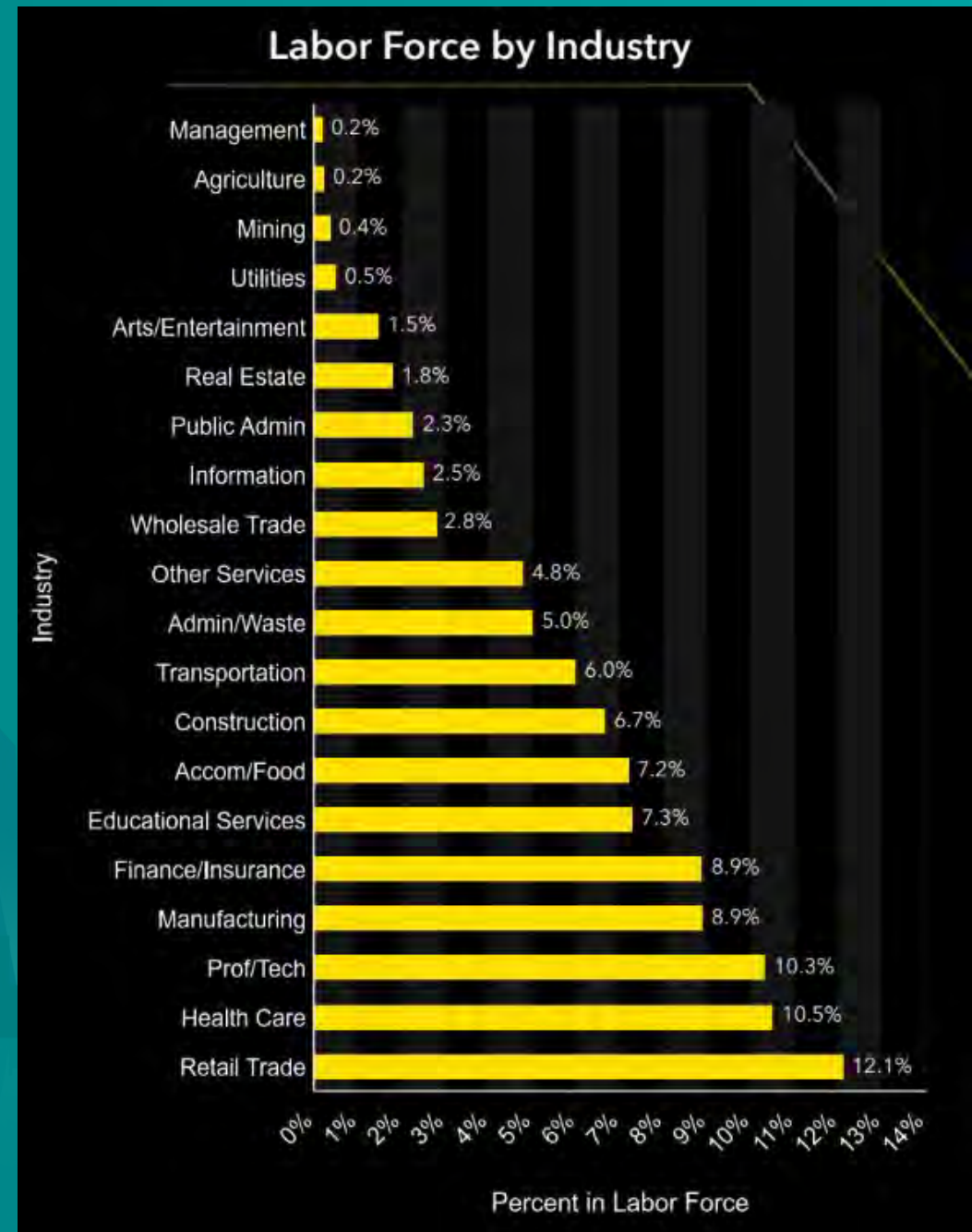
- In Q1 of 2025, Lewisville occupancy rates started at **93%** before decreasing and maintaining a rate of **92%**. The forecast shows that occupancy will remain relatively flat at between **91%** and **92%** over the coming years.
- Lewisville has an inventory of **11.6M** square feet, with **41,600** square feet under construction.
- With **19.0** million SF of space, Lewisville remains the single largest retail submarket across all of North Texas.

