



City of Lewisville, TX

City Council

Agenda

151 W Church Street
Lewisville, Texas 75057

Monday, October 6, 2025

6:30 PM

Lewisville City Hall

Anyone wishing to submit comments prior to the meeting may do so through e-comments. To access e-comments, go to <https://cityoflewisville.legistar.com/Calendar.aspx> and utilize the e-comments link located to the far right hand side of the line containing this meeting details and agenda. E-comments will be accepted until 5:30 p.m. prior to the meeting.

Call to Order and Announce Quorum is Present

Workshop Session - 6:30 P.M.

***Items discussed during Workshop Session may be continued during the Regular Session if time does not permit holding or completing discussion of the item during Workshop Session.*

- A. [Discussion of Consent and Regular Agenda](#)
- B. [Overview of Electric and Gas Utility Regulations in Texas and the Role of Cities.](#)

Regular Session - 7:00 P.M.

- A. **Invocation - Councilmember Lonnie Tipton**
- B. **Pledge to the American and Texas Flags - Councilmember Kristin Green**
- C. **Proclamations / Recognitions**
 - 1. [Proclamation Declaring the Week of October 1-8, 2025 as "Say No To Bullying Week".](#)
 - 2. [Proclamation Declaring the Month of October 2025 as "Community Planning Month."](#)
- D. **Public Hearing**
 - 1. [Public Hearing: Consideration of an Ordinance of the Lewisville City Council Amending Volume 2 of the Lewisville City Code, Known as the](#)

Unified Development Code (UDC), by Amending Section II.2.1., “Definitions” to add a Definition of “Short-Term Rental Unit”; Amending Article VII, “Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance Regulations”, to Amend the Heading of Article VII to “Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance and Density Regulations” and the Heading of Chapter VII.4. to “Certain Distance and Density Regulations”, to add a new Section VII.4.3. Establishing Distance and Density Location Regulations for Short Term Rental Units, and to Repeal and Delete Section VII.2.1.5., “Interim Prohibition on Short-Term Rental of Dwelling Units”; and Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date.

ADMINISTRATIVE COMMENTS:

The proposed revisions to the Unified Development Code require a separation of 1,000 feet between short term rental units in single family homes or duplexes, limits the number of STRs in multifamily dwelling to no more than the greater of 3% or 2 units, retitles applicable chapters and articles for consistency with proposed regulations, adds a definition of STRs and removes the temporary prohibition. The Planning and Zoning Commission recommended approval (6-1) on July 15, 2025.

RECOMMENDATION:

That the City Council approve the ordinance as set forth in the caption above.

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director

E. Visitors Forum

Speakers must address their comments to the Mayor rather than to individual Council members or staff. Speakers should speak clearly and state their name and address prior to beginning their remarks. Speakers will be allowed 5 minutes for testimony. Speakers making personal, impertinent, profane or slanderous remarks may be removed from the meeting. Unauthorized remarks from the audience, stamping of feet, whistles, yells, clapping, and similar demonstrations will not be permitted. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.

F. Consent Agenda

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member or member of the public so request. For a member of the public to request removal of an item, a speaker card or e-comment must be filled out and submitted to the City Secretary.

2. [APPROVAL OF MINUTES: City Council Minutes of the September 8, 2025, Workshop Session, and Regular Session.](#)
3. [Approval of a Professional Service Agreement with VODA.ai Inc., for Predictive Water and Sewer Infrastructure Management in the Estimated Annual Amount of \\$70,785; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The City of Lewisville's water and sewer infrastructure was largely built during the rapid growth period from the 1970s through the 1990s. As this infrastructure approaches 50 years of service, the City faces increasing challenges in prioritizing rehabilitation and replacement projects. VODA.ai Inc. is a Software-as-a-Service (SaaS) platform that leverages artificial intelligence and machine learning to predict where pipeline failures are most likely to occur. Its predictive accuracy significantly exceeds that of conventional condition assessment approaches. By identifying high-risk assets before failure occurs, VODA.ai will allow the City to strategically prioritize capital investments, resulting in reduced costs. Funding is available in the VODA.ai capital project.

RECOMMENDATION:

That the City Council approve the agreement and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption above.

