

LEWISVILLE CITY COUNCIL

REGULAR SESSION

June 15, 2026

6:15 P.M.

Present:

TJ Gilmore, Mayor

Council Members:

William Meridith, Mayor Pro Tem
Lonnie Tipton, Deputy Mayor Pro Tem
Brent Kuykendall
Ronni Cade
Kristin Green
Patrick Kelly

City Staff:

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

With a quorum of the Council Members present, the workshop session of the Lewisville City Council was called to order by Mayor Gilmore at 6:15 p.m. on Monday, June 15, 2026, in the City Council Conference Room of Lewisville City Hall, 151 West Church Street, Lewisville, Texas. City Department Heads were also in attendance.

WORKSHOP SESSION

**Discussion of Regular Agenda Items and
Consent Agenda Items**

(Agenda Item A)

Mayor Gilmore led a discussion of regular agenda items and consent agenda items and received questions and comments from City Council and City staff.

City Manager Claire Powell answered questions regarding Item No. F-5. There was discussion relating to Item No. F-8.

Building Code Updates/Fire Code Updates

(Agenda Item B)

At the request of Mayor Gilmore, Assistant City Building Official George Babineaux and Fire Marshal Tom Legler gave a presentation regarding the Building Code Updates/Fire Code Updates and received questions and comments from City Council.

A council member asked a question regarding accessible versus dedicated for parking spaces for electrical vehicle charging spaces. Staff responded there is not a requirement for the parking spaces to be dedicated, but they must be accessible. There was discussion regarding electric vehicle chargers in regard to the Fire Code, a modification to the sprinkler requirements for retail strip centers and emerging hazards. City Building Official Jeremy Booker discussed renewable energy.

REGULAR SESSION

With a quorum of the Council Members present, the regular session of the Lewisville City Council was called to order by Mayor Gilmore at 7:01 p.m. on Monday, June 15, 2026.

Invocation

(Agenda Item A)

At the request of Mayor Gilmore, Councilmember Ronni Cade gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

Mayor TJ Gilmore led the pledge to the United States and Texas flags.

**2025-2026 Lewisville Citizens University
Graduation**

(Agenda Item C-1)

Mayor Gilmore presented certificates of completion to the 2025/26 Citizens University graduates and let them know that Jennifer Brown, the Director of Community Engagement, will reach out soon to invite the graduates to become part of the Lewisville Community Ambassadors program.

PUBLIC HEARING

Public Hearing: Consideration of Ordinance No. 0847-26-ORD, an Ordinance of the Lewisville City Council Amending Article II, Definitions, Article VII, Uses, Parking Requirements, Supplemental Use Regulations, and Certain Distance

Requirements, and Article VIII, Off Street Parking and Loading Standards, of Volume II of the Lewisville City Code, Known as the Unified Development Code, by Adding a new Definition of “Data Center” to Section II.2.1; Adding “Data Center” to Exhibit VII.2 3 4, Non Residential Zoning Districts, as a new use in the Accessory and Warehouse and Storage Use Categories and Allowing Such use in Certain Districts With a Special Use Permit (“SUP”); and Adding “Data Center” to the Parking Requirements Outlined in Exhibit VIII.1.4 1, Minimum Parking Requirement; Providing for a Savings Clause, a Repealer, Severability, a Penalty, and an Effective Date.

(Agenda Item D-1)

Demand for data center facilities has surged over the past few years, driven by market shifts and the rapid expansion of cloud computing and Large Language Model (LLM) systems. These technologies require significant increases in computing and server capacity. Currently, the Lewisville Unified Development Code (UDC) does not provide a specific definition for "Data Center." Under the existing code, these facilities are classified as "Distribution Warehouses," making them permitted "by right" on any property where a Distribution Warehouse use is allowed. They are also a permitted "by right" use in any existing warehouse within the City. While they share a similar physical footprint, data centers differ significantly from traditional distribution warehouses in their operational demands regarding resource consumption and environment impact. To address these unique impacts, staff recommends that the special use permit (SUP) process be utilized as a regulatory tool. Implementing an SUP requirement would allow the City to evaluate, on a case by case basis, the compatibility of new data centers, or the redevelopment of existing warehouses into data centers, ensuring that infrastructure capacity and environmental impacts are properly mitigated. The Planning and Zoning Commission recommended unanimous approval (5-0), with one member abstaining, on May 19, 2026.

The staff's recommendation was that the City Council approve the ordinance as set forth in the caption.

Vashil Fernandez, AICP, Planning Manager was available for questions posed by the City Council.

Planning Manager Vashil Fernandez gave a presentation and answered questions from the City Council members.

Mayor Gilmore opened the public hearing at 7:21 p.m.

Mayor Gilmore read the comment cards submitted by individuals to state a position including: Bonni Cristfuli, who submitted a card in opposition, and Daniel Drapp, who submitted a card in support of the ordinance.

Kelsey Drapp, Lewisville, TX, was called to speak and spoke in support of the ordinance.

Norsiah Castellanos, Lewisville, TX, was called to speak and spoke in support of the ordinance.

Jonathon Vinson, Dallas, TX, was called to speak and spoke in opposition of the ordinance.

Jennifer Hensley, Lewisville, TX, was called to speak and spoke in support of the ordinance.

Mike Westin, Lewisville, TX was called to speak and spoke in support of the ordinance.

Victoria Morries, Dallas, TX, was called to speak and spoke in opposition of the ordinance.

Julie Waters, Coppell, TX, was called to speak and spoke in support of the ordinance.

Mayor Gilmore read the list of those submitting ecomments: Henry Beal – Support; Jacob Rivas – Support; Alejandra Castro – Support; Ken Purcell – Support; Maurice Fulton – Support; Jeremy Batterson – Support; Vy CaoNguyen – Support; Meghann Jaquette – Support; Debra Bean – Support; Bybiana Houghton – Support; Corinne Ray – Support; Julia Peek – Support; Amanda Townsend – Support; Karly Orellana – Support; Ricardo Orellana – Support; Brad Martin – Oppose; Deepika Sheth – Support; Vasanthi Kotha – Support; Sheela V. – Support; and Mike Westin – Support.