# Demographics





# Labor Force in Lewisville

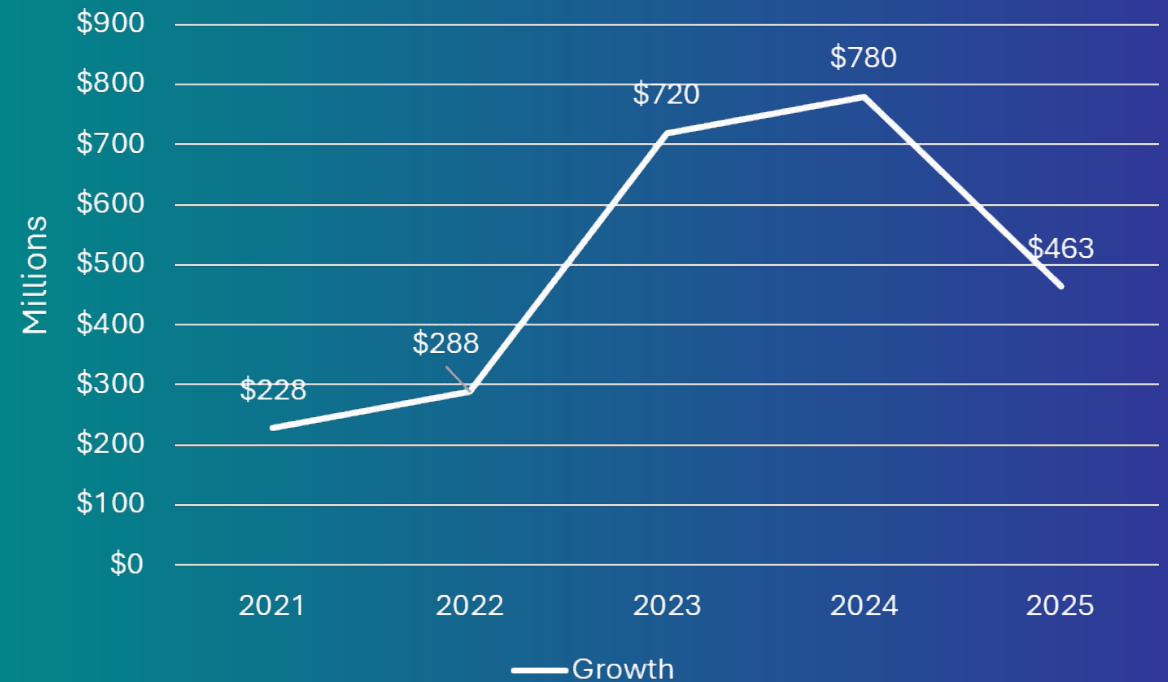


# Assessed Value Growth

Tax Year	Fiscal Year	TAV	% Growth
2021	2022	12,153,639,782	3.43%
2022	2023	16,991,471,159	39.81%
2023	2024	18,956,387,907	11.56%
2024	2025	19,443,205,141	2.57%
<b>2025</b>	<b>2026</b>	<b>20,309,131,196</b>	<b>7.14%</b>

- The pace of growth had slowed prior to annexation
- Factors impacting tax values after annexation
  - Absorption of District parcels into City rolls and increased property values (TY 2022)
  - Increased property values (TY 2023)
  - Increased residential and multi-family property values offset by smaller gains in commercial and BPP (TY 2024)
  - Higher increases to the multi-family and BPP values with modest growth in the residential and commercial sectors (TY 2025)

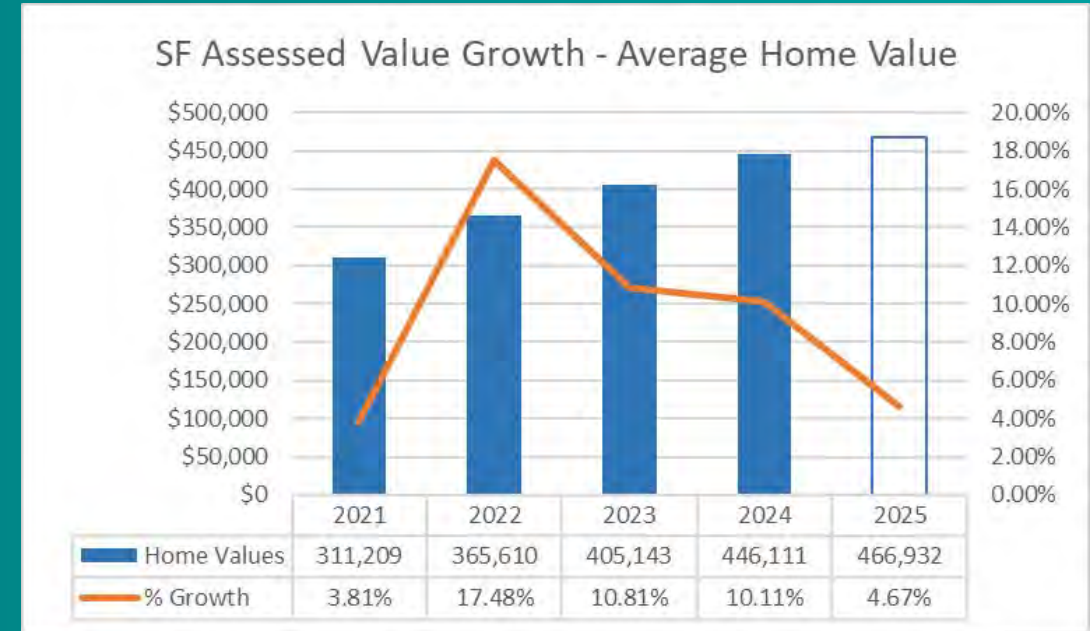
Trend in New Value (by Tax Year)



# Single-Family Assessed Value Growth

- Near-term projection for home value growth
  - Modest escalation in home values
  - Some slowdown in the housing market
- Long-term increases of 4% - 6% projected
- Tracking average and median home values

Tax Year	Fiscal Year	Home Values			
		Average	% Growth	Median	% Growth
2021	2022	311,209	3.81%		
2022	2023	365,610	17.48%		
2023	2024	405,143	10.81%	351,567	
2024	2025	446,111	10.11%	371,349	5.63%
<b>2025</b>	<b>2026</b>	<b>466,932</b>	<b>4.67%</b>	<b>383,444</b>	<b>3.26%</b>



# Bond Rating Considerations

- The most recent ratings were conducted in Spring/Fall of 2025
  - The city requested ratings from both S&P and Fitch bond rating agencies
  - Revenue Bonds are rated AAA by both S&P and Fitch, while General Obligation (GO) bonds are rated AAA by S&P and AA+ by Fitch
- Key rating drivers noted by S&P:
  - Solid finances and **maintenance of solid reserves**
  - Very strong management with a **comprehensive approach to financial management**
- Fitch narrative:
  - Financial resilience showing high level of **revenue and expenditure control** and **ample budgetary flexibility**
  - Strong **population trend** and an **economy of sufficient size and diversification**
- These ratings play a key role in determining borrowing costs and reflect the credit risk of the issue
  - The final interest rates for the Series 2025 GO and Utility Revenue bonds were 3.59% and 3.93%, respectively

