

**LEWISVILLE 2025 VISION ADVISORY BOARD  
MAY 10, 2018**

**Members Present:**

Karen Locke, Chairperson  
Tamela Bowie  
Kristin Green  
Amanda Ferguson  
Peter Taggart  
Robert Solete  
Toya Gant – arrived at 6:48 p.m.

**Members Absent:**

Derik Hayenga, Co-Chairperson  
Elena Claros

**City Staff Present:**

Donna Barron, City Manager  
Eric Ferris, Deputy City Manager  
Claire Swann, Assistant City Manager  
Gina Thompson, Director of Strategic Services  
David Salmon, City Engineer  
Richard Luedke, Director of Planning  
Jennifer Malone, Executive Assistant

**Call to Order and Announce a Quorum is Present**

**(Agenda Item 1)**

The scheduled session of the Lewisville 2025 Advisory Board was called to order by Chairperson Karen Locke at 6:31 p.m. on Thursday, May 10, 2018, in the City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas. Chairperson Karen Locke announced there was a quorum present.

**Approval of Minutes from January 18, 2018 Meeting**

**(Agenda Item 2)**

Chairperson Karen Locke asked the Board members if there were any changes needed to the minutes of the January 18, 2018 meeting.

**MOTION:** Upon a motion made by Board member Amanda Ferguson and seconded by Board member Kristin Green, the Board voted six (6) “ayes” and no (0) “nays” to approve the minutes of the Lewisville 2025 Advisory Board January 18, 2018 meeting. The motion carried.

**MEETING MINUTES  
LEWISVILLE 2025 ADVISORY BOARD  
MAY 10, 2018  
PAGE 2**

**Review of Council Charge to 2025  
Committee and Procedural Issues  
(Requested by Karen Locke,  
Chairperson)**

---

**(Agenda Item 3)**

City Manager, Donna Barron, provided a history of the committee appointment and explained that the role of the committee is very broad and can include anything that is in the Lewisville 2025 plan. She explained that Council could make a decision to extend the committee beyond the year 2025, if they choose to do so. Chairperson Karen Locke explained that it is important to stay on agenda during the meetings and members could contact her or Ms. Barron if they want something added to an upcoming agenda. Ms. Barron agreed and stated that these are considered to be open meetings. Chairperson Karen Locke advised that a running list be maintained of items that need to be placed on future agendas.

**Economic Development Update  
(Requested by Karen Locke,  
Chairperson) - Presentation**

---

**(Agenda Item 4)**

Assistant City Manager, Claire Swann, discussed the role of the Economic Development department, which includes:

- Promotes high-quality development and renewed investment in Lewisville
- Works with developers, landowners, residents on various development projects
- Works on long range planning to ensure that Lewisville is well-positioned for the future
- Focuses on creating high-impact projects in areas of opportunity
- Works to persuade new businesses to locate in Lewisville
- Helps businesses that are already in our community continue to grow
- Works towards turning distressed areas into vibrant hubs of economic activity

Ms. Swann explained that Lewisville has a great advantage with population growth estimate, location and low tax rate. Ms. Barron advised that Lewisville is one of the few cities in the metroplex where sales tax revenue continues to increase, largely due to our diversity. Ms. Swann advised that Lewisville has a low property tax rate compared to other cities.

Ms. Swann discussed Transit-Oriented Development Plans (TOD) and explained that the Planning department hires consultants to create these plans. Ms. Swann discussed the following TOD plans:

- Hebron Station TOD:
  - o 1,200 residential units completed (full development will be at 1,725)
  - o Negotiations are in process to develop the remaining land for a commercial/entertainment project
  - o City has budgeted for construction of a kayak drop-off at the river

**MEETING MINUTES  
LEWISVILLE 2025 ADVISORY BOARD  
MAY 10, 2018  
PAGE 3**

Deputy City Manager, Eric Ferris, discussed the kayak drop-off. This starts at LLELA and is casually a 6-7 hour trip. The cost will range from \$1.3M - \$1.5M and should be getting out to bid mid to late summer. This will probably be gravel, except for the ADA portion. Ms. Barron advised that we have been working on this for four years and the project has been delayed for two of those years due to rain. Mr. Ferris discussed mud mussels, which are protected.