Council members asked questions regarding issues including expansions, monitoring/reporting energy and water consumption, noise, and the SUP process, and thanked staff for putting this together.

Mayor Gilmore RECESSED into Closed Session at 7:54 p.m.

Section 551.071 (Consultation with Attorney)

Mayor Gilmore RECONVENED into Regular Session at 8:16 p.m.

MOTION: Upon a motion made by Councilmember Green and seconded by Deputy Mayor Pro Tem Tipton, the Council voted six (6) “ayes” and no (0) “nays” to close the public hearing. The motion carried.

Mayor Gilmore closed the public hearing at 8:43 p.m.

MOTION: Upon a motion made by Councilmember Green and seconded by Councilmember Cade, the Council voted six (6) “ayes” and no (0) “nays” to approve **Ordinance No. 0847-26-ORD** as set forth in the caption. The motion carried.

Public Hearing: Consideration Ordinance No. 0848-26-SUP, of an Ordinance of the Lewisville City Council Amending Ordinance No. 0804-25-SUP in Order to Modify the Special Use Permit Granted Thereby for a Communication Antenna (Over 25 Feet in Height) and a Communication Support Structure on a Portion of an Approximately 2.7980 Acre lot, Legally Described as NEC 1171 & Valley Parkway Addition, Lot 3R2 B, Block B, Phase 1, Located at 1093 West Main Street, and Zoned General Business (GB) District by Amending the Zoning Plan Included Therein; Providing for a Repealer, Severability, a Penalty, and an Effective Date; as Requested by Hemphill LLC, the Applicant and Operator, on Behalf of TSCA 224 LTD P/S, the Property Owner. (Case No. 26-03-5-SUP)

(Agenda Item D-2)

Hemphill LLC is proposing a 135 foot communication antenna and support structure on a vacant area behind an existing retail shopping center at the northeast corner of West Main Street (FM 1171) and Valley Parkway. A special use permit (SUP) for the proposed communication antenna and support structure was approved on October 20, 2025; however, the structure was never constructed. The applicant now wishes to revise the zoning plan by shifting the 3,600 square-foot tower compound area more than 10 feet to the west to avoid underground fiber-optic cables, which requires approval of an amendment to the original SUP. The proposed antenna and support structure is needed to improve mobile phone signal coverage in the general area. The Planning and Zoning Commission recommended unanimous approval (5-0), with one member abstaining, on May 19, 2026.

The staff’s recommendation was that the City Council approve the ordinance as set forth in the caption.

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Vashil Fernandez, AICP, Planning Manager was available for questions posed by the City Council.

Mayor Gilmore opened the public hearing at 8:45 p.m.

Chris Patterson, West Monroe, LA was called to speak and spoke in favor of the requested Special Use Permit.

Mayor Gilmore read the name, Jacob Rivas, who submitted an eComment in support of this item.

MOTION: Upon a motion made by Councilmember Kelly and seconded by Mayor Pro Tem Meridith, the Council voted six (6) “ayes” and no (0) “nays” to close the public hearing. The motion carried.

Mayor Gilmore closed the public hearing at 8:47 p.m.

MOTION: Upon a motion made by Councilmember Green and seconded by Councilmember Kelly, the Council voted six (6) “ayes” and no (0) “nays” to approve **Ordinance No. 0848-26-SUP** as set forth in the caption. The motion carried.

Visitors Forum

(Agenda Item E)

Barry Luther, Lewisville, TX, was called to speak and spoke regarding a request for additional restroom signage in Wayne Ferguson Plaza.

CONSENT AGENDA

(Agenda Item F)

MOTION: Upon a motion made by Councilmember Kelly, and seconded by Mayor Pro Tem Meridith, the Council voted six (6) “ayes” and no (0) “nays” to approve the Consent Agenda as presented.

3. **APPROVAL OF MINUTES:** City Council Minutes of the June 1, 2026, Workshop Session and Regular Session.
4. Approval of an Economic Development Agreement Between the City of Lewisville and GT & JM Enterprises; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
5. Approval of a Professional Services Agreement with Ramel Company, LLC, for Providing Project Control Services During the Construction of the Lewisville Nature Center, in the Amount of \$371,000 and Authorization for the City Manager, or Her Designee, to Execute the Contracts.

The motion carried.

REGULAR HEARING

Consider and Take Action on Ordinance No. 0849-26-ORD, an Ordinance of the City Council of the City of Lewisville, Texas, Authorizing the Issuance of City of Lewisville, Texas, General Obligation Improvement Bonds, Series 2026 in the Aggregate Principal Amount of Not to Exceed \$14,255,000; Awarding the Sale Thereof; Levying a Tax in Payment Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; Approving the Official Statement; and Enacting Provisions Incident and Relating to the Subject and Purposes of this Ordinance.

(Agenda Item G-6)

City staff is planning to issue approximately \$14.3 million in General Obligation Improvement Bonds this fiscal year. Authority for issuing bonds to be repaid from property taxes must be approved by voters. This authority was granted through the successful passage of the four (4) bond propositions that were placed on the May 4, 2024, ballot. In order to allow flexibility in setting the sale date for the bonds, Hilltop Securities, the City's financial advisor, is recommending the Council adopt a parameters ordinance which will allow the City Council to authorize the sale of bond obligations at a future date, as long as specific parameters are met. A parameters ordinance has traditionally been done by the City providing the flexibility needed to ensure the issuance is sold when most practical and economically feasible. Authority granted by the ordinance expires one year from the date of approval. Projects planned to be funded through the issuance include work on South Kealy Phase 2, West College Street Phase 2, Lake Park Infrastructure Development, Lake Park Marina, the Vista Ridge Amphitheatre, Castle Hills Trails, and costs associated with the issuance of the bonds.

The staff's recommendation was that the City Council approve the ordinance as set forth in the caption above.