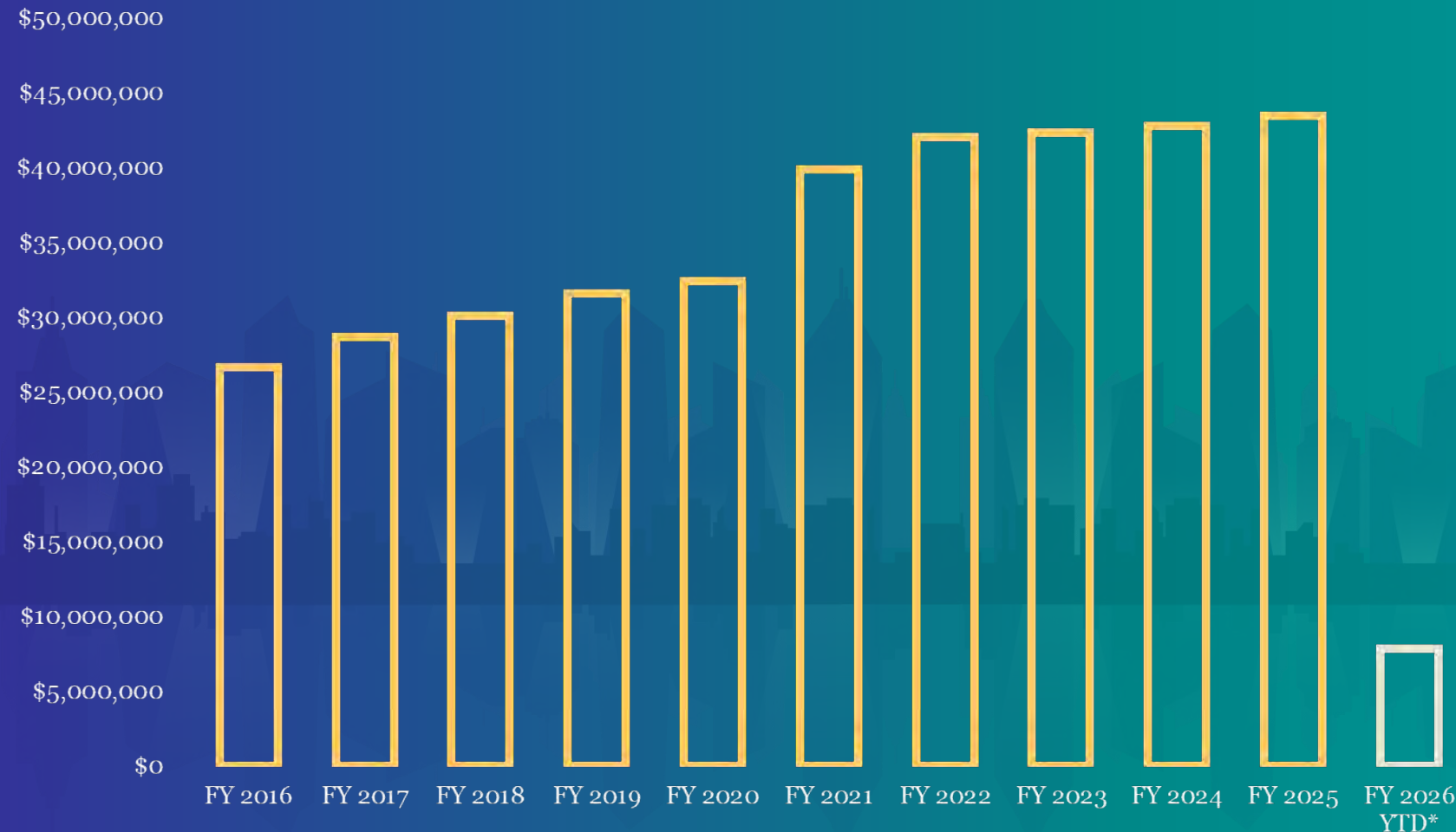
# Budget & Finance Insights



# Sales Tax

Economic indicator: sales tax reflects consumer spending and local business activity.  
Data lags by two months.

## Actuals - General Fund



FY 2025 actuals increased by \$690k or just over 1.6% when compared to the prior year.

In recent years, we continue to see increased sales tax revenue but at a slower pace, indicating a flattening of this revenue source.

Staff continues to work with our sales tax audit firm to identify any potential audits that may produce additional revenue.

# Property Tax Legislation

- HB 9/HJR 1
  - Took effect January 1, 2026, after voter approval in November
  - Allows businesses to exempt up to \$125,000 of income-producing tangible personal property from property taxes
    - Previous exemption was \$2,500
  - What it means for Lewisville:
    - This change will trigger a one-time increase in the No-New-Revenue Tax Rate and the Voter-Approval Rate in the first year of implementation (FY 2027), as these rates are recalculated to account for the reduced base.
    - **For FY 2027 only**, those higher calculated rates will actually allow the City to generate more revenue, provided Council chooses to adopt a rate near the VAR.
    - Maintaining the current tax rate (\$0.419009) will likely not be viable under the new framework, as doing so will reduce revenue due to the lower tax base.
    - City Council will need to evaluate whether to adopt a higher rate (potentially up to the VAR) to preserve funding levels for City services.

# HB9 Impacts

The legislation will produce a one-time revenue increase in FY 2027, followed by ongoing revenue pressure in future years due to reduced taxable value. The estimate below reflects the impact using 2024 tax year values, had the legislation been in effect.

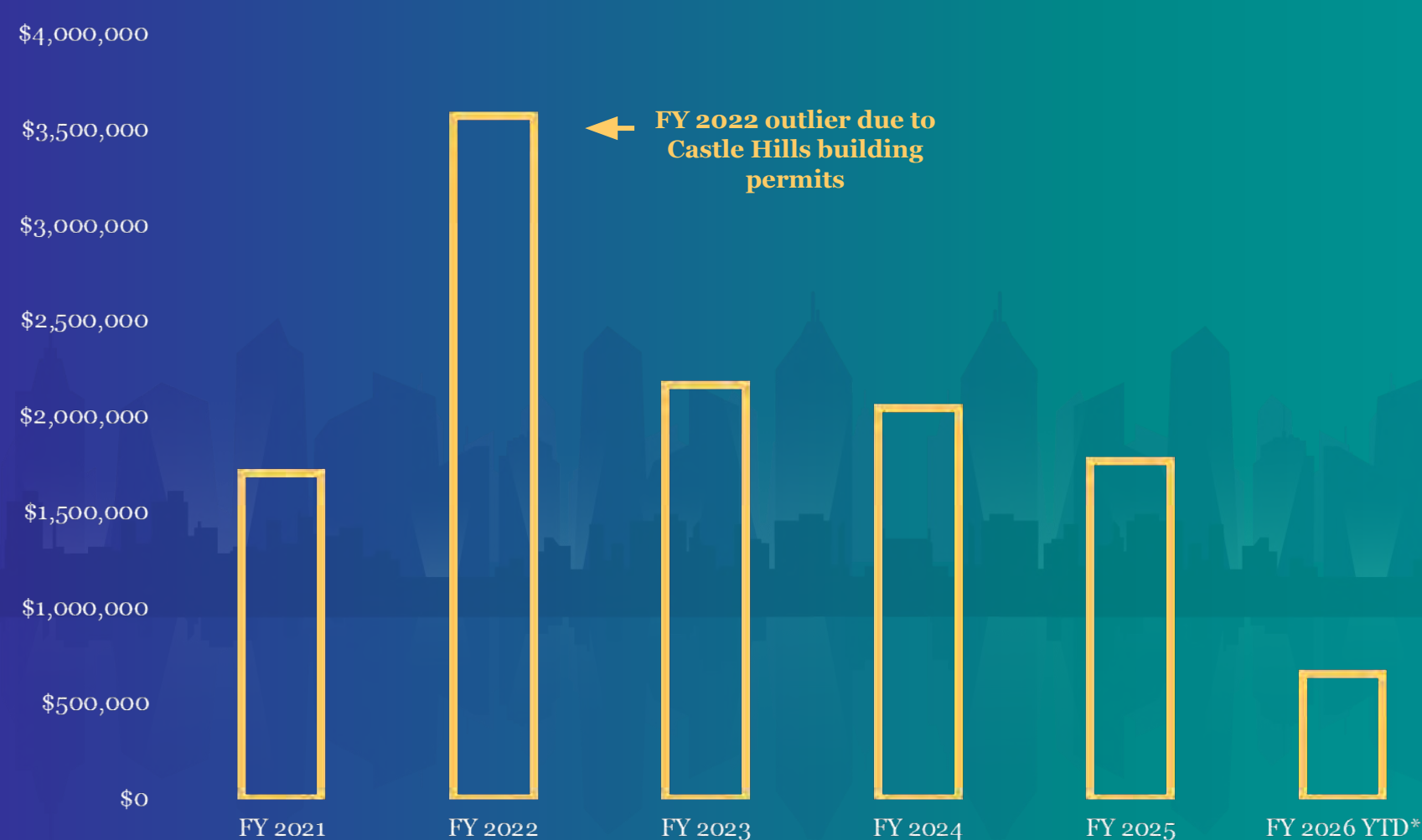
	<b>Original 2024 Tax Rates</b>	<b>Revised 2024 Tax Rates</b>
No-New-Revenue (NNR)	0.408408	0.412974
Voter-Approval (VAR)	0.419603	0.422926
VAR plus Unused Increment	0.422435	0.425758
General Fund Revenue	\$58,399,993	\$59,291,762
Change	-	\$891,769

