



LEWISVILLE

2025

V I S I O N

2022 ANNUAL REPORT



CITY COUNCIL

(left to right) Bob Troyer, Brandon Jones, Ronni Cade, Mayor TJ Gilmore, Patrick Kelly, Kristin Green, William Meridith



CITY MANAGER

Claire Powell

In 2014, the City of Lewisville adopted a vision plan that answered the question: “What do we want Lewisville to be when it turns 100 years old?” Since then, the City has been extremely successful in carrying out the Lewisville 2025 vision plan and has seen very positive results. The City’s organizational culture, the priorities of its investments, and the relationship to its residents have all been transformed as this plan’s recommendations have been followed.

The original Lewisville 2025 vision plan was structured around Big Moves. Those Big Moves presented the major initiatives that could have the biggest impact on Lewisville’s future. The original nine Big Moves have been modified and combined based on progress since 2014. After further input from residents in 2020, there are now seven Big Moves and three Strategic Moves. Together, the Big and Strategic Moves provide direction for the City’s internal operations, community programs and decisions about development and redevelopment efforts.

BIG MOVES



Green Centerpiece



Extending the Green



Old Town



Diverse and Thriving Neighborhoods



Economic Vitality



Identity, Place and Communications



Sustainability

STRATEGIC MOVES



Values-Driven Organization



Data-Driven Organization



Connected City

A MESSAGE FROM MAYOR TJ GILMORE

New Year, New Me doesn't happen until we have something to compare against. 2022 was an outstanding year to benchmark against.

As part of our Extending the Green initiatives and our City's commitment to quality of life for residents, we saw many of our parks get upgrades this past year. From Daffodil, Castle, Hidden, and Fitness parks upgrades to the completion of the DCTA rail trail along Valley Ridge to our work with TxDOT in creation of Green Ribbon urban forest tree plantings at I-35E/Valley Ridge and SH 121/FM 3040, Lewisville is leading the way in sustainable plantings and green infrastructure for residents to enjoy.

Our Library added multiple new tools for our HIVE Makerspace, as well as becoming a "Fine Free" library to better serve its patrons. If you've not been in the Library lately, make it a point this year. It provides amazing educational resources including classes that might be a great way to kick off those self-improvement resolutions we all have.

Old Town Lewisville is seeing more than 1,000 new residential units currently under construction which will create a booming economy for our business district which is already adding new small businesses and restaurants. City staff has made development and property improvement easier with a complete redesign of our development codes, and we've seen the creation of Serve Lewisville which will become a center for our nonprofit community, streamlining access to services for Lewisville area residents.

Development discussions for our Northern Gateway continue as well as the re-development of the Lake Park area. We have made considerable progress in creating a transformative destination for that area. The successful integration of the Castle Hills neighborhood also has gone according to plan.

I'm proud of the work done by our boards and commissions, volunteers, City Staff, and City Council to stay focused on the key issues that impact residents' daily lives. We've made outstanding progress this past year- creating a strong foundation for 2023.

(Photo courtesy: Blackall Photography)

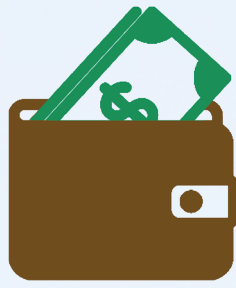


The full Lewisville 2025 vision plan is available online. To see it, scan the QR code to the left, or go to cityoflewisville.com/lewisville2025.

TAX DOLLARS AT WORK



132,620
POPULATION



\$78,175
MEDIAN HOUSEHOLD
INCOME



.443301
CITY OF LEWISVILLE
PROPERTY TAX RATE



\$365,610
AVERAGE HOME
VALUE



\$1,621
ANNUAL CITY TAXES
ON AVERAGE HOME



\$135
MONTHLY CITY TAXES
ON AVERAGE HOME

PROPERTY TAX BREAKDOWN

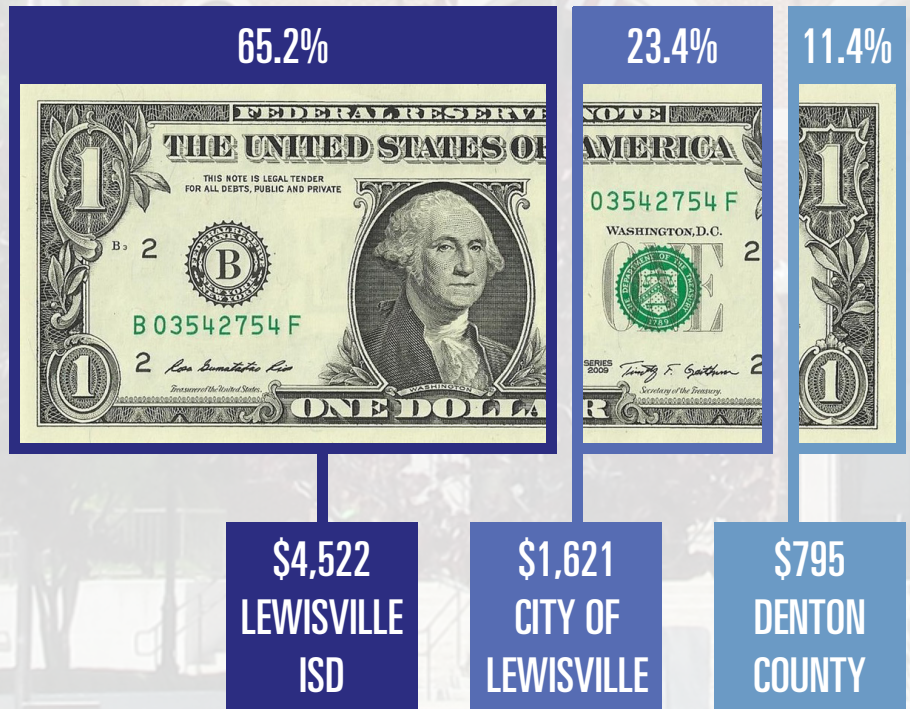
Based on a property tax bill of

\$6,938

Based on the 2022-2023 property tax rolls, one penny on the City tax rate generates approximately