MOTION: Upon a motion made by Councilmember Green and seconded by Councilmember Cade, the Council voted six (6) "ayes" and no (0) "nays" to approve Ordinance No. 0849-26-ORD as set forth in the caption. The motion carried.

Consider and Take Action on Ordinance No. 0850-26-ORD, an Ordinance of the City Council of the City of Lewisville, Texas, Authorizing the Issuance and Sale of City of Lewisville, Texas, Waterworks and Sewer System Revenue Refunding and Improvement Bonds, Series 2026 in the Aggregate Principal Amount of Not to Exceed \$42,000,000; Providing for the Security for and Payment of Said Bonds; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement, an Escrow or Deposit Agreement; Approving the Official Statement; and Enacting Other Provisions Relating Thereto.

(Agenda Item G-7)

City staff is planning to issue \$42 million in Waterworks and Sewer System Revenue Refunding and Improvement Bonds this fiscal year. In order to allow flexibility in setting the sale date for the bonds, Hilltop Securities, the City's financial advisor, is recommending the Council adopt a parameters ordinance which will allow the City Council to authorize the sale of bond obligations at a future date, as long as specific parameters are met. A parameters ordinance has traditionally been done by the City providing the flexibility needed to ensure the issuance is sold when most practical and economically feasible. Authority granted by the ordinance expires one year from the date of approval. Planned projects to be funded through the issuance include additions and extensions to the City's waterworks and sewer system and costs associated with the issuance of the bonds. A portion of the proceeds will also be used to refund the Series 2016 Waterworks and Sewer System Revenue Refunding and Improvement bonds.

The staff's recommendation was that the City Council approve the ordinance as set forth in the caption above.

MOTION: Upon a motion made by Councilmember Kelly and seconded by Deputy Mayor Pro Tem Tipton, the Council voted six (6) "ayes" and no (0) "nays" to approve **Ordinance No. 0850-26-ORD** as set forth in the caption. The motion carried.

Consideration of Appointments to Various City Boards/Commissions/Committees.

(Agenda Item G-8)

Various terms of office on the City's boards, commissions, and committees are set to expire on June 30, 2026. The process was initiated at the May 18, 2026, City Council meeting and City

Council sub committees were created. The City Council sub committees will provide their recommendations for appointments to the various boards, commissions, and committees and the City Council will engage in discussion, consideration and appointment to the various boards, commissions and committees.

The staff's recommendation was that the City Council proceed with the appointments to various City Boards/Commissions/Committees, as set forth in the caption above.

MOTION: Upon a motion made by Mayor Pro Tem Meridith and seconded by Deputy Mayor Pro Tem Tipton, the Council voted six (6) "ayes" and no (0) "nays" to appoint the following board/commission/committee members to a two-year term unless otherwise noted:

Animal Services Advisory Committee

- Appoint Marion Bulmer to Place No. 2
- Reappoint Brittany Polk to Place No. 4
- Appoint Damon Taylor to Place No. 6

Arts Advisory Board

- Reappoint Cristi Gomez to Place No. 2
- Reappoint Hannah Bowen to Place No. 4
- Reappoint Jennifer Linde to Place No. 6
- Reappoint Michael Gortz to Place No. 8

Capital Improvements Advisory Committee

- Appoint Audra Allen to Place No. 1 for a one-year term
- Appoint Pamela Goodwin to Place No. 2
- Appoint Andrew Meckfessel to Place No. 3 for a one-year term
- Appoint Devan Ruiz to Place No. 4
- Appoint Deborah Flores to Place No. 5 for a one-year term

Community Development Block Grant Advisory Committee

- Appoint Victor Pereda to Place No. 1 for a one-year term
- Reappoint Will Hawk to Place No. 2
- Appoint Audra Allen to Place No. 4
- Appoint Diane McDonald to Place No. 6

Library Board

- Reappoint Kay Stephenson to Place No. 2
- Appoint Bybiana Houghton to Place No. 4
- Reappoint Francis Lebon to Place No. 6

Old Town Design Review Committee

- Reappoint Jamie Kosich to Place No. 2
- Reappoint Mark Stelzel to Place No. 4

Park Board

- Reappoint Elizabeth Flores to Place No. 2
- Appoint Karly Orellana to Place No. 4
- Appoint John Kollar to Place No. 6
- Reappoint Jim Domer to Place No. 8

Planning & Zoning Commission

- Reappoint Joshua Peterson to Place No. 1
- Reappoint Ainsley Stelling to Place No. 3
- Reappoint Karen Locke to Place No. 5
- Reappoint Francisca Al-waely to Place No. 7

Zoning Board of Adjustment

- Appoint Don Simmons to Alternate Place No. 2
- Appoint Andrew Meckfessel to Place No. 2
- Reappoint John Deihl to Place No. 4

Lewisville Crime Control & Prevention District Board and Lewisville Fire Control, Prevention & Emergency Medical Services District Board

- Reappoint Kristin Green to Place No. 1
- Appoint Brent Kuykendall to Place No. 2
- Reappoint TJ Gilmore to Place No. 4
- Reappoint William Meridith to Place No. 6
- Reappoint Patrick Kelly to Place No. 7

Tax Reinvestment Zone No. 1

- Appoint Brent Kuykendall to Place No. 1
- Reappoint Patick Kelly to Place No. 2
- Reappoint Kristin Green to Place No. 4
- Designate William Meridith to serve as chairman effective January 1, 2027

Tax Reinvestment Zone No. 2

- Appoint Lonnie Tipton to Place No. 2
- Reappoint Patick Kelly to Place No. 4
- Designate Patrick Kelly to serve as chairman effective October 20, 2026

Tax Reinvestment Zone No. 3

- Appoint Brent Kuykendall to Place No. 1
- Reappoint Kristin Green to Place No. 3
- Reappoint William Meridith to Place No. 5
- Designate Lonnie Tipton to serve as chairman effective immediately through December 2, 2027

Tax Reinvestment Zone No. 4

- Appoint Brent Kuykendall to Place No. 2
- Reappoint Kristin Green to Place No. 6

The motion carried.