- This requirement now shifts the property tax burden towards residential property owners, since the exemption removes a greater share of business personal property from the tax rolls
- The new exemption will reduce the overall taxable value of business personal property, effectively shrinking the tax base available for ad valorem taxation by the City and other local jurisdictions.
- Tax year 2024 reduction in TAV is \$209.9M

# Building Permits

Economic indicator: building permits are a forward-looking indicator that reflects new construction, investment, and development momentum

## Actuals – General Fund



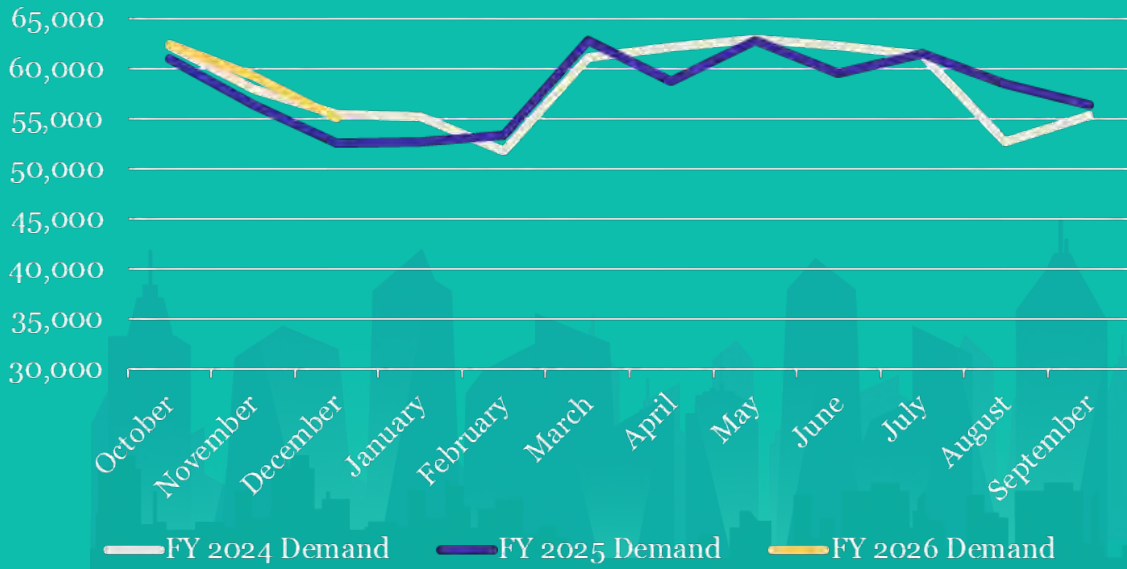
Building permit revenue is based on actual projects the City is aware of. Smaller permit sources are typically not budgeted but add a small revenue boost each year.

FY 2025 actuals ended the year \$279k less than the prior year, but \$692k more than the FY 2025 adopted budget.

Projects scheduled to occur in FY 2026 include Lakeside Crossing and a multifamily project in the Castle Hills area.

As of February, FY 2026 actuals are already at \$650k.

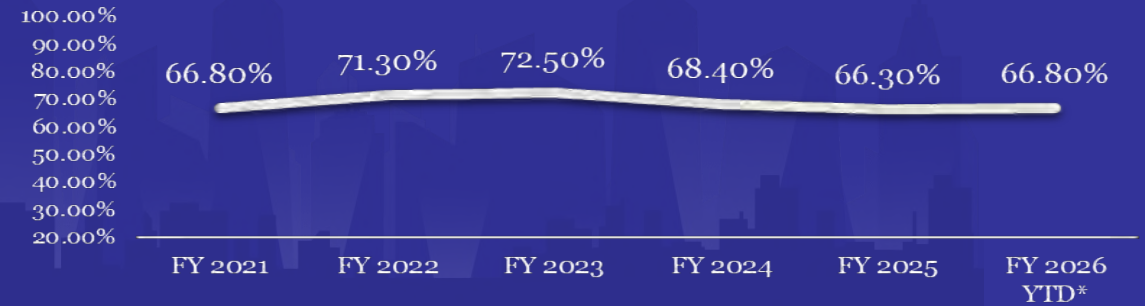
## Demand for Hotel Rooms



# Hotel Occupancy Tax

Economic indicator: hotel occupancy taxes signal the health of Lewisville's visitor economy by tracking demand.