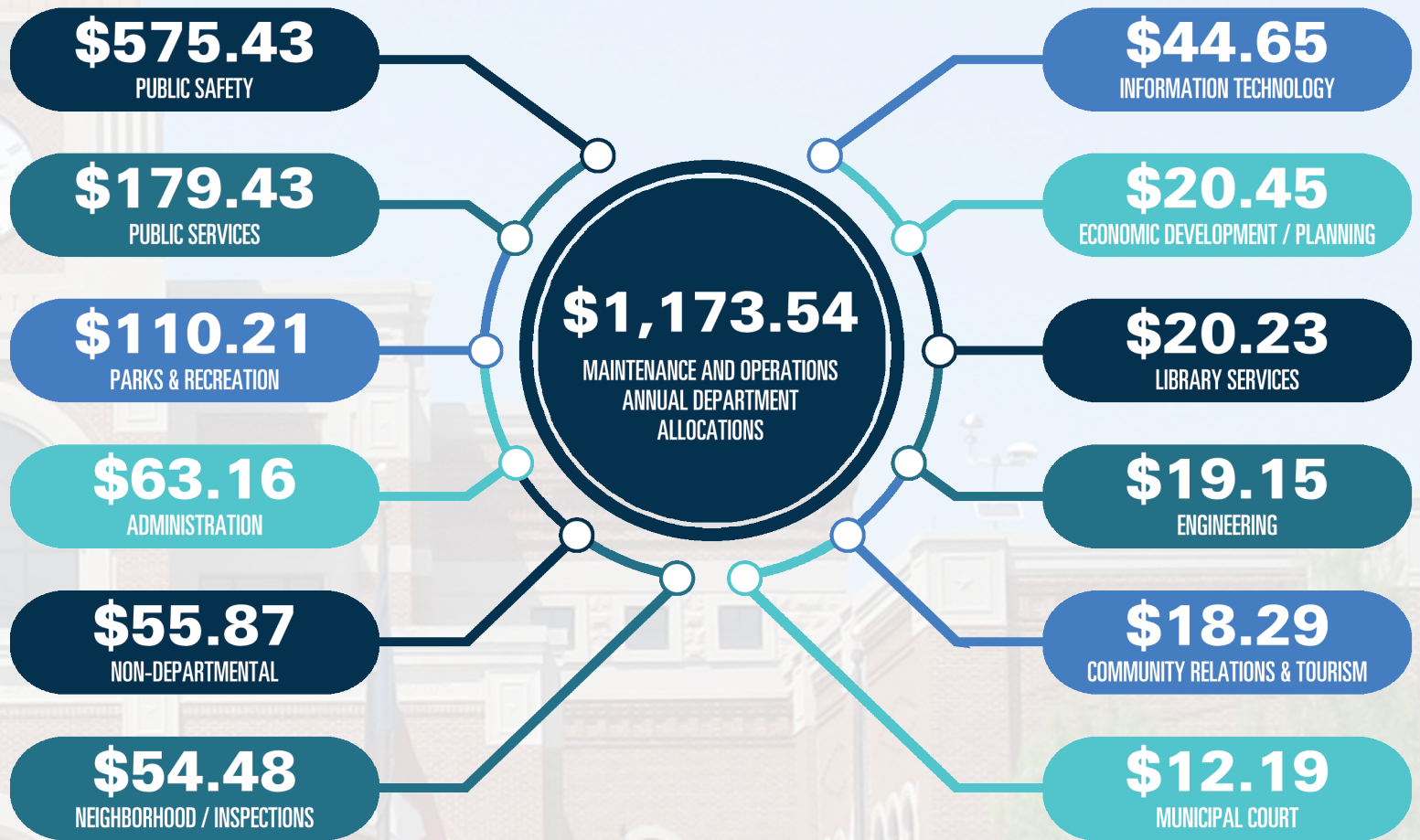
\$1.753 million

in tax revenue



CITY DEPARTMENTS BUDGET ALLOCATIONS

Twenty-three percent of Lewisville residents' property taxes go to the City of Lewisville. Based on the 2022-2023 property tax rates, that amount is \$1,620.75. Of that, \$447.21 will be used to cover debt, while \$1,173.54 is allocated to maintenance and operations, and is broken out as follows:



VALUE OF CITY SERVICES

This chart illustrates the findings of an annual study conducted by the City of Carrollton. The survey compares cities to determine the best value to residents of all city services.

The full survey includes property and sales taxes, water and sewer bills, drainage, and garbage collection costs, based on a \$293,910 home.

Lewisville has ranked number one in terms of best value in this survey for the past six years.

	Tax Rate	Property Tax	Water	Sewer	Total Annual Charges
Lewisville	0.443301	\$1,303	\$679	\$326	\$2,526
Carrollton	0.562500	\$1,323	\$634	\$534	\$2,769
Plano	0.417600	\$982	\$677	\$910	\$2,783
Farmers Branch	0.589000	\$1,385	\$1,043	\$575	\$3,003
Coppell	0.518731	\$1,448	\$684	\$511	\$2,886
Irving	0.589100	\$1,385	\$689	\$521	\$3,086
Frisco	0.446600	\$1,149	\$757	\$861	\$3,047
Addison	0.609822	\$1,434	\$684	\$637	\$3,062
Arlington	0.599800	\$1,410	\$602	\$794	\$3,103
Allen	0.421200	\$1,238	\$768	\$764	\$3,015

OLD TOWN RESIDENTIAL PROJECTS

Old Town is the urban core of Lewisville, a historic downtown with growth potential for the future.