- Old Town TOD:
  - o Negotiations are in process for two residential developments for 600 new units close to the DCTA Station.
  - o Partnership with NCTC and DCTA for construction of an industrial workforce training facility

Ms. Swann explained that the Old Town TOD is focused on transit. There are 600 new residential units close to the DCTA station. Dense urban development is needed in this area. The City is partnering with NCTC and DCTA for construction of an industrial workforce training facility. NCTC has located a site to lease or purchase.

Board member Toya Gant joined the meeting at 6:48 p.m.

- Northern Gateway Framework
  - o Continued negotiations with landowners and developers on projects that meet the approved plan.

Ms. Swann explained the Northern Gateway Framework is a mixture of uses with connectivity. Ms. Barron advised that the first challenge was that this area was zoned for big box distributing. Staff was able to get the property re-zoned and a new owner/developer purchased this and does develop mixed use projects. Mr. Luedke advised that the I-35 Overlay would not apply here, but the two plans are very consistent.

Ms. Swann discussed Old Town major plans and projects.

- Continue to improve Wayne Ferguson Plaza as an urban park:
  - o Improve pedestrian connection
  - o Include amenities for seasonal events
  - o Provide for public art and other events in the Plaza
  - o Meet demand for parking and loading
  - o Review and improve wayfinding signage
- Mill and Main Street Corridors:
  - o Project is scheduled to start construction in September 2018
  - o City received a grant for \$3M to reconstruct College Street from the station to Mill Street as a complete street with sidewalks, landscaping and parking

**MEETING MINUTES  
LEWISVILLE 2025 ADVISORY BOARD  
MAY 10, 2018  
PAGE 4**

Ms. Swann discussed the Main/Mill corridors and advised that this is set to start after Labor Day. Ms. Barron advised that this was initially delayed due to Valley Ridge. David Salmon, City Engineer, advised that Main will be done first, then Mill. Board member Kristin Green asked if Main Street was still a TxDOT road. Mr. Ferris explained that it is still in their right-of-way but it is off-system and has been since 1995-1996. TxDOT does not issue permits or review the plans and the City maintains it and enforces it. Mr. Salmon advised that we are also re-doing the intersections at Charles/Main and Charles/Church.

Old Town restaurants were discussed. Ms. Barron told the board members J2 Steakhouse is open and is excellent. Board member Robert Solete said that J2 Steakhouse is a 5-star steakhouse. Ms. Swann advised that several exciting restaurants have opened and many of them received economic development incentives. Board member Kristin Green asked if there is anything keeping these restaurants from making rear façade improvements. Ms. Swann advised that the City hired Bill Peck to design the rear facades and he worked with all of the property owners. The design was paid for by the City. Ms. Barron advised that there are also incentives for rear façade improvements. Ms. Swann advised that the City is working with tying Prohibition Chicken, Cavalli Pizzeria and Twisted Root Burger into City events to provide food, etc. Cavallis has worked well with this with their mobile pizza oven. Board member Kristin Green asked if the other restaurants on Main Street are included. Ms. Barron advised that we will treat them the same and try to get them involved.

Ms. Swann reported on new residential developments in Old Town including:

- Walters Brownstones – 19 units
- Legacy Point – 97 units
- Legacy Point residential – 97 single family detached lots
- Uptown Village – 72 units
- South Village – mixed use
  - 16 condos
  - 8 retail spaces
  - 12 townhomes
  - 68 single family

Ms. Swann discussed new economic development agreements in 2017-18 including Ferguson Enterprises, Hillman Group, Kellogg's Retention, Innovative IDM, REW Building Material, Main Valley Shopping Center, Tower Bay Lofts and Vista Del Lago. There will also be a new school and the school board has agreed to do an urban design.

Ms. Swann discussed the two pedestrian bridges. This will provide connectivity to the other hotels. Board member Toya Gant asked if anything was happening at MacArthur and Vista Ridge Mall Drive. Mr. Luedke advised that staff is working with an office development. Ms. Swann discussed Vista Ridge Mall and advised that the City continues to support the new owner. Ms. Swann provided marketing material to the Board members and advised that the material is given to companies that we want to bring to Lewisville.