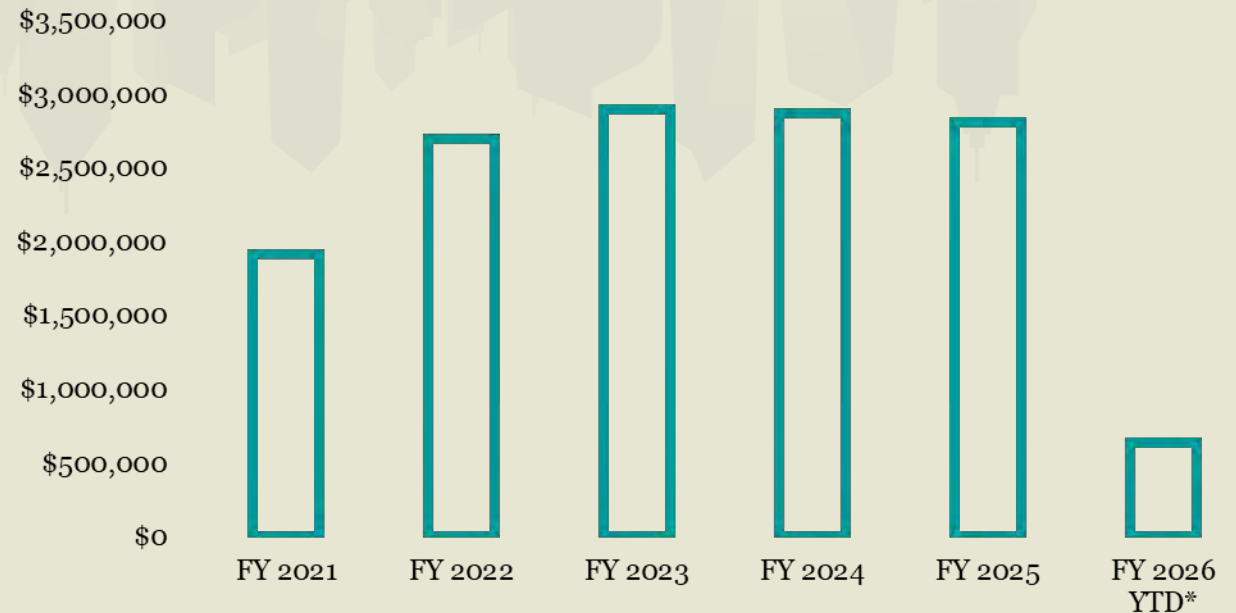
## Occupancy Rate



FY 2025 actuals came in \$63k lower than the prior year due to a slight drop in demand. Demand has since returned to FY 2024 levels.

The City began collecting hotel occupancy taxes from short-term rentals in August 2024. STRs accounted for about 5.3% of this in revenue in FY 2025.

## Actuals – Hotel/Motel Fund



# Utility Fund Revenue

## Actuals – All Utility Fund Revenues

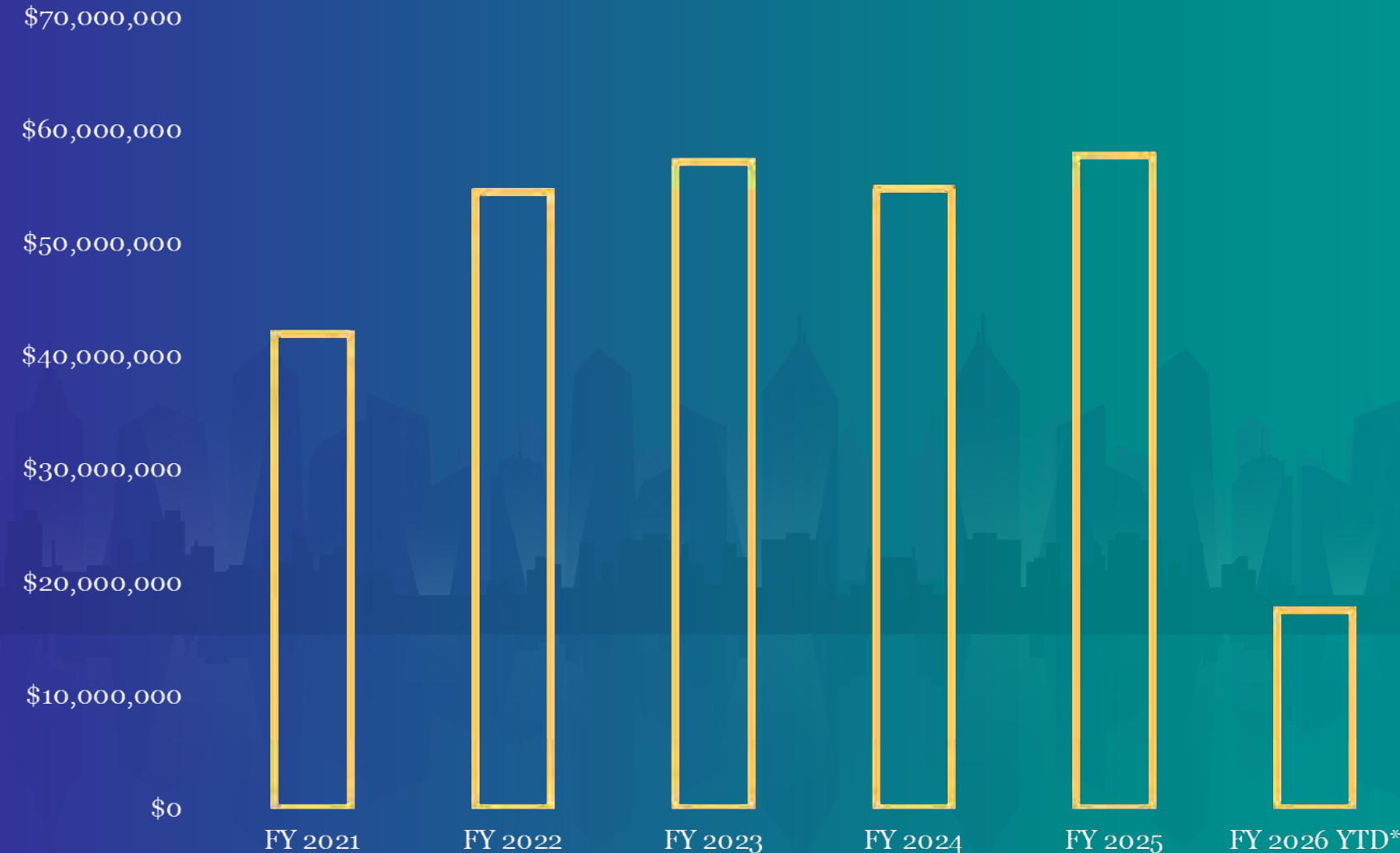
Utility Fund revenues include:

- Water sales
- Sewer service
- Water & sewer capital recovery fees (impact fees)
- Other smaller charges, like industrial waste surcharges and water reconnect charges

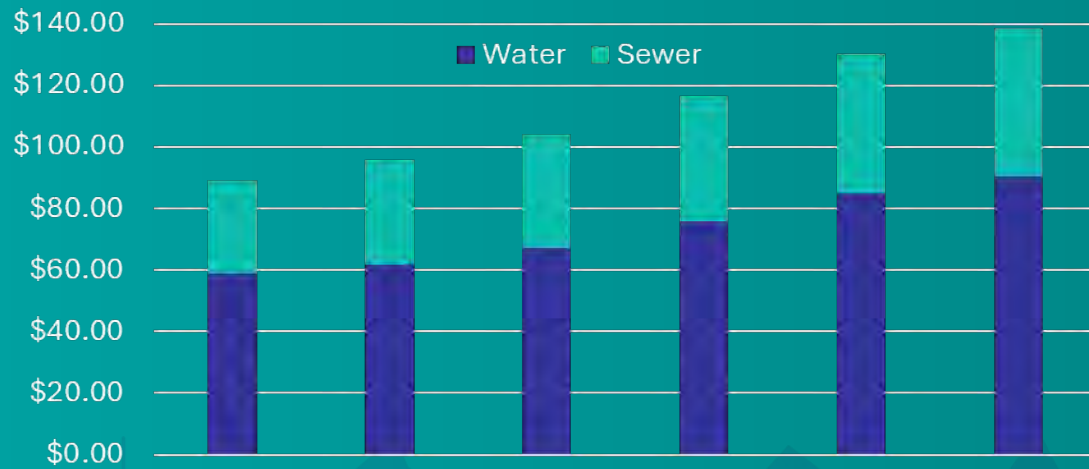
FY 2025 Utility Fund revenues ended the year at \$57.7M, which is \$2.5M more than FY 2024. Notably, FY 2024 was a rainier year than usual.

Last year at this same time, Utility Fund revenues were at about \$10M compared to \$17M now, partially due to a utility billing sewer service entry for unbilled accounts receivable.

A robust long-range Water & Sewer Capital Improvement Plan is continuously updated to provide insight into future utility rate increases that will be necessary.



# Residential Customer Rate Plan – FY26-FY30



The City performs an annual rate study to ensure adequate revenue support for operations and an expanded capital program.

Utility rate setting goals include:

- Ensure sufficient cost recovery (Revenue Generation)
- Plan for future capital investment with a goal of maintaining and potentially increasing cash funding (Capital Reinvestment)
- Maintain and enhance financial metrics (Reserves, Debt Service Coverage)
- Continue to monitor affordability of service to customers

	FY25	Current	FY27	FY28	FY29	FY30
Sewer	30.59	34.00	37.08	40.52	45.15	47.85
Water	58.69	61.86	67.19	75.96	85.04	90.63
Total	89.28	95.86	104.27	116.48	130.19	138.48
% Chng		7.40%	8.80%	11.70%	11.80%	6.40%

*The City makes every effort to smooth rate increases to minimize customer impacts. However, significant cost pressures from the Wastewater Treatment Plant expansion, along with other growth- and age-driven capital needs occurring at the same time as routine distribution and smaller capital projects, will continue to place upward pressure on rates.*

# Stormwater Rate Study – FY26

The City implemented an annual stormwater fee increases from FY 2023 through FY 2025, raising the cost of stormwater service by \$3.00, from \$4.00 to \$7.00

- For FY26, approximately \$6.0M in new revenue is available to support additional stormwater projects
- These revenues are in addition to funds currently set aside in the Stormwater Capital Project

Continued reinvestment in the stormwater system is needed, which will require the City to continue its evaluation and assessment of the funding needed for stormwater service

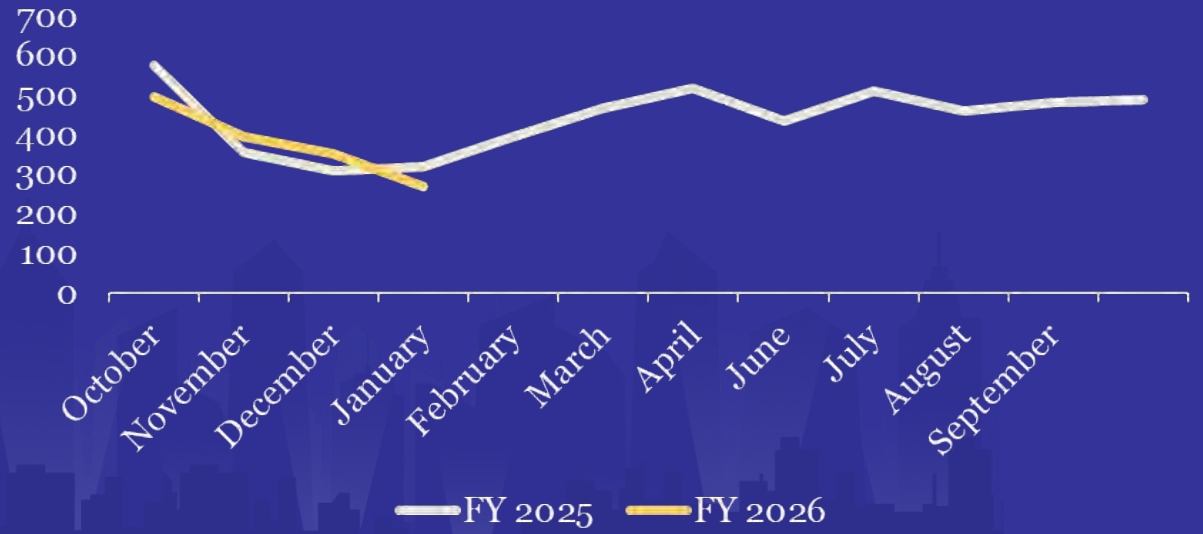
- There are approximately \$110M in outstanding stormwater projects
- The listing of projects will be updated during the stormwater rate study