During creation of the Lewisville 2025 vision plan, residents expressed the need for Old Town to have a clearer and stronger identity.

The goal of revitalizing Old Town is to turn it into a live, work, and play destination. The area also should be looked at as an entertainment district and a walkable, livable downtown area. In recent years, Old Town has been dubbed “The Heart of Lewisville.”

While the city continues to invest in the area, redevelopment efforts have now largely been turned over to the private sector

Multifamily residential projects are key to successful redevelopment because they provide a customer base for the retail and entertainment uses that follow.

Currently, there are several projects underway that will add close to one thousand new residential units in Old Town, along with multiple mixed-use developments that could bring exciting new businesses to the area.

Developers of these projects are investing more than \$160 million in revitalizing Old Town. Nationally-known developers Toll Brothers and AMAC Holdings chose to do projects in Old Town because of the City’s redevelopment vision for the area, which has been undergoing a change for 25 years. They also were attracted to the architectural surroundings that they could incorporate into their designs.

Even with all these additions, the City is working to preserve Old Town’s charm and character by ensuring new developments adhere to architectural and design standards. The City also is committed to protecting the historic buildings that give the area its charm.



THE BROWNSTONES ON WALTERS

2022 saw the completion of The Brownstones on Walters, on the corner of Walters and Mill Streets, right behind City Hall. This project, which includes 19 townhomes and a public parking lot, was started in 2017, but faced construction and COVID-related delays. The final eight units were completed in 2022.



The Old Town Residential Projects support the Old Town and Diverse and Thriving Neighborhoods Big Moves of the Lewisville 2025 vision plan.



MAIN & MILL LOFTS

Main & Mill Lofts is a \$35 million mixed-use project, located at the southeast corner of Main and Mill streets and the northwest corner of Mill and Elm streets. It will feature two, six-story structures that will house 203 loft-style, luxury apartments and approximately 6,500-square feet of retail and restaurant space. It will include one parking garage in each building, with 175 total public parking spaces. This project will generate funds annually to Tax Increment Reinvestment Zone #1, which will provide more funds to dedicate to projects in Old Town. Construction is expected to be completed in 2024.



THE MILL AT OLD TOWN

The Mill at Old Town is a \$30 million multifamily project located at the northwest corner of Mill and Purnell streets, at the site of the former REW Building Materials complex. It will feature a four-story building with 213 units and a pocket park. Construction began in summer 2022 and is expected to be completed in 2024.



WHITLOW

Whitlow is an \$85 million mixed-use project, located along East College Street, less than a mile from the DCTA Old Town Station. It will be the largest multifamily development in Old Town. It will feature a four-story structure that will house 420 luxury midrise apartments, and approximately 13,000 square-feet of retail-ready space on the ground floor. Construction started in late 2022 and is expected to be completed in late 2024.



DECK ON MAIN

Deck on Main is a commercial development located at the northeast corner of Main and Charles streets, on the site of the former Lewisville State Bank Building. Redevelopment for the site was planned in 2017 and the previous building was demolished in 2020. The developer will invest a minimum of \$5 million into the 20,000-square-foot building. It will feature retail and restaurant space on the ground floor, office space on the second floor, and event space on the third floor overlooking Wayne Ferguson Plaza. The building also will feature publicly accessible bathrooms off the plaza. Construction is expected to be completed in late 2023 or early 2024.



SPARROW ON MAIN

Sparrow on Main was completed in Summer 2022 at the northeast corner of Main and Mill streets, on the site of the former Huffines Motor Company, which had been at that location since 1932. Sparrow Collective bought the site in 2020. The exterior maintains it's original architecture details, while the inside has a modern, industrial aesthetic. The facility hosts community events, has space for public rental, and includes a retail store. (Photos courtesy: Blackall Photography)

ADOPTION OF UNIFIED DEVELOPMENT CODE

In 2018, the City recognized that all the various development ordinances and codes were confusing and sometimes hard to navigate, so they needed to be rewritten and combined into one easy-to-use, easy-to-understand code. In 2022, that process was completed, and the Unified Development Code was created and adopted.

Through the years, sections of the codes have been updated but never holistically reviewed and reassessed since their adoption. It was determined the development codes needed substantial changes in order to:

- Implement the Lewisville 2025 vision plan and adopted Small Area Plans
- Adjust to new conditions
- Specifically address redevelopment and infill development on challenging properties
- Eliminate conflicts
- Streamline the development processes

In 2019, the City engaged Kimley-Horn, Strategic Community Solutions, and City Centric Planning to assist City staff in taking on this monumental task of rewriting and combining all the development ordinances. The new UDC will impact developers, contractors, business owners, and residents looking to make large-scale improvements to their homes.

Community engagement was a core part of the process. Stakeholder input was gathered from the development community by forming the Technical Advisory Roundtable, which consisted of developers, engineers, architects and private sector land planners. Plan review and leadership staff from multiple City departments formed the Code Review Committee that met regularly and reviewed draft text.

Public feedback was gathered during two open house events, one in late 2019 and one in late 2020. General feedback was supportive of the goals of walkability and adding flexibility to the process. There were a variety of opinions about mews streets* and designs for front entry garages. The UDC allows these new options with design standards.

The new Unified Development Code was officially implemented in December 2022. It is broken down into four sections for ease of use and understanding. It will serve as one of the most important tools used to shape the future of Lewisville as the city continues to grow and redevelop through the implementation of long-range plans.

* A mews street is a cross between a street and an alley that allows homes to front a park or other open space. The street is wide enough to accommodate emergency vehicles. An example of a mews street in Lewisville is shown bottom right.



The adoption of the Unified Development Code supports the Diverse and Thriving Neighborhoods, Extending the Green, Old Town, Sustainability, and Economic Vitality Big Moves of the Lewisville 2025 vision plan.