City Council and Staff Reports

(Agenda Item H)

- Mayor Pro Tem Meridith thanked everyone who participated in Citizens University.
- Councilmember Kelly thanked the Police Department and Chief Rollins for going out and talking about e-bikes and scooters and mentioned that the person working on the citizenship of the community badge is present at the council meeting.
- Deputy Mayor Pro Tem Tipton reported on upcoming events related to Juneteenth and thanked the City of Lewisville, Claire Powell and Shante Akafia for helping to make these events happen.
- Mayor Gilmore invited everyone to attend the Tuesday concert and the fireworks display and encouraged everyone to check out the events at the Library related to the 250th anniversary.

Return to Workshop if Necessary

(Agenda Item I)

Closed Session

(Agenda Item J)

Mayor Gilmore RECESSED into Closed Session at 7:54 p.m.

Section 551.071 (Consultation with Attorney)

Mayor Gilmore RECESSED into Closed Session at 9:02 p.m.

In Accordance with Texas Government Code, Subchapter D,

Section 551.071 (Consultation with Attorney): Legal issues related to the proposed development at 1002 Fox Avenue, Lewisville, TX 75067

Section 551.087 (Economic Development): Deliberation Regarding Economic Development Negotiations.

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**Reconvene and Consider Action, if any, on
Items Discussed in Closed Session**

(Agenda Item K)

Mayor Gilmore RECONVENED into Regular Session at 8:16 p.m.

There was no action taken on items discussed in Closed Session.

Mayor Gilmore RECONVENED into Regular Session at 9:53 p.m.

There was no action taken on items discussed in Closed Session.

Adjournment

(Agenda Item L)

There being no further business to come before the Council, Mayor Gilmore adjourned the meeting of the Lewisville City Council at 9:53 p.m. on Monday, June 15, 2026.

These minutes approved by the Lewisville City Council on the 6th day of July, 2026.

APPROVED

TJ Gilmore
MAYOR

ATTEST:

Jennifer Malone-Ippolito
CITY SECRETARY



LEWISVILLE

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CITY OF LEWISVILLE BUILDING & FIRE CODE UPDATE



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- All Codes updates in this presentation are still under legal review

CODE ADOPTIONS:

- 2024 International Building Code
- 2024 International Fire Code
- 2024 International Residential Code
- 2024 International Plumbing Code
- 2024 International Fuel Gas Code
- 2024 International Mechanical Code
- 2024 International Energy Conservation Code
- 2024 International Existing Building Code
- 2024 International Property Maintenance Code
- 2024 International Swimming Pool & Spa Code
- 2026 National Electrical Code (NFPA 70)

The model codes are published on a three-year cycle by the International Code Council and the National Fire Protection Agency.

North Central Texas Council of Governments (NCTCOG) publishes recommended regional amendments based on local practices and conditions.

Hundreds of significant changes are approved during a code cycle by North Central Texas Council of Governments (NCTCOG)



UPDATES TO THE FOLLOWING CHAPTERS:

- **Chapter 4 – Buildings and Building Regulations**
 - Article II. – Building Standards
 - Article III. – Electrical Standards
 - Article IV. – Plumbing Standards
 - Article V. – Mechanical Standards
 - Article XI. – Swimming Pools

- **Chapter 5 – Fire Prevention and Protection**
 - Article III. – Fire Prevention Standards

- **Chapter 9 – Nuisances**
 - Article IV. – Property Maintenance Code

Overview



Review of amendments from August 2025 workshop.



Significant changes and amendments to the 2024 International Fire Code.



CONSTRUCTION CODES

- IRC – Single family homes, duplexes, townhomes
- IBC – Commercial and multi-family
- IECC – Insulation values, appliance efficiency, lighting wattages
- IPC – Water, sewer, and storm water
- IFGC – Natural gas, propane
- IMC – HVAC, exhaust, fresh air
- ISPSC – Both private and public pools and spas
- NEC – Electrical installation

MAINTENANCE CODES

- IPMC – takes effect once building construction is complete

CONSTRUCTION, MAINTENANCE, AND OPERATIONAL CODES

- IFC – includes construction codes, maintenance regulations, and operational standards



MODEL CODE HISTORY

- ❑ The International Code Council (ICC) currently produces the model building codes
- ❑ Prior to ICC, three separate organizations created their own model codes for adoption
 - Caused confusion for architects, engineers, and contractors to work under 3 distinct building codes
- ❑ In 1994, the three organizations merged to create the ICC and a single model building code
 - First editions release in 2000
 - New editions released one a three-year cycle



WHY DO WE HAVE CODES?

- ❑ To establish the minimum requirements to safeguard:
 - The public health, safety and general welfare through structural strength, means of egress, stability, sanitation, adequate light and ventilation, energy conservation, and safety
 - Life and property from fire and other hazards (*wind, flooding, freezing, moisture*) attributed to the built environment
- ❑ To provide safety to fire fighters and emergency responders during emergency operations.



TEXAS LOCAL GOVERNMENT CODE ADOPTION PROCEDURES

Recent Legislative Changes (87th Legislature, 2021)

- A municipality may not adopt a local amendment to the International Building Code unless it holds a public hearing (LGC 214.216)
- A municipality may not adopt a local amendment to the International Residential Code unless it holds a public hearing (LGC 214.212)

Municipalities with a Population of More Than 100,000

- The municipality shall publish the proposed amendments on their website for a minimum of 21 days prior to adoption and make a reasonable effort to encourage public comment (LGC 214.217)
- The municipality shall not implement nor enforce the new codes for at least 30 days after final adoption. (LGC 214.218)



TEXAS SB 1202

- ❑ **Texas Senate Bill 1202 (89th Legislature) significantly changed how municipalities handle permitting and inspections for residential backup power systems beginning September 1, 2025.**
 - Allows qualified third-party licensed engineers, electrical inspectors or master electricians to perform plan review and/or inspection
 - Third-party reviewed plans submitted for approval by CoL must be issued within three business days
 - We are obligated to accept and issue all Third-party submitted plans without denial
 - The utility providers requires CoL approval to energize these systems.