**MEETING MINUTES  
LEWISVILLE 2025 ADVISORY BOARD  
MAY 10, 2018  
PAGE 5**

Ms. Swann advised that the City has hired a new Economic Development manager. His start date with the City is June 13, 2018. The Economic Development manager duties include:

- Manage ED website and marketing initiatives
- Old Town liaison
- Business retention program
- Updating ED policy
- Agreement negotiations and drafting
- Development review team

**Small Area Plans Update - Presentation**

**(Agenda Item 5)**

Mr. Luedke discussed the Old Town North small area plans and identified the location.

Framework Plan:

- Natural Asset Network
- Mobility Network
- Future Development Pattern

Natural Network Asset:

- Strengthen the connection to LLELA
- Plant a new native forest at IH-35E and Valley Ridge
- Create community gardens or other neighborhood natural asset at IH-35E south of Valley Ridge
- Make Prairie Creek a green 'spine' of trails and open space
- Include the Rodeo Grounds in the community's open space network
- Encourage a healthy tree canopy to support business & neighborhood vitality

Mobility Network:

- Continue investments in vehicular mobility
- Complete the pedestrian and bike networks
- Create an appealing College Street
- Create an inviting connection from neighborhoods into Wayne Frady Park
- Strengthen connection to DCTA station
- Consider a new DCTA bus stop

Future Development Pattern:

- Keep existing neighborhoods lively and desirable
- Add convenient commercial to serve residents

**MEETING MINUTES  
LEWISVILLE 2025 ADVISORY BOARD  
MAY 10, 2018  
PAGE 6**

- Enhance commercial value related to IH-35 and Valley Ridge
- Add new employment opportunities
- Establish a 'creative mix' entrepreneurial area

**Community Character and Design:**

- Gateways and Identity Points
- Public Realm Corridors
- Design Overlays

**Gateways and Identity Points:**

- Major Gateways
  - o IH-35E & Valley Ridge
  - o Mill at KCSR
- Pedestrian Gateways
  - o Cowan at KCSR
  - o Prairie Creek & Kealy
  - o Prairie Creek & Harn
  - o Millican & Wayne Frady Park
- Identity Points
  - o Kealy & Jones (LLELA)
  - o College & Mill
  - o College & Cowan
  - o College & IH-35E

**Public Realm Corridors:**

- Places where investments in the public realm (public sites and rights-of-way) need special design attention
- Key recommendations
  - o IH-35E Interchange at Valley Ridge Parkway
  - o Kealy Avenue
  - o College Street Corridor
  - o Cowan Avenue
  - o Mill Street
  - o Valley Ridge Boulevard

**Design Overlays:**

- Places where public and private investment need design guidance or direction
- Key recommendations:
  - o IH-35 Overlay (Core and Transition Areas)
  - o College Street Overlay

**MEETING MINUTES  
LEWISVILLE 2025 ADVISORY BOARD  
MAY 10, 2018  
PAGE 7**

- College – Kealy Overlay
- Valley Ridge Overlay

Mr. Luedke discussed the action steps for the Old Town North Small Area Plan. There are 26 action steps in the following five categories: Identity, Branding & Capacity-Building; Development & Community Character, City Capital Investments, City Program/Service Initiatives and Partnerships. These are the next steps to make the plan a reality.

Mr. Luedke discussed the Southwest Lewisville small area plan and identified the location.

**Framework Plan:**

- Natural Asset Network
- Mobility Network
- Future Development Pattern

**Natural Network Asset:**

- Incorporate natural features in new development
- Plant a new native forest
- Use Denton Creek and Bakers Branch as assets and part of Lewisville’s parks, trails and open space networks

**Mobility Network:**

- Continue investments in vehicular mobility
- Complete the pedestrian and bike networks
- Strengthen DCTA transit in the area

**Future Development Pattern:**

- Continue and enhance the area’s strengths as an employment center
- Keep existing neighborhoods lively and desirable
- Enhance Round Grove as a valuable and distinctive retail, service and restaurant corridor
- Maximize the benefits from development west of Valley
  - Clustered green neighborhoods
  - Campus employment locations