RENOVATION OF FREDERICK P. HERRING PARKS AND RECREATION CENTER

The Frederick P. Herring Recreation Center served as the primary source for the community's recreation and gymnasium needs for decades. The facility has come a long way since 1982 when the front gym, racquetball courts, and programming rooms were first built. In 2022, the Lewisville Parks and Recreation Department (PAR) began the process of remodeling the facility to ensure its viability for years to come.

With the opening of Thrive, the City's new multigenerational recreation center, the need for recreation and programming space at Herring declined. In 2020, the City hired Kirkpatrick Architecture Services to design improvements to the facility to incorporate the PAR administration offices, update the public interior space, and improve the exterior facade of the facility.

The design of the facility renovations, with input from PAR staff, was completed in late 2021. Centennial Contractors Enterprises was selected to do the renovations of the 6,700-square-foot facility in 2022. Construction on the \$5 million project began in early 2022. Project highlights include:

- New office space for PAR administration
- ADA compliant upgraded restrooms
- New flooring
- Large conference room
- Adequate public conference room space
- Event room for City usage and private rental
- Modernized front entry and building facade enhancements
- Upgraded fire alarm and fire sprinkler system

Construction is expected to be completed in early 2023. When the facility reopens, it will provide rental space for sports teams, scheduled sports tournaments and leagues, and racquetball activities. It also will feature a backup generator so the facility can be used as a shelter in an emergency situation.

In June 2022, the Parks Board approved a recommendation to rename the facility to Frederick P. Herring Parks and Recreation Center, to better reflect the new purpose of the facility. It was important to PAR administration the name remained on the facility. Herring served as the director of the Parks and Recreation Department for 31 years. He retired in 2009. During his tenure, the department grew from four parks and 10 employees to more than 30 parks and greenbelts and more than 75 employees.



The renovation of Frederick P. Herring Parks and Recreation Center supports the Diverse and Thriving Neighborhoods Big Move of the Lewisville 2025 vision plan.

CITYWIDE PARK IMPROVEMENTS

In 2011, the City adopted the Lewisville Parks, Recreation, and Open Space Master Plan to identify needs and provide guidance for the continued development of Lewisville's parks, recreation, and open space system. In 2018, that plan was updated to include new elements associated with the Lewisville 2025 vision plan.

In 2017, the City became part of the national 10-Minute Walk to a Park initiative. Lewisville Parks and Recreation Department (PARD) established a goal that all residents live within a 10-minute walk to a park by 2035.

With the annexation of Castle Hills in late 2021, the City took control of 83 parcels (more than 42 acres). The parcels are a combination of traditional neighborhood parks, small pocket parks, open spaces, and trail easements.

As of late 2022, 67 percent of Lewisville residents lived within a 10-minute walk to a park. Nearly 40 percent of residents live within a quarter mile of a trail.

The City has 98 parks, totaling more than 4,600 acres. Overall, 17 percent of land in Lewisville is used for parks.

PARD crews have spent the past few years examining these parks to determine what safety improvements were needed, and in some cases, which ones need to be rebuilt.

These pages detail the changes made at four parks in 2022. In each park, the equipment was completely torn out and replaced with newer, safer structures. Renovations on the parks in Castle Hills (Castle, Fitness, and Hidden) were paid for by using reserve funds from the former water districts that the City committed to capital projects in that area. That funding also will be used for the three parks (Almsbury, Stony Passage, and Windsor) featured on the opposite page that are expected to be redeveloped in 2023.



THRIVE NATURE PARK EARNS PARK EXCELLENCE DESIGN AWARD

Lewisville Parks and Recreation Department earned the Park Excellence Design Award for Thrive Nature Park in late 2022 from the Texas Recreation and Parks Society (TRAPS). The

23-acre forested sanctuary serves as a partner to Thrive, the City's signature multigenerational recreation center, providing residents a more natural experience and recreational opportunities. The park is filled with native vegetation, trails, and outdoor learning areas. It seeks to inspire a deep connection to nature, healthy living, and a diverse array of recreation opportunities while preserving the elements of three regional ecosystems that converge in Lewisville (Crosstimbers, Blackland Prairie, and the Trinity River). Thrive Nature Park was built with the assistance of a Local Park Grant from the Texas Parks and Wildlife Department to leverage city funds from the 4B sales tax, and general fund. Future phases of the park will be implemented as funding is available.





The improvements to Lewisville parks and trails supports the Extending the Green, Diverse and Thriving Neighborhoods, Sustainability, and Identity, Place, and Communications Big Moves of the Lewisville 2025 vision plan.



AFTER

CASTLE PARK - 2504 Sir Turquin Lane

Construction began in January 2022. Whirlix Designs came up with the new medieval-themed playground design. The project cost approximately \$450,000. Crews removed the old slides and tunnel and replaced them with a three-tiered tower, multiple slides, two levels of activity panels, spinners, rope climbers, and an ADA-compliant swing. AMX Building and Sitework did the concrete work and Infinity Lawn handled the landscaping. The park opened in April 2022.



AFTER

FITNESS PARK - 2617 Round Table Boulevard

Construction began in March 2022. Whirlix Designs came up with the fitness-for-all themed design. The project cost approximately \$415,000. Crews removed the old fitness equipment and built two new play structures for different ages, an obstacle course, new swings (including an assisted swing seat, toddler swing, and regular swings), a large pavilion, picnic tables, new sidewalks, and a new rubber play surface. The park opened in July 2022.



AFTER

HIDDEN PARK - 1220 Sir Mallory Lane

Construction began in March 2022. Whirlix Designs came up with the design. The project cost approximately \$400,000. The existing canopies were kept intact, but all the play equipment was replaced with new, modern structures. The engineered wood fiber surface was replaced with a rubber surface, and new sidewalks were poured to improve accessibility and playability. The park opened in May 2022.