SIGNIFICANT CHANGES RESIDENTIAL CODES

- Recognizes mildly flammable A2L refrigerant use in newer HVAC systems which has a Lower global warming potential (GWP)
- Limits to Indoor Energy Storage Systems (ESS) maximum of 20kVWh use with solar panels
- Vehicle Impact Protection required in Garages for Energy Storage Systems (ESS)
- Defines Sleeping Loft which makes it easier to permit Accessory Dwelling Unit and Backyard Cottages
- Reduced mechanical exhaust outlet clearance requirements which allows for denser developments



LOCAL AMENDMENTS RESIDENTIAL CODES

- Structural blocking required in wall framing for future grab bar installation (concept came from Certified Aging in Place specialists)
- Pull-down ladder or fixed stairway required to access to appliances in attics (code allows a “scuttle hole”). Must support 300 lbs.
- Removed provision to require a self-closing door between the garage and the residence
- Require gas lines to be buried a minimum of 18” (instead of 12” allowed by code)
- Adopt the “solar ready” provisions from the code appendix.



SIGNIFICANT CHANGES COMMERCIAL CODES

- Puzzle rooms (“escape rooms”) are identified as special amusement areas, which requires fire sprinklers, smoke detection system, emergency voice/alarm communication systems, and Class A interior finished. Special conditions for the puzzle room doors.
- At least 5%, but no fewer than one, of electrical vehicle charging spaces (if provided) shall be accessible.
- Shared Laundry facilities, shall provide accessible washers/dryers.
- Separate toilet rooms for each sex are not required when multi-user toilet rooms are designed to serve both sexes.



LOCAL AMENDMENTS COMMERCIAL CODES

- Amend the definition of “high-rise building” to a building having an occupied floor more than 55’ above the fire lane (code is 75’ above)
- Allows for a reduction in the minimum number of plumbing fixtures if justification is provided (i.e. large warehouses with small number of employees)
- Allow for more than 6 electrical service disconnects in multi-tenant buildings
- Provides alternative methods of compliance with the energy code (matches statutes in Texas Health & Safety Code)



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DEFINITIONS



Scooter



E-Bicycle



Bicycle



E-unicycle



Hoverboard



E-scooter

- Chapter 2 – used throughout the code
- **Powered Micromobility Devices.** Motorized bicycles, motorized scooters and other personal mobility devices powered by a lithium-ion or lithium metal battery. The term does not include motor vehicles that are required to be registered with the Department of Motor Vehicles for the state or jurisdiction. (2024 IFC)
- **Smoking.** The use or possession of a cigar, cigarette, hookah, or pipe containing tobacco or a tobacco product while the tobacco or tobacco product is burning, lighted, or ignited, regardless of whether the person using or possessing the product is inhaling or exhaling the smoke from such product. (Local)



Special Use Permits

A Special Use Permit (SUP) is required to operate a smoking establishment, including cigar bars and hookah lounges.



Section 310 – Smoking (Local)

Added a new definition for hookah lounges that is consistent with cigar bars.

Adjusted wording of the cigar bar definition so that it is consistent throughout the section.

Both establishments require 15% of sales to be related to the type of establishment (cigars, hookahs).

Allows consumption of food and beverages, including alcoholic beverages.





POWERED MICROMOBILITY VEHICLES (2024 IFC)

- 322.1 General. Lithium-ion and lithium metal battery powered micromobility devices shall be operated and maintained in accordance with this section.
- Exceptions:
 - (1) Storage, repair and charging in residential occupancies of powered mobility devices, provided such devices are for personal use by the owner.
 - (2) Charging of a single powered mobility device in any occupancy by its owner.
- 322.1.1 Prohibited locations. The use of a residential occupancy as a business for the charging of commercially owned powered micromobility devices as part of a rental or sales service shall not be permitted.
- 322.2 Battery chargers and equipment. Powered micromobility devices shall be charged in accordance with their listing and the manufacturer's instructions using only the original equipment manufacturer-supplied charging equipment or charging equipment with the listing and manufacturer's instructions.
- 322.3 Listing. Powered micromobility devices shall be listed and labeled in accordance with UL 2272 or UL 2849, as applicable.



POWERED MICROMOBILITY VEHICLES (2024 IFC)

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- 322.4 Battery charging areas. Where approved, powered micromobility devices shall permitted to be charged in a room or area that complies with all of the following:
 1. Is provided with sufficient electrical receptacles to allow the charging equipment for each device to be directly connected to a receptacle. Extension cords and relocatable power taps shall not be used.
 2. No storage of combustible materials, combustible waste or hazardous materials.
 3. The charging operations shall not be conducted in or obstruct any required means of egress from the room or area.
 4. Removable storage batteries shall not be stacked or charged in an enclosed cabinet unless the cabinet is specially designed and approved for such purpose.
 5. A minimum distance of 18 inches (457.2 mm) shall be maintained between each removable storage battery during charging operations unless each battery is isolated from neighboring batteries by an approved fire-resistant material.
 6. A minimum of 18 inches (457.2 mm) shall be maintained between the location of the battery on each powered micromobility device during charging operations.
 7. The indoor room or area shall be protected by a fire alarm system utilizing air-aspirating smoke detectors or radiant energy-sensing fire detection.
 - 322.5 Fire safety plan. A fire safety plan shall be prepared and maintained in accordance with Section 403.10.6. In addition, the fire safety plan shall include emergency response actions to be taken upon detection of a fire or possible fire involving lithium-ion or lithium metal battery storage.

Electric Vehicle Chargers (2024 IFC)

- Section 323 Electrical Vehicle Power Transfer System

323.1 General. Electrical Vehicle Power Transfer Systems shall have a disconnecting means in accordance with the Article 625 of the 2023 edition of NFPA 70, National Electric Code.