**Community Character and Design:**

- Gateways and Identity Points
- Public Realm Corridors
- Design Overlays

**MEETING MINUTES  
LEWISVILLE 2025 ADVISORY BOARD  
MAY 10, 2018  
PAGE 8**

**Gateways and Identity Points:**

- Major Gateways
  - o 121 Business Sequence (at Edmonds and Round Grove)
- Minor Gateways
  - o 121 Business Sequence (at Valley)
  - o Denton Tap at City limits
  - o Round Grove & Duncan
- Pedestrian Gateways
  - o Denton Creek at City limits
  - o Spinks at City limits
- Identity Points
  - o Round Grove & Valley (water tower)

**Public Realm Corridors:**

- Places where investments in the public realm (public sites and rights-of-way) need special design attention
- Key recommendations
  - o Gateway Zone “new forest”
  - o Valley
  - o Edmonds – Vista Ridge Mall

**Design Overlays:**

- Places where public and private investment need design guidance or direction
- Key recommendations
  - o Round Grove

Mr. Luedke discussed the action steps for the Southwest Lewisville Small Area Plan. There are 20 action steps in the following five categories: Identity, Branding & Capacity-Building; Development & Community Character, City Capital Investments, City Program/Service Initiatives and Partnerships. These are the next steps to make the plan a reality.

**Review of Key Projects Included in the 2025  
Annual Report (Requested by Karen Locke,  
Chairperson)**

**(Agenda Item 6)**

A copy of the 2025 report was given to each board member at the meeting. City Manager Donna Barron told the board members that staff would answer any questions that they have regarding the report. Board member Kristin Green commented that she is glad that the City does the 2025 report. Ms. Barron advised that the Multigenerational Center project is also moving forward. Mr. Ferris advised that construction plans are 100% complete and bidding should occur in July 2018;

**MEETING MINUTES  
LEWISVILLE 2025 ADVISORY BOARD  
MAY 10, 2018  
PAGE 9**

construction is scheduled to begin in August 2018; and, the center is scheduled to open in 2020. Board member Peter Taggart asked what had happened with the naming of the MGC. Ms. Barron advised that Council did not like the name for the MGC and there will be an item on the next City Council agenda to appoint a naming committee.

Ms. Swann discussed sustainability. A sustainability workshop was held with City Council April 23. Ms. Barron advised that much of what has been accomplished is internal. The next steps will be focusing on codes and outside sustainability. Ms. Swann discussed the STAR program and a framework to move forward with green codes. The Greenbelt North Texas Program has been presented to Council and staff will be bringing an ordinance to Council. Ms. Barron discussed a meeting at University of North Texas with the provost and discussed the positive steps that Stacie Anaya, Director of Parks and Recreation, continues to make. Board member Robert Solete advised that the 10-Minute Walk to the Park Program grant was \$40,000 with the idea of implementing a GIS tracking system on the sidewalk level.

Board member Toya Gant asked how the Coyote Drive-In is doing. Ms. Barron advised that they are thinking of branching out to a concert series and appear to be doing well. Board member Robert Solete inquired about Amazon Headquarters. Ms. Barron advised that Lewisville did not participate in the proposals. We were in the top 8 of the DFW area. At this point she does not think Lewisville is in the running.

**Adjournment**

**(Agenda Item 7)**

Chairperson Karen Locke reminded the Board members to contact her or Ms. Barron with any requests for items on the next agenda.

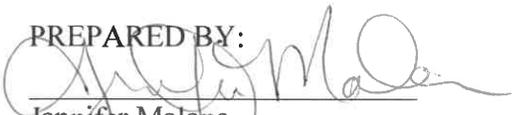
The next Lewisville 2025 Advisory Board meeting is scheduled for Thursday, July 19, 2018 at 6:30 p.m.

**MOTION:** Upon a motion made by Board member Tamela Bowie and seconded by Board member Robert Solete, the Board voted seven (7) "ayes" and no (0) "nays" to adjourn the meeting of the Lewisville 2025 Advisory Board at 8:36 p.m. on Thursday, May 10, 2018. The motion carried.

APPROVED:

  
\_\_\_\_\_  
Karen Locke, CHAIRPERSON  
LEWISVILLE 2025 ADVISORY BOARD

PREPARED BY:

  
\_\_\_\_\_  
Jennifer Malone,  
Executive Assistant, City of Lewisville