AFTER

DAFFODIL PARK - 1362 Daffodil Lane

Construction began in May 2022. Whirlix Designs came up with the design for this neighborhood park. The project cost approximately \$170,000. At just over one acre, Daffodil is quaint while still providing a playground, a pavilion, and open free-play areas. This park also received new rubber surfacing. The covered pavilion with a picnic area is available for use on a first-come, first-served basis. This park opened in September 2022.

COMING IN 2023



ALMSBURY PARK
2345 Almsbury Lane



STONY PASSAGE PARK
822 Stony Passage Lane

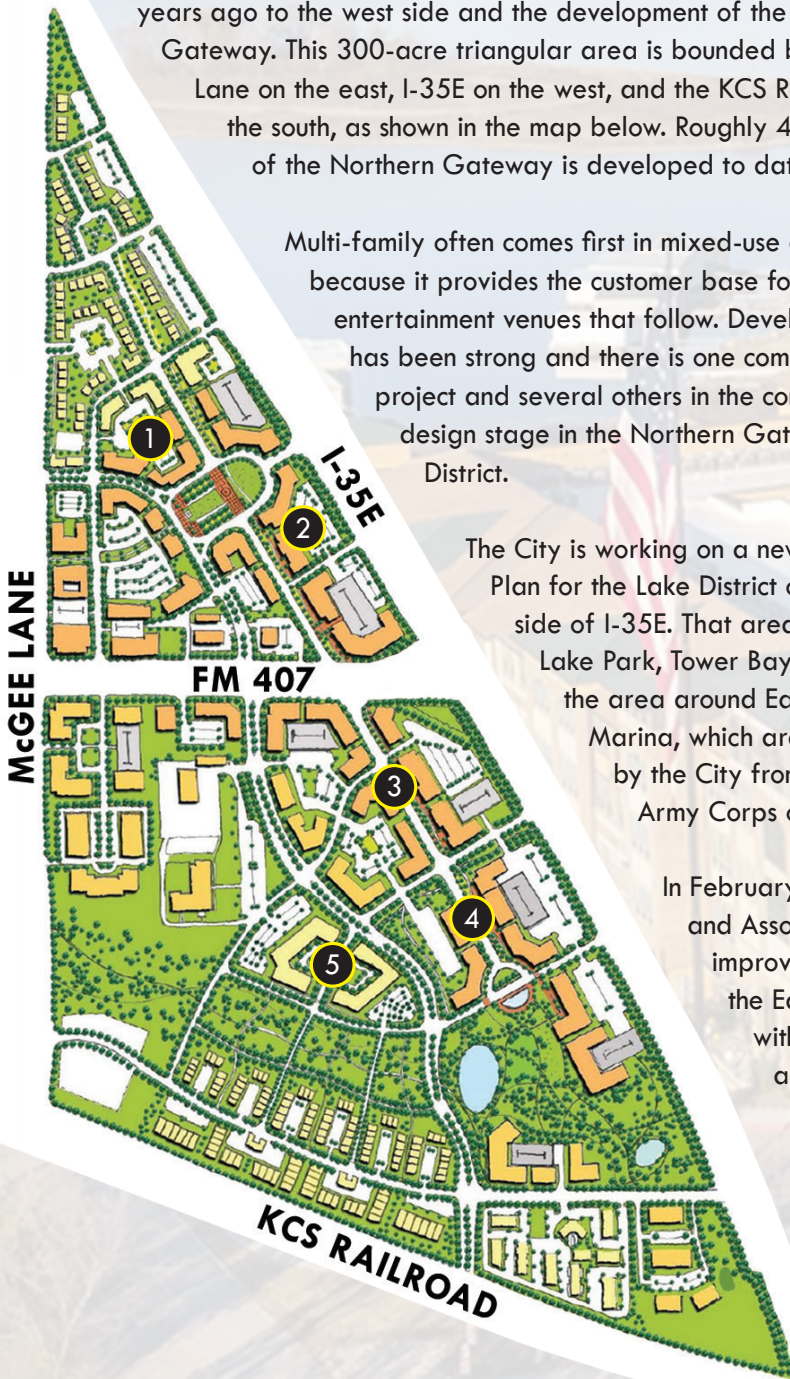


WINDSOR PARK
2509 Windsor Castle Way

DEVELOPMENT OF NORTHERN GATEWAY / LAKE DISTRICT

The Northern Gateway, also called the Lake District, is a key development opportunity in Lewisville. Located along I-35E on both sides of FM 407, and including the lake shore areas east of the highway, the Lake District offers great opportunities for new development and redevelopment that will include a mix of residential and commercial uses, along with greenspaces and entertainment venues.

Some of the early plans focused on the eastern side of I-35E and the area including Lake Park and the marina, but the focus shifted a few years ago to the west side and the development of the Northern Gateway. This 300-acre triangular area is bounded by McGee Lane on the east, I-35E on the west, and the KCS Railroad on the south, as shown in the map below. Roughly 40 percent of the Northern Gateway is developed to date.

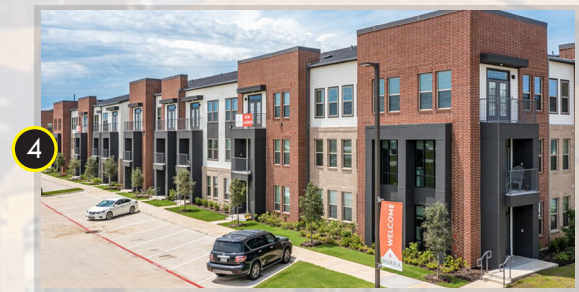


Multi-family often comes first in mixed-use development because it provides the customer base for retail and entertainment venues that follow. Developer response has been strong and there is one completed project and several others in the construction or design stage in the Northern Gateway/Lake District.

The City is working on a new Master Plan for the Lake District on the east side of I-35E. That area includes Lake Park, Tower Bay Park, and the area around Eagle Point Marina, which are leased by the City from the U.S. Army Corps of Engineers.