Parking Garages (Local)

- 903.2.10. Group S-2 Parking Garages. Delete the following item:

Where the fire area of the open parking garage, in accordance with Section 406.5 of the International Building Code, exceeds 48,000 square feet.

- By deleting the above section, all future parking garage structures will be required to be sprinklered.
- This restores the original intent with regards to parking garages going back to the 2018 IFC adoption process.



LITHIUM-ION AND LITHIUM METAL BATTERIES (2024 IFC)

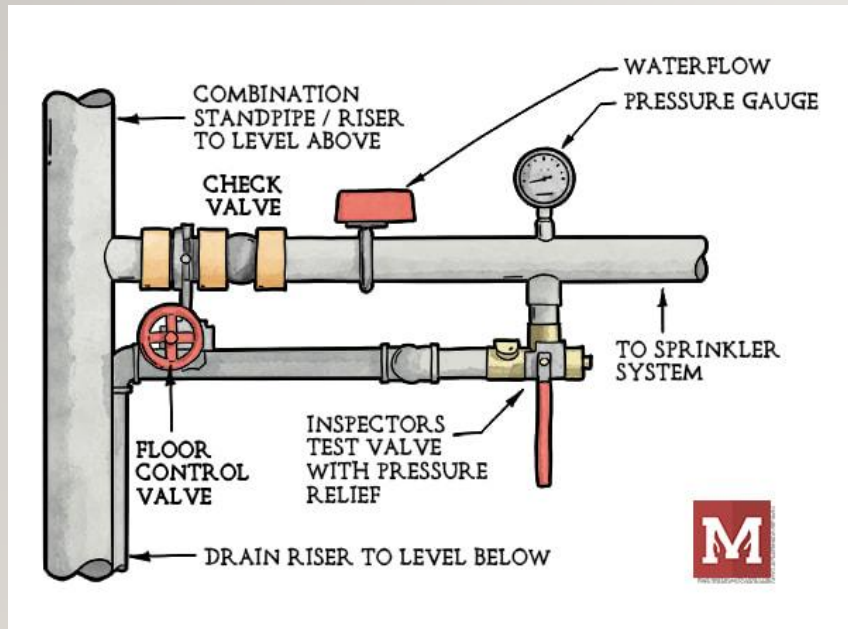
- Section 403.10.6:
 - 403.10.6 Lithium-ion and lithium metal batteries. An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for occupancies that involve activities for the research and development, testing, manufacturing, handling or storage of lithium-ion batteries or lithium metal batteries, or the repair or servicing of vehicles powered by lithium-ion batteries or lithium metal batteries.
 - Exceptions: A fire safety and evacuation plan is not required for the storage or merchandizing of any of the following:
 1. New or refurbished batteries installed for use in the equipment or vehicles they are designed to power.
 2. New or refurbished batteries packed for use with the equipment or vehicles they are designed to power for merchandizing purposes.
 3. New or refurbished lithium-ion batteries rated at not more than 300 watt-hours and lithium metal batteries containing not more than 25 grams of lithium metal in their original packaging.
 4. The storage, repair and charging activities in detached one- and two-family dwellings and townhouses, provided that such devices are for personal use.
 5. The storage, repair and charging activities associated with personal use in sleeping units and dwelling units of Group R-1 and R-2 occupancies.
 - 403.10.6.1 Mitigation planning. The approved fire safety and evacuation plan shall include thermal runaway event mitigation measures. These measures shall include activities undertaken to prevent thermal runaway, early detection of a thermal runaway event and mitigation measures to be undertaken to limit the size of the event on occupants and the facility.

Fire Control Rooms (Local)

- 903.7 Fire Control Rooms
 - Changed size requirement from 5 ft x 7ft to minimum 35 sq ft.
 - Added exceptions for sprinkler systems installed in townhomes and single-family homes.
 - Added exception for sprinkler systems installed in apartment buildings.
 - Allows for different configurations, but still must meet the minimum requirements outlined in NFPA 13 (minimum 3 ft clearance around sprinkler risers) and NFPA 72 (minimum 30" clearance for fire alarm panels).
 - Removed height requirement for exterior horn/strobe.
 - Allows for flexibility to ensure the horn/strobe is in a visible location.



FLOOR CONTROL VALVES FOR SPRINKLER SYSTEMS (LOCAL)



- Add Section 903.3.9 Floor Control Valve Assemblies. Where required by the *fire code* official, multistory buildings exceeding two stories in height shall be provided with a floor control valve, check valve, pressure gauge, main drain valve, and flow switch for isolation, control, and annunciation of water flow for each individual level.
- New Technical Bulletin will outline requirements for Floor Control Valve Assemblies.
- Floor Control Valve Assemblies will be required in all multistory buildings greater than two stories that are protected by a system in accordance with NFPA 13 where the floors are greater than 5,000 sq ft.



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FIRE WATCHES (LOCAL)

- Add a second paragraph to Section 112.3.1
- The fire code official is authorized to post a notice of impaired fire protection systems, unsafe conditions, or other violations at or near the entrance or entrances to such premises.
- Add an additional paragraph to Section 901.7. A fire watch shall be in accordance with the Lewisville Fire Marshal's Office Fire Watch Technical Bulletin.
- Third Party Fire Watch is required when a building has a sleeping or dwelling unit, the building is over three stories, or when required by the Fire Marshal.

Occupant Notification (Local)



Currently, an audio/visual device is required in all suites of multi-tenant buildings to provide indication of a sprinkler waterflow condition.



Large, single occupancy buildings do not have a requirement for a device to signal sprinkler waterflow until they exceed a certain occupant load (i.e., 300 for assembly, 500 for manufacturing) or have no requirement at all.



Proposed amendment would require an audio/visual device to be installed near a constantly attended location in single occupant buildings that are 10,000 square feet or larger.