City staff is currently conducting a Stormwater Rate Study to update the current financial plan and assess funding needs going forward

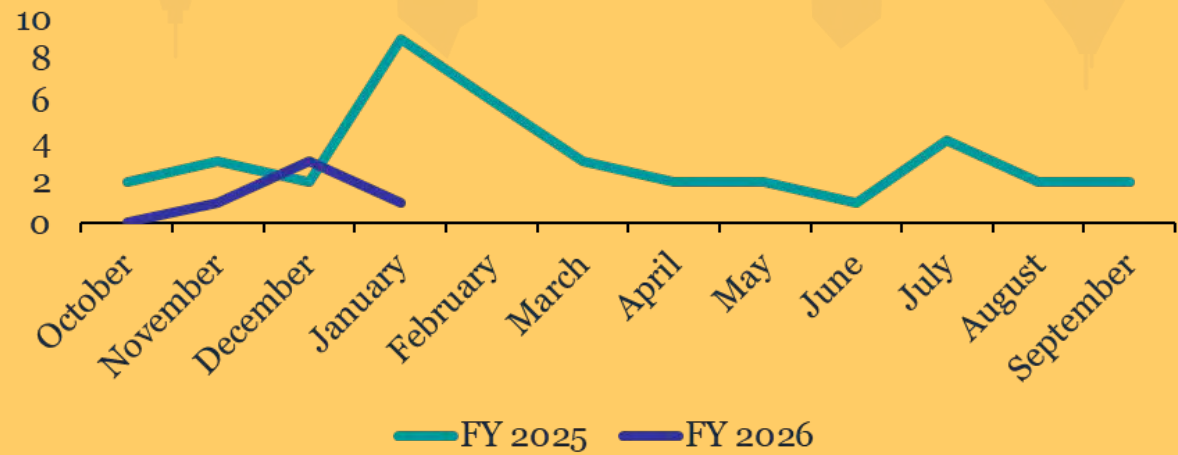
Results of the study will be presented to Council during the budget workshop in August

# Other City Metrics Providing Lewisville-Specific Economic Insight: Last Year vs. This Year

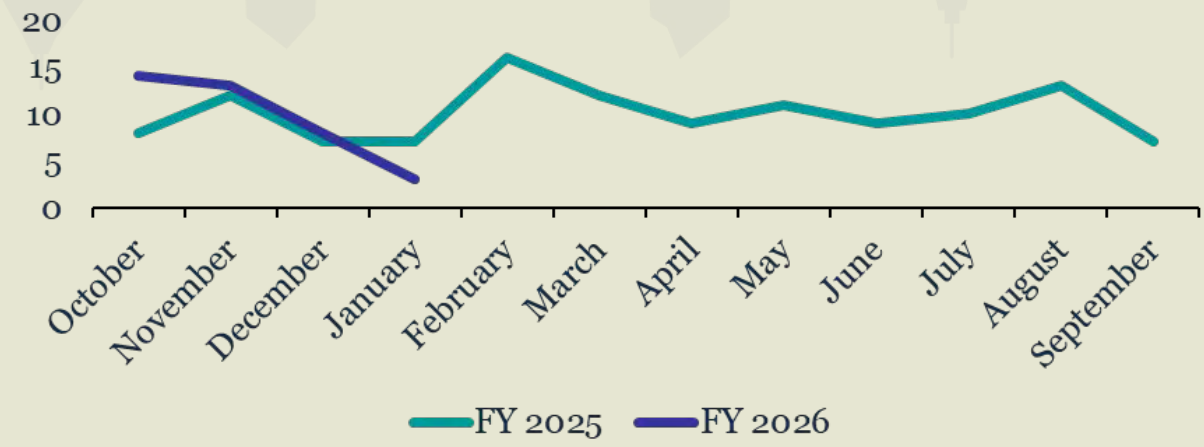
## All Permits Issued (NIS)



## Number of Engineering Site Plans (Engineering)



## Number of Pre-Development Mtgs Scheduled (Planning)



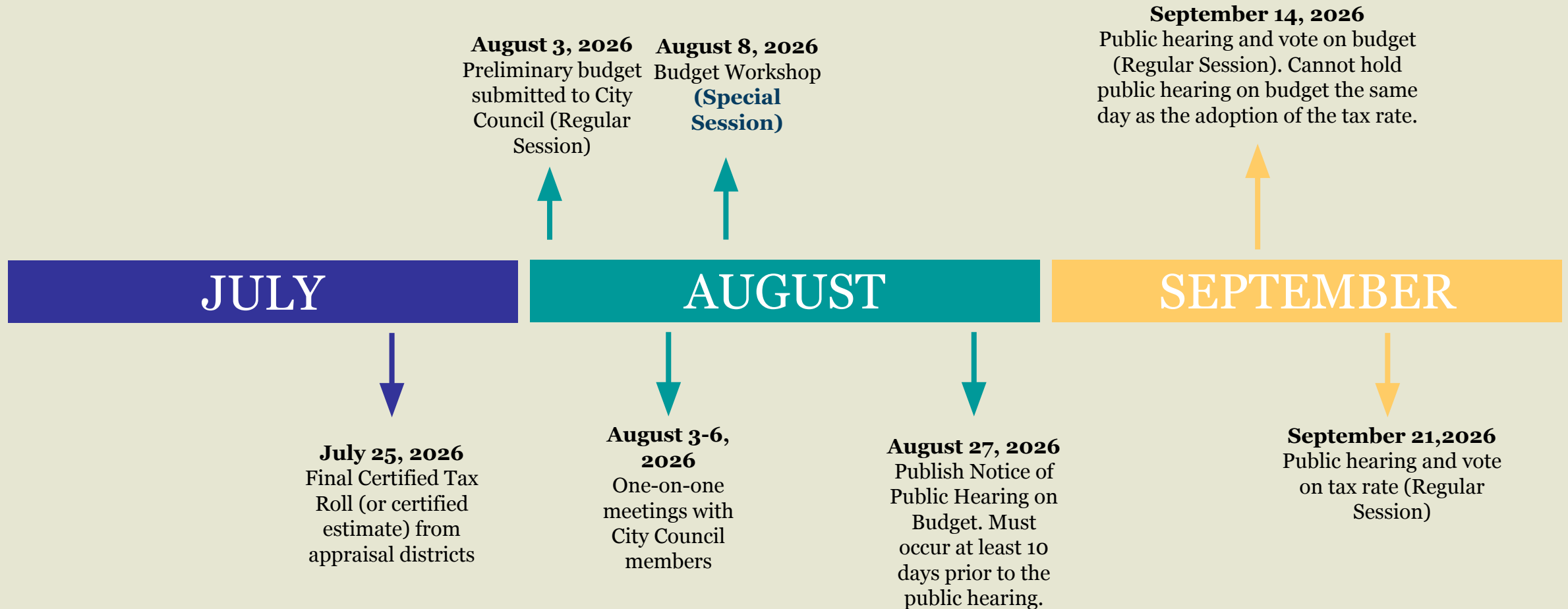
# Retiree Health Insurance Update (2025 Council Retreat Item)