In February 2020, Half and Associates was hired to create a master plan for Lake Park improvements. In May 2021, the agreement was expanded to include the Eagle Point Marina Master Plan. The City is currently partnering with Matthews Southwest, the developer of the Dallas Omni Hotel, and The Tribute, to finalize a Lake District Master Development Plan. This phase of the project is estimated to take place through late 2023.

The Northern Gateway/Lake District is an exciting project for the future of Lewisville, and is a top priority of the City Council, as set forth during the Annual Planning Retreat in March 2022.





Development of the Lake District / Northern Gateway supports the Extending the Green, Diverse and Thriving Neighborhoods, Economic Vitality, Sustainability, and Identity, Place and Communications Big Moves of the Lewisville 2025 vision plan.



LAKESIDE CROSSING

This project consists of 201 single-family townhomes, 794 urban multi-family units, about five acres of publicly accessible open space, and approximately 31,000 square feet of commercial space. It is located north of FM 407, west of I-35E, and east of McGee Lane. It will include a mixed-use courtyard area, waterfront views, landscaping, and outdoor seating. It will be surrounded by retail and commercial activity.



GAS MONKEY BAR & GRILL

This project brings one of North Texas' most recognizable names to Lewisville with a unique concept. It will be located north of FM 407, west of I-35E, and east of McGee Lane, at the former site of Zone Action Park. The developer is investing at least \$5 million into this project. It will include a restaurant, bar, outdoor patio area, miniature golf course, go-kart track, a stage for live music performances, and a classic car display.



THE HAMPTONS

This project contains 25 acres south of FM 407, west of I-35E, and east of McGee Lane. The site's former owners considered building office and industrial spaces. In order to maintain the vision of the Urban Village, the City purchased the property so staff could work with a new developer to create a concept for the site. Current plans being considered include a hotel, multiple restaurants, offices, retail spaces, and an open park space.



NORRA

This was the first residential project constructed in the Northern Gateway. It is located south of FM 407, west of I-35E, and east of McGee Lane. It consists of 347 multi-family units configured in an urban arrangement with the three-story buildings fronting onto the sidewalks, reinforcing the concept of walkability. It features a resort-style pool, clubhouse, fitness center, game area, business space, outside dog walk, and a grilling area.



5

HERITAGE TRAILS AND HERITAGE TOWERS

The first phase of this project – Heritage Trails – is located on the west side of Summit Avenue and contains 250 townhome units. The second phase – Heritage Towers – contains 282 urban multi-family units, situated just north of Heritage Trails, in three four-story buildings. Heritage Trails and Heritage Towers are nestled within a system of parks, trails, and open spaces that will connect to other portions of the Northern Gateway / Lake District.

LEWISVILLE PUBLIC LIBRARY IMPROVEMENTS

LIBRARY GOES FINE FREE

In May 2022, the Lewisville Public Library forgave all existing overdue fines and announced it would go “fine-free” and no longer charge overdue fines for materials returned late. This change was made to ensure easy access to library services and materials citywide.

At the time of the policy change, it was estimated that the total of outstanding library overdue fees were more than \$180,000. It also was determined that waiving the existing overdue fees would positively impact more than 18,500 cardholders and restore library services to more than 7,000 patrons whose accounts were frozen. Since the policy change, more than 19,000 patrons have had their fines removed and 734 patrons with blocks removed have become active users again.

Under the new system, instead of imposing a fine, a patron’s library card will be temporarily frozen until past-due materials are returned. Once those items are returned or successfully renewed, the library card will be active again. Overdue fines for mobile hotspots and charges for lost or damaged materials will remain.



HOMEBOUND LIBRARY CARD

The Homebound Card is available to any resident of Denton County who is unable to get to the library due to illness, disability, or age-related issues. Homebound Card holders can authorize family members or friends to pick up and return library materials for them.

ANNEXATION WELCOME CARD

To promote the library and expand services to Castle Hills residents, a library card and promotional information were mailed to each Castle Hills residence in May 2022. The card immediately granted access to online resources and could be upgraded to a full-privilege card in person at the library.

STUDY SPACE IMPROVEMENTS



To continue serving the high demand for powered work space within the library, eight additional individual pod-style seats with power and lighting were added in 2022, along with a lounge and some coffee tables.

EAST HILL PARK STORY STROLL



A Story Stroll was installed in East Hill Neighborhood Park in late 2022. It promotes the library and offers a literacy interaction to the people of East Lewisville. Books are rotated every month and storytimes will start in March 2023.



The improvements made at the Lewisville Public Library supports the Connected City Strategic Move, and the Diverse and Thriving Neighborhoods, and Identity, Place, and Communications Big Moves of the Lewisville 2025 vision plan.

GREEN RIBBON URBAN FOREST

After the adoption of the small area plans for Old Town North and Southwest Lewisville, the Parks and Recreation Department partnered with Kimley-Horn for beautification efforts at the intersections of I-35E at W. Valley Ridge Boulevard, and FM 3040 at SH 121 Business. Drawing inspiration from the Extending the Green Big Move, Kimley-Horn helped develop a concept of establishing pockets of native and adaptive trees and plants in order to protect and expand Lewisville's healthy urban forest, while creating visual gateways that are sustainable and maintenance friendly.

I-35E AT W. VALLEY RIDGE BOULEVARD



Planning for this project began in 2019 when the City was awarded a \$960,625 grant from Texas Department of Transportation (TxDOT) for its plans to beautify these two locations.

At that same time, Keep Lewisville Beautiful earned the Governors Community Achievement Award (GCAA), which came with a \$290,000 grant. The GCAA program has recognized outstanding communities since 1969, with TxDOT providing landscaping award funding since 1985.

Those two grants, combined with an additional \$66,000 in City money, gave the City roughly \$1.3 million to complete these two projects.

Select Maintenance LLC, a highway maintenance company, was chosen to do the tree plantings and began the process in early 2022.