Fireworks

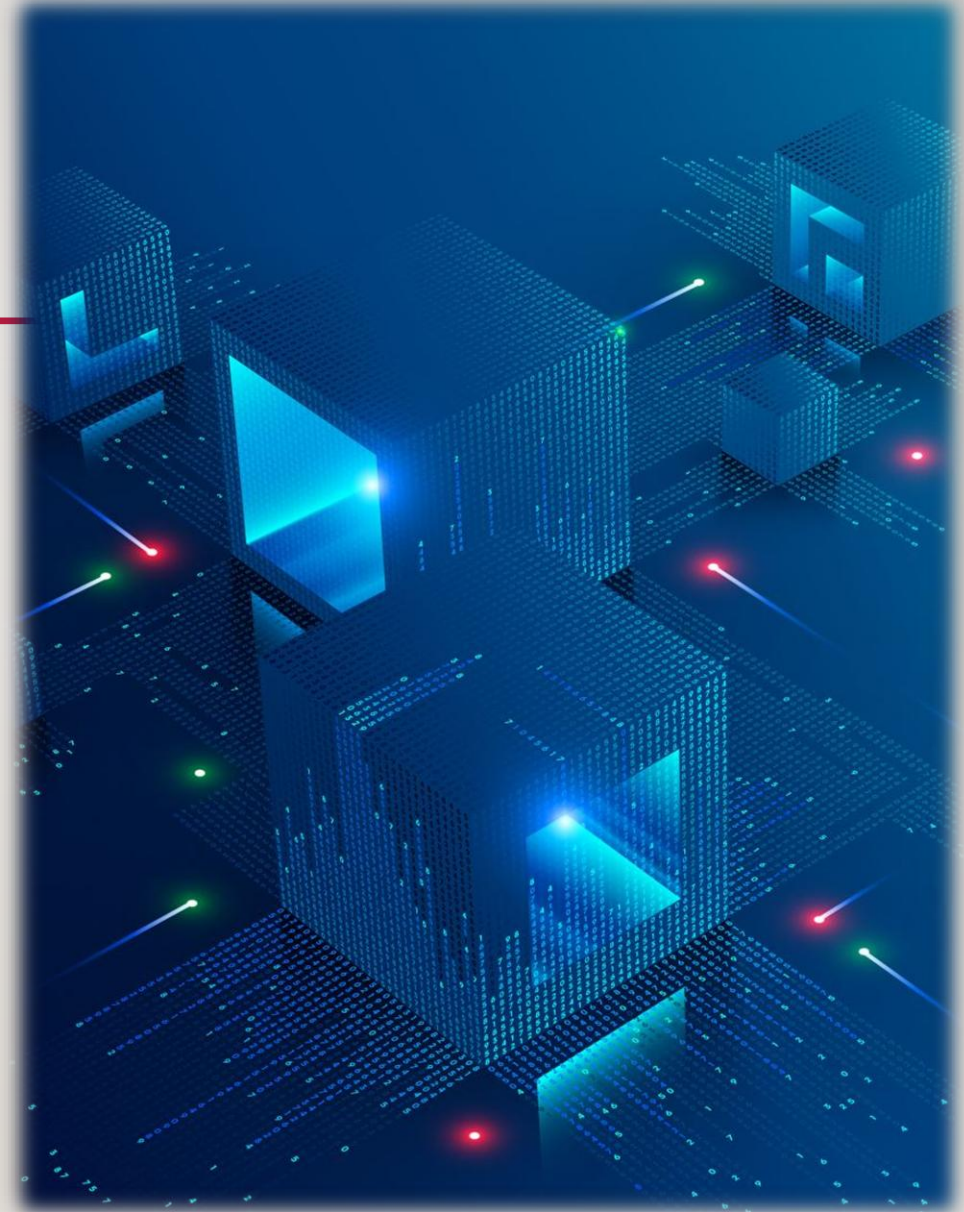
- Section 5-153. Declaration of nuisance; seizure and destruction
 - Changed authority from “fire prevention division of the community development department” to the “fire marshal’s office”
 - Added statement that all seizures of fireworks will be in accordance with Section 342.013 of the Texas Local Government Code.



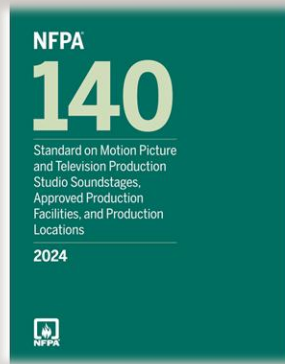
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SIGNIFICANT CHANGES TO THE 2024 IFC UPDATE

- Emphasis:
 - Emerging Technologies
 - Lithium-ion battery hazards
 - Existing building safety
 - Emergency responder communications
 - Energy storage systems
 - Temporary structures and events
 - Carbon monoxide detection



PROPOSED LOCAL AMENDMENTS



- EV charging locations in parking garages (COG)
 - First floor or top floor of parking garages
- Retail strip center modification to sprinkler requirement (local)
 - Increase sprinkler threshold in existing retail strip centers to 5,000 square feet unless otherwise required in Section 903.
- NFPA 140 (local)
 - Adds NFPA 140, Standard on Motion Picture and Television Production Studio Soundstages, Approved Production Facilities, and Production Locations.
- Operational Permits (local)
 - Massage Establishments
 - Modeled after Harris County Fire Marshal's Office





EMERGING HAZARDS (2024 IFC)

- Battery Storage
 - New requirements include
 - Storage limitations
 - Thermal runaway mitigation
 - Fire safety plans
 - Separation distances
 - Ventilation requirements
 - Hazard mitigation analysis
- Powered Micromobility Devices
 - Charging limitations
 - Storage restrictions
 - Fire protection requirements
 - Means of egress considerations



