

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEWISVILLE APPROVING THE 2026 ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR PUBLIC IMPROVEMENTS FOR THE LAKESIDE CROSSING PUBLIC IMPROVEMENT DISTRICT; PROVIDING A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City received a petition from the owner of approximately 25.546 acres within the corporate limits of the City (the “*Petitioner*”), submitted and filed with the City Secretary of the City a petition (the “*Petition*”) requesting the establishment of a PID to be known as the Lakeside Crossing Public Improvement District (the “*District*”) within the corporate limits of the City; and

WHEREAS, the Petition which was signed by the owners of more than 50% of the appraised value of the taxable real property liable for assessment and the record owners of more than 50% of the area of all taxable real property within the District that is liable for assessment, and as such, the Petition complied with the Act; and

WHEREAS, on March 20, 2023, after due notice, the City Council (the “City Council”) of the City of Lewisville, Texas (the “City”), held a public hearing in the manner required by law on the advisability of certain public improvements described in the Petition, as required by Section 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the “Act”) and as such, the Petition complied with the Act and heard any comments or objection thereto, and approved a resolution creating the Lakeside Crossing Public Improvement District (the “Authorization”); and

WHEREAS, pursuant to Sections 372.013, 372.014, and 372.016 of the Act, the City Council directed the preparation of a Preliminary Service and Assessment Plan for certain public improvements in the District (the “Authorized Improvements”), which sets forth the assessments within the District (the “Preliminary Plan”) and an assessment roll for the District (the “Preliminary Assessment Roll”) that states the assessment against each parcel of land within the District (the “Assessments”); and

WHEREAS, on October 2, 2023, after due notice pursuant to the Act, the City Council convened a public hearing at which all interested persons were given the opportunity to contend for or contest the Preliminary Plan, the Preliminary Assessment Roll, and each proposed Assessment, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the costs of the Authorized Improvements, the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, on October 2, 2023, the City Council closed the hearing and, after considering all written and documentary evidence presented at the hearings, including all written comments and statements filed with the City, adopted Ordinance No. 0598-23-ORD (the

“Assessment Ordinance”) approving the Preliminary Plan and Preliminary Assessment Roll as the final service and assessment plan for the District (the “Service and Assessment Plan”) and the final assessment roll (the “Assessment Roll”) and the levy of Assessments on property in the District; and

WHEREAS, by the adoption of Ordinance No. 0598-23-ORD the City Council levied assessments for public improvements on property in the Lakeside Crossing PID as set forth in the Service and Assessment Plan and Assessment Roll for the Lakeside Crossing PID in conformity with the requirements of the Act; and

WHEREAS, pursuant to Section 371.013, the Service and Assessment Plan must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements and such Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

WHEREAS, the City has directed that an update to the Service and Assessment Plan and the Assessment Roll for the Lakeside Crossing PID for 2026 (the “Annual Service Plan Update”) be prepared, setting forth the annual budget for improvements and the Annual Installment for assessed properties in the Lakeside Crossing PID, and the City now desires to approve such Annual Service Plan Update; and

WHEREAS, the City Council of the City now desires to proceed with the adoption of this Ordinance which updates the Assessment Ordinance and approves and adopts the Annual Service Plan Update attached thereto, in conformity with the requirements of the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, THAT:

Section 1. Findings. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes. All capitalized terms used herein and not otherwise defined herein shall have the meanings assigned to such terms in the Service and Assessment Plan; and

Section 2. Terms. Terms not otherwise defined herein are defined in the Annual Service Plan Update attached hereto as Exhibit A.

Section 3. Approval of Update. The Annual Service Plan Update for the Lakeside Crossing PID for 2026 is hereby approved and accepted by the City Council.

Section 4. Severability. If any provision, section, subsection, sentence, clause or phrase of this ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion here, and all provisions of this ordinance are declared to be severable for that purpose.

Section 5. Effective Date. This ordinance shall take effect from and after its final date of passage, and it is accordingly so ordered.

Section 6. Filing of Record. The City Secretary is directed to cause a copy of this Ordinance, including the Annual Service Plan Update for 2026, to be recorded in the real property records of Denton County not later than the seventh day after the date the City Council adopts this Ordinance approving the Annual Service Plan Update for 2026.

Section 7. Website Posting. The City Secretary is directed to post a copy of the Annual Service Plan Update for 2026, including a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, on the internet website maintained or used by the City for the purposes of Section 26.18, Texas Tax Code, as amended, not later than the seventh day after the date the City Council adopts the Annual Service Plan Update for 2026.

Section 8. Appraisal District. The City Secretary is directed to cause a copy of the Annual Service Plan Update for 2026, including the Assessment Roll, in the format required by Section 372.017(b) of the PID Act, to be submitted to the Denton Central Appraisal District not later than the seventh day after the date the City Council adopts this Ordinance approving the Annual Service Plan Update for 2026.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
LEWISVILLE, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 3RD DAY
OF AUGUST, 2026.**

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PASSED AND APPROVED this 3rd day of August, 2026.

APPROVED:

TJ Gilmore
Mayor, City of Lewisville

ATTEST:

Jennifer Malone-Ippolito
City Secretary, City of Lewisville

APPROVED AS TO FORM:

Lizbeth Plaster, City Attorney

STATE OF TEXAS §
 §
COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared T.J. Gilmore, Mayor of the City of Lewisville, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this _____.

Notary Public, State of Texas

[NOTARY STAMP]

EXHIBIT A

**SERVICE AND ASSESSMENT PLAN AND THE ASSESSMENT ROLL UPDATE
FOR THE LAKESIDE CROSSING PID FOR 2026**