4. [Approval of Bid Awards for Annual Requirements of Tree Supply and Planting to Texas Tree Surgeons \(Primary\) in the Estimated Amount of \\$493,000 and Texas Garden & Horticulture dba Lone Star Products and Materials \(Secondary\) in the Estimated Amount of \\$569,525; and Authorization for the City Manager, or Her Designee, to Execute the Agreements.](#)

ADMINISTRATIVE COMMENTS:

The City of Lewisville issued Request for Bids to establish a contract with

qualified suppliers for the delivery of high-quality, nursery-grown trees to be used in municipal tree planting and landscaping projects, including community volunteer planting events, ecological restoration projects, replacement of dead or damaged trees, and installation of landscaping in new parks and public spaces. A total of forty-one (41) bid invitations were downloaded from Bonfire. Six (6) bids were received and opened on September 10, 2025. An evaluation of all bids was performed where primary and secondary awards are recommended for award as the lowest responsive responsible bidders to facilitate the needs of the department. Funding is available in the Tree Mitigation Fund.

RECOMMENDATION:

That the City Council approve the awards and authorize the City Manager, or her designee, to execute the agreements as set forth in the caption above.

5. [Approval of the Second Amendment to the Agreement Between the City of Lewisville and Halff Associates, Inc., for Appraisal Services and Easement Acquisition Assistance for the Denton County Levee Improvement District \(DCLID\) Trail; Adding \\$66,500 to the Agreement Amount of \\$508,200, for a Total of \\$574,700; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

In October 2024, the City Council approved a Professional Services Agreement (PSA) with Halff Associates, Inc., for design and construction management services for Phase I of the Levee Improvement District (LID) Trail. Halff must perform Appraisal and Easement Acquisition Services in order to enable trail construction. The additional services to be rendered include coordinating with property owners, preparing appraisal reports, providing oversight for negotiations, analyzing title reports and performing closing services. Funding is available in the Denton County LID project.

RECOMMENDATION:

That the City Council approve the second amendment and authorize the City Manager, or her designee, to execute the second amendment as set forth in the caption above.

6. [Approval of the Assignment and Assumption Agreement Between the City of Lewisville, Mallard Supply Company, L.P. d/b/a REW Materials,](#)

[and Foundation Building Materials, LLC; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

Mallard Supply Company, L.P. d/b/a REW Materials (“Company”) entered into an Economic Development Agreement with the City of Lewisville on January 8, 2018 that provided for the relocation of its facility from 535 S. Mill Street to a larger site, suitable for expansion, located at 801 Mario Court. The following incentives that were provided under the Economic Development Agreement were (1) an annual grant not to exceed \$50,000 for 10 years; and (2) a one-time development fee credit equivalent to the City development fees paid by REW, not to exceed \$50,000. The Company desires to assign and transfer all its rights and obligations under the Economic Development Agreement to Foundation Building Materials, LLC (“Assignee”) and Assignee desires to assume and accept all of the Company’s rights and obligations under the Economic Development Agreement.

RECOMMENDATION:

That the City Council approve the agreement and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption above.

7. [Approval of a Resolution of the City Council of the City of Lewisville, Texas, Authorizing Agreements Regarding the Disbursement of Grant Funding With Budgeted Subrecipients Receiving Portions of the City of Lewisville’s U.S. Department of Housing and Urban Development Community Development Block Grant Entitlement Funding and With City of Lewisville Social Service Grant Funding Recipients For FY 2025-2026; Authorizing the City Manager, or Her Designee, to Execute Said Agreements; and Providing An Effective Date.](#)

ADMINISTRATIVE COMMENTS:

The City of Lewisville, a U.S. Department of Housing and Urban Development (HUD) Entitlement community, has submitted its 2025 Annual Action Plan as required by HUD to receive Community Development Block Grant (CDBG) funds. Agreements have been prepared for each of the non-profit entities receiving CDBG funds as well as those receiving City Social Service Grant Funds. The City’s CDBG allocation for FY 2025-26 is \$847,606 an increase of \$29,257 from the 2024-25 Plan Year allocation of \$818,349. There is also

\$240,000 budgeted in General Fund Social Service grant funds to be awarded this year. The CDBG Advisory Committee reviewed and scored all non-profit applications that were submitted in March 2025, after which the Committee recommended awards and allocations. CDBG awards were presented to Council on August 4, 2025, for approval as part of the Annual Action Plan. City Social Service Grant Funds were not included with the Annual Action Plan for review due to the timing of finalizing recipients and are now being presented for approval. The Performance Goal Chart identifies all allocation amounts as well as contract service unit and client goals.

RECOMMENDATION:

That the City Council approve the resolution as set forth in the caption above.

