



**Lewisville Town Council  
Special Meeting Minutes  
July 21, 2025 – 6:00 PM  
Lewisville Town Hall 2<sup>nd</sup> Floor Conference Room  
6510 Shallowford Road**

**1. Call to Order:**

- A. Mayor Horn opened the meeting at 6:00 PM. In attendance were Mayor Mike Horn, Mayor Pro-Tem Melissa Hunt, and Councilmembers Ivan Huffman, Tom Lawson, Monte Long, Ken Sadler and Jane Welch. Also attending were Town Manager Stacy Tolbert, Town Clerk Angie Lord, Attorney Elliot Fuss, and Planning Director Lynn Cochran.
- B. Adoption of Agenda –Councilmember Huffman moved to approve the agenda. The motion was seconded by Mayor Pro-Tem Hunt and approved unanimously.

**2. Items of Discussion**

Unified Development Ordinance (UDO) Review (rewrite) – Planning Director Lynn Cochran provided a handout referencing edits to the UDO since the July 3, 2025 Council briefing. Discussion took place regarding developer community meeting reports; a definitions list; State and federal guidelines; affordable housing; sidewalk requirements; neighborhood connectivity; Greenway incentives; and removal of “payment in lieu of” language.

Mayor Horn requested staff research community meeting and reporting requirements. Mayor Pro-Tem Hunt request a complete definition list; and sidewalk requirement consistencies.

Councilmember Huffman left the meeting at 6:57 PM; and returned at 6:58PM.

Discussion continued regarding frontage sidewalks; residential developments; conditional zonings; accessory dwelling units (ADU’s); land use laws; rental property ordinances; enforceability concerns; the need for balance and diversity; housing and market factors; and subsidizing options. Mayor Horn confirmed the goal would be to protect home value, identify rental options, and to avoid wholesale rental neighborhoods.

Councilmember Lawson requested staff to research rental ordinances.

Mayor Horn declared a recess at 7:28 PM. Council reconvened at 7:39 PM with all Councilmembers in attendance.

Mr. Cochran outlined Tree Preservation Rules. Concerns were raised regarding development interference; and rendering plots undevelopable. Mayor Pro-Tem Hunt suggested staff research Arbor Day Foundation Tree City resources. Mayor Horn spoke to the prevention of clear-cutting parcels. It was the consensus of Council to leave current Tree Preservation language; and for staff to return at a later date with innovate language for text amendments.

Mr. Cochran continued by reviewing Open Space preservation. Discussion ensued regarding conflicting documents referring to pools as an open space. It was the consensus of Council to remove the open space language; and for staff to earmark the section to address in the future.

Mayor Horn voiced concerns regarding dual entrance requirements; street façade; and requested staff plan for a review of the Downtown Overlay. It was the consensus of Council to retain back wall façade requirements.

Discussion continued regarding driving range and golf course lighting requirements; social districts; potential church property zoning requirements; traffic concerns; and special use permits. *(Handout is herein incorporated by reference into the minutes.)*

Mr. Cochran explained an UDO review at the August 7<sup>th</sup> Council briefing; and a public hearing and Council consideration of adoption on August 14<sup>th</sup>.

- i. **Adjournment** – Councilmember Long moved to adjourn the meeting at 8:38 PM. The motion was seconded by Councilmember Welch and motion passed unanimously.

ATTEST:

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Mike Horn, Mayor

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Angela Lord, Town Clerk