- Why a Change was Recommended
  - Under prior program, direct subsidy only for longer tenured employees (>20 years)
  - Cost prohibitive to remain on the City health plan
  - Resulted in fewer participants with higher cost experiences
- Council Approved Program Modifications – Starting in May 2025
  - Move to a subsidy/surcharge system
  - Adopted a blended rate for active and retiree premiums
  - Designed to encourage participation and stabilize long-term costs
- OPEB Funding Outlook
  - Anticipated an Actuarial Determined Contribution (ADC) of \$928,678 and a funded level of 90.5%
  - ADC for FYE2026 is \$837,680, funded level of 105%
  - First-year budget savings of \$90,998

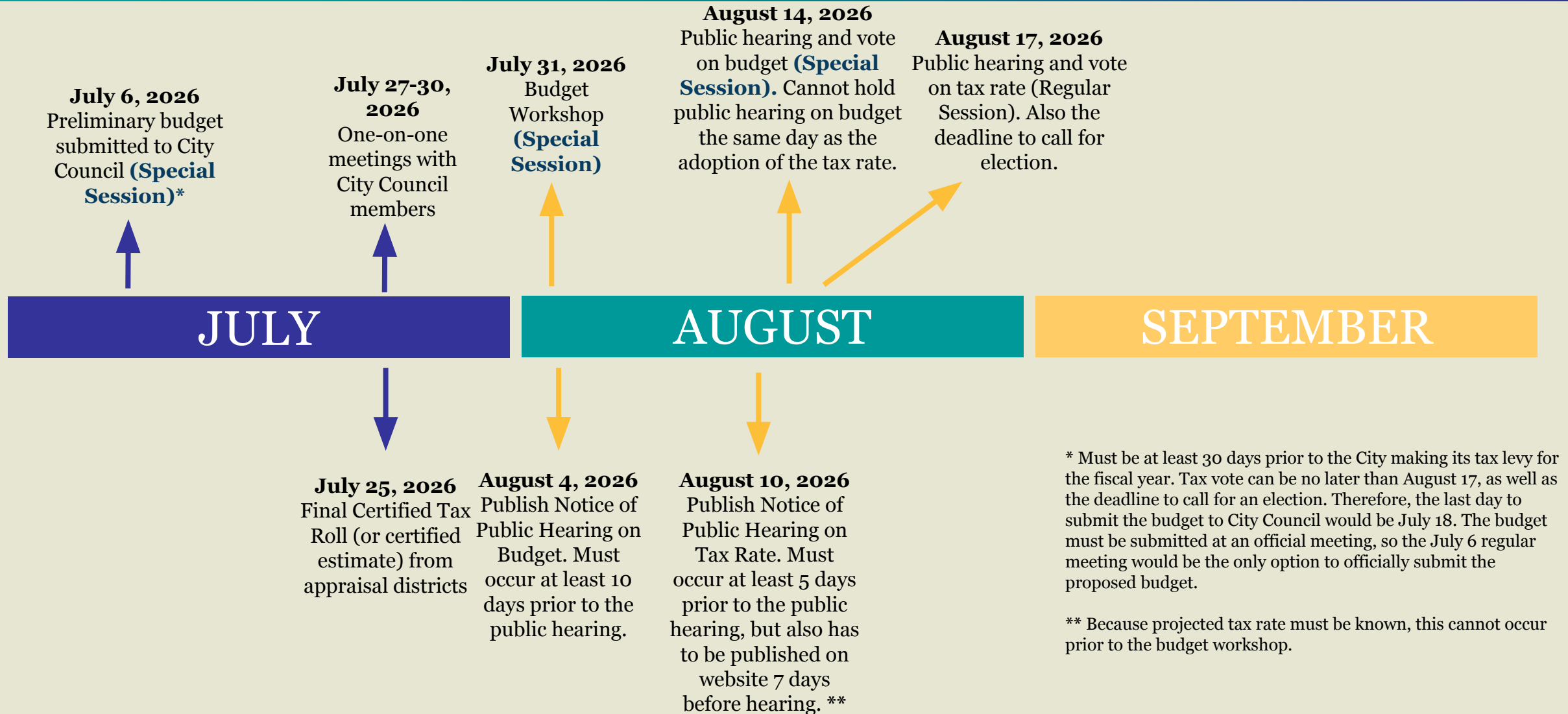
# Budget Calendar Discussion

- Staff brings the budget calendar to City Council each year during retreat to determine if the calendar should include an option for an election.
- The budget calendar is based on state law and regularly-scheduled City Council meetings. State law requires different deadlines depending on whether an election will be called to increase the property tax rate more than 3.5%.
  - This cap is known as the voter-approval rate.

# Budget Calendar – No Election



# Budget Calendar – Election



# Staff Recommendation

- Expecting property tax revenue increase in general, plus one-time FY 2027 revenue bump due to legislation
- Other major revenue sources continue to trend upward, albeit it at a slower pace than in the past for sales tax
- Incorporate recommendations from the updated Water/Sewer and Stormwater rate studies into the FY2026-27 budget
- Staff will continue to:
  - Monitor inflation and interest rates
  - Track trends in sales tax revenue, building permits, occupancy rates, and federal initiatives
  - Review revenue sources annually, including fees and charges for services, to ensure the City is appropriately recovering costs associated with providing these services and will modify fees when warranted
- **Based on these economic trends and operational priorities, staff's recommendation is to proceed without the option of an election for FY 2027**