FM 3040 at SH 121



In both locations, the goal was to saturate the area with native plants and bushes, extending the green through an otherwise bland area.

Trees used in these plantings include:

- Monterrey Oak
- Texas Red Oak
- Bald Cypress
- Chinquapin Oak
- Eastern Red Cedar

All grass seeds are a Texas/Oklahoma mix approved by TxDOT. The planting palette was put together with the help of University of North Texas and the Elm Fork Master Naturalist.

Work is scheduled to be completed by Summer 2023.



The Green Ribbon plantings at both locations support the Extending the Green, Sustainability, and Identity, Place, and Communications Big Moves of the Lewisville 2025 vision plan.

AWARDS AND ACCOLADES



Lewisville was named a Triple Crown winner by the Government Finance Officers Association. The award recognizes governments that have received the Certificate of Achievement for Excellence in Financial Reporting, the Popular Annual Financial Reporting Award, and the Distinguished Budget Presentation Award.



Lewisville was awarded the coveted Class 1 Public Protection Classification rating by the Insurance Services Office for its fire prevention efforts in the city. Nationwide, there are 411 departments that hold a Class 1 rating, with fewer than 75 departments in Texas.



Lewisville Police Department received the title of “Recognized Law Enforcement Agency” from the Texas Police Chiefs Association. LPD also received this recognition in 2010, 2014, and 2018. The designation marks LPD as one of the top police departments in Texas.



Lewisville earned the Gold Level Recognition Award from DFW Clean Cities for its fuel-saving and pollution-reducing efforts in fleet vehicles for 2022. This was the third consecutive year Lewisville earned the Gold Level Award. The City earned the Silver Level Award in 2019, and the Bronze Level Award in 2015, 2017, and 2018.



Lewisville earned the City Land Steward Award from the National Prairies Association of Texas for its broad integration of open spaces and the implementation of the “Green Centerpiece” and “Extending the Green” Big Moves. The award recognizes the unique ways in which Lewisville saves and brings more natural habitats and rural lands into development.



thrive

Thrive, the City’s multigenerational recreation center, was named a 2022 Dream Design winner by *Aquatics International*. Thrive was chosen for its use of diverse features in an aesthetic that showcases nearby nature and its masterful integration of local flavor and light experiment. It also was chosen for how it mimics light found in nature.



Fitch and Standard & Poor’s affirmed the City of Lewisville’s “AAA” rating on its series 2022 General Obligation and Waterworks and Sewer System debt and reaffirmed its “AAA” rating for outstanding debt. This is a reaffirmation of the AAA rating the City first achieved in 2013 and has received every year since.



Lewisville earned three Telly Awards and two Davey Awards for its “1972: A Season of Hope” documentary about the 1972 Lewisville Fighting Farmer football team. The film was produced by City staff and features interviews with former players, coaches, spirit team members, archive pictures, Super 8 home video, and game footage.

WHAT'S NEXT

OPENING OF NEW FACILITIES AND FLEET MAINTENANCE BUILDING

This new 37,000-square-foot facility relieves staff and maintenance overcrowding at the Steven L. Bacchus Public Services Center. It features 14 bays for vehicle maintenance, including five bays for heavy equipment, individual workstations for mechanics, a vehicle fueling station, staff offices, a break room, and meeting spaces. This larger facility will help reduce the amount of outsourced repair work. Construction of the \$22 million facility began in late 2021. It will open in March.



CONSTRUCTION OF TITTLE MCFADDEN PUBLIC SAFETY CENTER

This state-of-the-art 116,000-square-foot facility will replace the current Police Department building and Fire Station #1, which includes Lewisville Fire Department Administration. The new facility also will include a hardened emergency operations center and roughly 20,000 square feet of shared space for a fitness room, training and meeting spaces, and storage. Construction will cost more than \$100 million. In November 2021, Lewisville voters approved a \$95 million bond package to fund construction of the facility. The additional funding will come from bond proceeds approved by voters in 2015 that are restricted to public safety purposes. In September 2022, City Council unanimously approved a resolution to name the new facility for former Lewisville Fire Chief Tim Tittle and former Lewisville Police Chief Steve McFadden, in honor of their many years of public service. Preliminary construction began in late 2022 and a groundbreaking ceremony was held in January 2023. Construction is expected to be completed in late 2024.



OPENING OF SERVE LEWISVILLE FACILITY

The mission of Serve Lewisville is to bring multiple nonprofit organizations together under one roof, making it easier for residents in need of health and human services. In July 2022, City Council approved a plan to provide Serve Lewisville with a \$2.5 million forgivable loan to help get the project started. Serve Lewisville purchased the old DATCU building on Edmonds Lane. The location was chosen because it is eligible for New Market Tax Credits, has good access, is near several neighborhoods, and is close to churches and schools. Interior demolition of the 24,000-square-foot facility was completed in late 2022. Reconstruction started in early 2023. Serve Lewisville is currently scheduled to open in Summer 2023.



RENOVATION OF HEDRICK HOUSE

The Hedrick House was built in 1962 as a single-family home owned by Mr. and Mrs. Gilbar Hedrick. In 1987, the building was dedicated to the City and it became a rental facility. Over time, the house was renovated to address functional needs, but those renovations removed much of the original flair of the 1962 Mid-Century Modern design by famed Texas architect O'Neil Ford. In 2018, the Parks and Recreation Open Spaces Master Plan included an action item for renovating Hedrick House. In Summer 2020, a renovation plan was approved by City Council. The plan called for \$2.6 million to preserve the legacy of the original house design, improve the mechanical and electrical equipment, address deferred maintenance items, turn the existing kitchen into a catering kitchen, add equipment storage, renovate the bride's room, create an outdoor space, improve the parking lot layout, and update the landscaping. Renovations began in late 2022. The facility is scheduled to open in late 2023.