Scooter



E-Bicycle



Bicycle



E-unicycle



Hoverboard

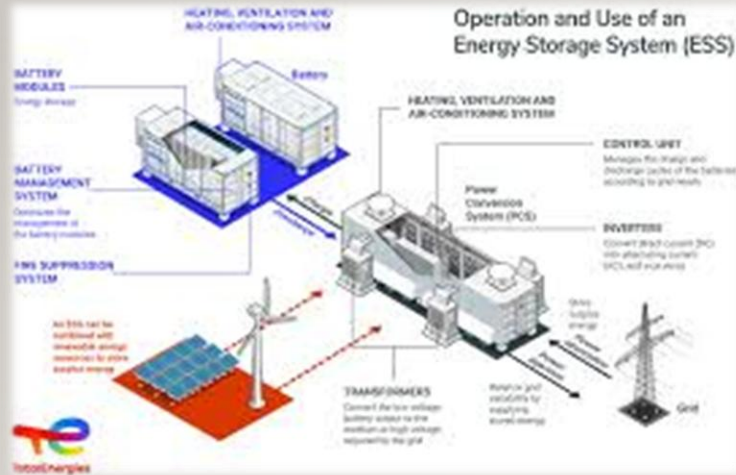


E-scooter



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ELECTRICAL ENERGY STORAGE SYSTEMS (2024 IFC)



- Significant Revisions
 - Reorganized ESS requirements
 - Expanded hazard mitigation analysis
 - Failure Modes and Effects Analysis
 - Enhanced ventilation and suppression requirements
 - Clarified installation thresholds
- Impacts
 - Solar + battery projects
 - Utility-scale systems
 - Commercial installations





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OTHER CHANGES (2024 IFC)

- Updated Emergency Responder Communication Systems
- Updated rooftop occupancy provisions
- New/Updated Requirements for:
 - Cooking operations in tents
 - Temporary heating permits
 - Inflatable amusement devices
 - Temporary membrane structures





OTHER CHANGES (2024 IFC)

- Distilled Spirits & Specialized Storage
 - Added/Expanded Regulations
 - Distilled Spirits Storage
 - Bulk beverage storage
 - Flammable liquid equivalences
 - Warehouse protections
- Refrigeration System Updates
 - New requirements
 - CO2 Refrigeration systems
 - Alternative refrigerants
 - Machinery room provisions
 - Leak detection and ventilation





NEXT STEPS

- Finalize review with Legal Department
- Publish proposed amendments to the City's website & take public comments (minimum 21 days)
- Schedule public hearing before City Council
- Notify construction community of changes
- Implement the 2024 I-Codes and 2026 NEC 30 days after adoption by City Council



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QUESTIONS?

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CITY OF LEWISVILLE

Data Centers & the Special Use Permit Process



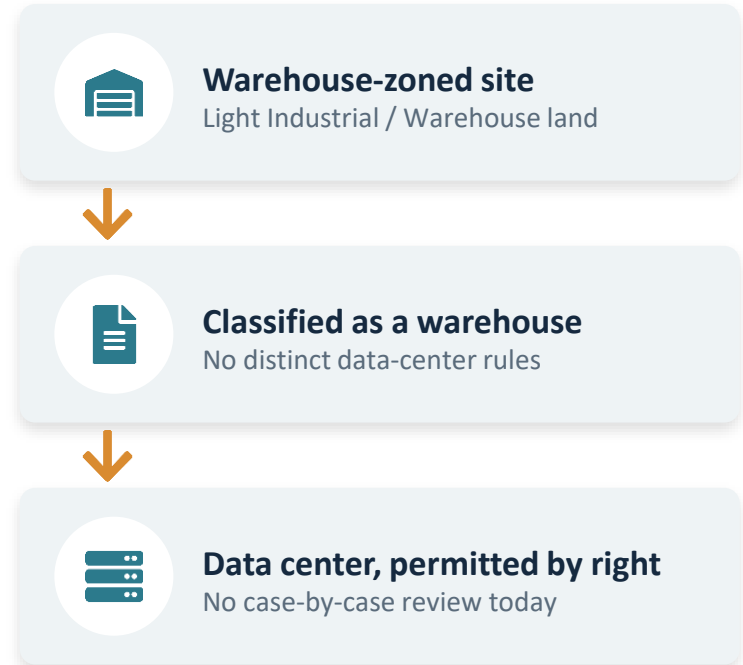
City Council · June 15, 2026
Planning

Today, data centers are regulated like warehouses

Demand for data centers has surged with cloud computing and large language model (LLM) systems.

The UDC has no definition for a data center, so the code treats them as **Distribution Warehouses** — a use permitted **by right** wherever warehouses are allowed, including retrofits of existing buildings.

Two data centers already operate in Lewisville; No pending requests for new facilities at this time.



Changes to the Unified Development Code

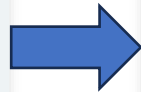
Data Centers



Define the use

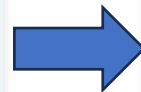
Adds a clear definition of “Data Center” to Article II so the code regulates it as its own use.

Recommended by the Planning Commission



Data Center

– a facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations.



Require an SUP

Provides additional controls and facilitates resident input.

Adopted by the Council on 11/19, 2026.

Case-by-case review, not a blanket rule

Staff recommends the Special Use Permit so each proposal is judged on its own merits and surrounding context.



Site-specific

Weighs the exact location and the uses surrounding it.



Public input

Residents can weigh in before a decision is made.



Tailored conditions

Council can attach conditions to mitigate impacts.



Discretionary

Approval is a discretionary act — not a by-right entitlement.

Unified Development Code UDC – SUP Criteria

The Planning and Zoning Commission and the City Council, in considering a special use permit shall consider:

Compatibility with surrounding uses and community facilities.

Whether the use will be detrimental to the public health, safety or general welfare

Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;

Conformity with all zoning regulations and standards.

Enhancement or promotion of the welfare of the area;

Application Controls



Submittal Examples

- Utility Impact Study
- Power-availability letters from providers
- Cooling system type/technology
- Generator specs & run-hour limits
- Noise study
- Site plan with screening & buffers



Keep criteria durable

- Focus on performance outcomes
- Keep review criteria broad to preserve discretion for impacts we can't yet foresee.



Ongoing accountability

- City council can stipulate inspection type and frequency
- Control mechanisms in cases of non-compliance



Discussion