G. Regular Hearing

8. [Consideration of an Alternative Standard Associated With Exterior Lighting for Vistara Sports Outdoor Courts; on an Approximately 1.10-Acre Tract out of the H.H. Smith Survey, Abstract No. 1576; Located on the South Side of West Vista Ridge Mall Drive, Approximately 200 Feet West of Highview Lane; Zoned Light Industrial \(LI\) District, as Requested by Saurabh Shah, PE, of AARI Engineering LLC, on Behalf of Feathers Smash LLC, the Property Owner. \(25-08-12-AltStd\)](#)

ADMINISTRATIVE COMMENTS:

Vistara Sports is an existing indoor badminton facility which recently received special use permit approval for a commercial amusement (outdoor) use to allow the facility to expand with outdoor pickleball courts. The property owner is seeking an alternative standard to allow exterior lighting intensity up to 53-foot candles in lieu of the allowed 20-foot candles for a non-residential use. The Planning and Zoning Commission recommended unanimous approval (7-0) on September 16, 2025.

RECOMMENDATION:

That the City Council approval the alternative standard as set forth in the caption above.

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director

9. [Consideration of an Ordinance of the Lewisville City Council Amending the Lewisville City Code by Amending Division 4, Short-Term Rental \(“STR”\) Units, of Article VI, Chapter 4 to Increase the Maximum Number of STR Unit Permits That May be Active at Any Given Time, Require Compliance With the Distance and Density Regulations Set Forth in the Unified Development Code For the Issuance of an STR Unit Permit, Correct an Internal Reference, and Clarify Definitions and Inspection and Occupancy Standards; and Providing For a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date.](#)

ADMINISTRATIVE COMMENTS:

On January 8, 2024, the City Council adopted an ordinance to regulate short-term rentals (STRs) that took effect on July 8, 2024. On February 19, 2024, a temporary prohibition on new STRs was adopted and placed in the Unified Development Code (UDC) while the permitting program was developed and more research could be conducted. Since then, staff has conducted community outreach to evaluate next steps for the STR permitting program. On March 3, 2025, the City of Lewisville set a maximum of active STR permits to 130 units, and staff continued outreach about the density of STRs in Lewisville. Staff is proposing additional amendments to the existing ordinance in Article 4 based on the community outreach results and evaluating other city programs.

RECOMMENDATION:

That the City Council approve the ordinance as set forth in the caption above.

10. [Consideration of a Resolution Nominating Candidates to the Denton Central Appraisal District Board of Directors.](#)

ADMINISTRATIVE COMMENTS:

The Denton Central Appraisal District (DCAD) has requested its taxing entities nominate up to two individuals to be considered to serve on the DCAD Board of Directors. Open positions on the DCAD Board are Place 4 and Place 7. Nominating resolutions are to be approved by Council prior to October 15th. After all entities have made their nominations, ballots will be delivered, and votes will be cast. The Appraisal District will count the votes and declare the two candidates who received the largest cumulative vote totals to begin serving a new term beginning January 1, 2026. Board members will serve a four-year term ending

December 31, 2029. Under consideration for nomination are Ann Pomykal and Mike Hennifer. Both have indicated they are interested in being considered for nomination.

RECOMMENDATION:

That City Council approve the resolution as set forth in the caption above and nominate candidates to the Denton Central Appraisal District Board of Directors.

H. Reports Reports about items of community interest regarding which no action will be taken.

1. [Quarterly Investment Report from April 1, 2025 to June 30, 2025.](#)
2. [City Council and Staff Reports](#)

I. Return to Workshop Session if Necessary

J. Closed Session

In Accordance with Texas Government Code, Subchapter D,

1. *Section 551.071 (Consultation with Attorney): Legal issues regarding public access easement at 170 W Main Street*
2. *Section 551.072 (Real Estate): Property Acquisition*
3. *Section 551.087 (Economic Development): Deliberation Regarding Economic Development Negotiations.*

K. Reconvene into Regular Session and Consider Action, if Any, on Items Discussed in Closed Session.

L. Adjournment

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

Items may be considered by the City Council out of the posted order.

The City Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

The Texas Open Meetings Act, codified in Chapter 551 of the Texas Government Code, does not require an agenda posting where there is a gathering of a quorum of the City Council at a social function unrelated to the public business that is conducted by the City Council, or the attendance by a quorum of the City Council at a regional, state or national convention or workshop, ceremonial event or press conference if formal action is not taken and any discussion of public business is incidental to the social function, convention, workshop, ceremonial event or press conference. The City Secretary's Office may occasionally post agendas for social functions, conventions, workshops, ceremonial events or press conferences; however, there is no legal requirement to do so and in the event a social function, convention, workshop, ceremonial event or press conference is not posted by the City Secretary's Office, nothing shall preclude a quorum of the City Council from gathering as long as "deliberations" within the meaning of the Texas Open Meetings Act do not occur.

I do hereby certify that the above notice of meeting of the City of Lewisville City Council was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on September 29, 2025 at 5:30 PM.

Jennifer Malone-Ippolito, City Secretary