WHAT'S NEXT

CONVERSION OF OLD TOWN AQUATIC PARK

In July 2021, Lewisville Parks and Recreation Department began the process of converting Old Town Aquatic Park, at Wayne Frady Park, from a swimming pool to a splash park. The City worked with Kimley-Horn on the \$1.2 million plan to develop the layout of the new park with the idea of repurposing the general layout and infrastructure of the existing facility. Kraftsman Commercial Playgrounds and Waterparks began construction in Fall 2022. The new design features five above-ground nature-based features, four splash zones, and multiple shade structures. This design also intentionally includes a splash zone under one of the shade structures. Construction is expected to be completed in Spring 2023. When the new splash park opens, it will be free to enter and will have longer operating hours and season than the previous pool.



CONSTRUCTION OF GLORY PARK / PARQUE LA GLORIA

In 2022, the City was awarded a \$750,000 grant from the Texas Parks and Wildlife Department to assist with the construction of Glory Park/Parque la Gloria, located at Southwest Parkway and Kia Drive. The City is partnering with Kimley-Horn and residents in the neighborhood to develop the park design. Plans include two playground structures, a fitness station, multiple shade structures, a combination of soft and hard trails, pedestrian lighting and interpretive signs, and more than 80 bushes and plants and grasses in the common areas. There will be free public WiFi in the park. Construction on the more than \$3 million project is expected to begin in Spring 2023 and be completed in late 2023 or early 2024. This park furthers the City's support of the 10-Minute Walk to a Park Initiative.



ADOPTION OF HEALTHY INFRASTRUCTURE PLAN

The City is creating a Healthy Infrastructure Master Plan that sets goals and action steps for creating a thriving community where every resident has access to a quality park or open space, enjoys the benefits of robust urban tree canopy, and increases walkable/bikeable access. An update to the current Parks, Recreation and Open Spaces Master Plan was approved by Texas Parks and Wildlife Department (TPWD) in 2018. TPWD requires the plan to be renewed every 10 years to maintain eligibility for park development grants. A more rapid update was triggered by the annexation of Castle Hills in 2021. The City is working with Halff Associates and the University of North Texas to create "Explore More Lewisville," a three-pronged master plan that includes parks, trails, and the urban tree canopy. Public hearings were held in early 2023. Final adoption by City Council will take place by March.



APPOINTMENT OF BLUE RIBBON BOND COMMITTEE

A Blue Ribbon Bond Committee has been appointed historically to review and prioritize staff capital project requests in advance of general obligation bond elections. A new committee was appointed in late 2022, to serve for a five-month period. The nine-member advisory committee, which includes former City staff and Council, members from P&Z Commission, Lewisville 2025 Advisory Committee, Parks Board, and the former Castle Hills Annexation Education Committee, is tasked with reviewing and prioritizing capital project requests and developing a Capital Improvement Plan for the next 10-year bond program and bond election, anticipated in November 2023. The last committee served in 2014 and recommended capital projects that resulted in a 10-year GO bond program approved by the voters in 2015. A total of \$118.1 million of GO bonds authorized by this program have been sold. The remaining \$16.9M of authorized GO bonds will be sold in Spring 2023.

WHAT'S NEXT

TxDOT CONSTRUCTION OF THREE I-35E INTERSECTIONS

TxDOT will begin construction of three new interchanges along I-35E in Lewisville in 2023. The first, I-35E at Main Street, is scheduled to start in the Spring. The other two locations, at SH-121 Business and at Corporate Drive, are expected to begin construction in the Fall. The new intersections will be widened to accommodate the full future width of I-35E. At Main Street, the bridge will be lengthened and widened, and the Edmonds Lane median opening will be closed off and the signal light removed. At SH-121 Business, Texas Street and the service roads will be reconfigured into a more conventional layout. At Corporate Drive, the interchange will be flipped so that Corporate Drive will go underneath I-35E, similar to the FM 407 interchange. Construction on all three locations is expected to take several years.



CORPORATE DRIVE EXTENSION

Design of the Corporate Drive extension was completed in 2022, which is highlighted in yellow on the map to the right. This project was originally funded in 2009. The new section starts at Corporate Drive and Railroad Street (bottom left corner) and connects to Carrollton Parkway (top right). This divided four-lane, 3.27-mile section of road runs parallel to SH 121 Business and will provide a link between east and west Lewisville. It picks up again on Windhaven Parkway north of FM 544 (Segment 6).



Construction of Segment 6 (Windhaven Parkway at the KCS Railroad) began in Spring 2022. The \$14 million Railroad Underpass project is expected to be completed in late 2025. The remainder of the \$80 million project is expected to begin construction in late 2023 and will include landscape enhancements and pedestrian and bike lanes. Construction is expected to be completed in 2026.

INSTALLATION OF CHIN SCULPTURE AT CENTRAL PARK

The newest piece in the City's Public Art collection, a large-scale sculpture that celebrates the Chin community in Lewisville is expected to be installed in Central Park in Summer 2023. The sculpture was approved as part of the Public Art Work Plan in 2021. Madeline Weiner was chosen from a nationwide search in Summer 2021. She is known for stylized figurative art that encourage visitors to interact with the art. The sculpture is a large bench made out of dolomitic limestone that features a mother, father, and small child. The image at right is an artist sketch - the final sculpture may look different. There also will be two smaller benches featuring textile patterns from the Chin culture. Designs for those textile patterns were selected during two "Meet the Artist" events with Weiner in late 2021.



LAUNCH OF FIVE REDESIGNED CITY WEBSITES

The City is expecting to launch five redesigned websites in 2023. They are: cityoflewisville.com; LLELA.org; visitlewisville.com; ecodevlewisville.com; and library.cityoflewisville.com. All five sites will feature new looks with bold color schemes, improved search capabilities, and streamlined navigation. The Library site will feature an improved catalog so users can browse a wider range of reading materials. visitlewisville.com will have an improved business and facility listing section, making it easier for users to find places around town.



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