

MINUTES
JOINT MEETING OF THE PLANNING AND ZONING COMMISSION AND
TRANSPORTATION BOARD

MARCH 4, 2025

Item A: Call to Order and Announce that a Quorum is Present

With a quorum present, the Lewisville Planning and Zoning Commission meeting was called to order by Chair Karen Locke at 6:30 p.m. on Tuesday, March 4, 2025, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Rick Lewellen, Chair Karen Locke, Vice-Chair Erum Ali, Ainsley Stelling, Joshua Peterson (arrived at 6:32 p.m.) and Francisca Al-waely. Jack Tidwell

Members absent: none

Staff members present: Richard E. Luedke, Planning Director; Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Lily Sutton, Planner I; Lauren Cook, Planner I; Patty Dominguez, Senior Planning Technician; Sirwan Shahoei, Traffic Engineer; Duane Klosterman, Administrative Analyst.

Item D: Public Hearing

7. Public Hearing: Consideration of a Zone Change From Public Use (PU) District to Planned Development - Townhouse 2 (PD-TH2) District on 3.211 Acres, Legally Described as Lot 3R Block A, Central Elementary Addition, Located at 701 South Charles Street, as Requested by Benny Jafari, TSMJV, LLC, the Property Owner. (Case No. 23-08-6-PZ)

Michele Berry, Planning Manager, gave a brief overview of the subject property with a recommendation to recommend approval of the zone change as presented. The applicant was present and available for questions. Some commissioners expressed concerns about parking, others supported the project for adding density and homeownership opportunities near Old Town. Staff indicated that the street design allows for on-street parking and is consistent with similar developments in Old Town, such as Belville Village and South Village. Chair Locke opened the public hearing. Venkat Addepalli, 686 S. Charles St. Lewisville, TX 75057, spoke in opposition. He expressed concerns about safety and traffic, property value, quality of life, and infrastructure and utilities. The applicant responded to the Commissioner's question regarding the ownership versus rental status of the townhomes, confirming that they will be owner-occupied. With no one else indicating a desire to speak, the public hearing was then closed. There was no further discussion on this item. A motion was made by Erum Ali to recommend approval of the zone change as presented. The motion was seconded by Francisca Al-waely. The motion passed (6-1) Stelling voting "no". Michele Berry, Planning Manager, stated that the item would appear before the City Council on April 7, 2025, at 7:00 p.m. for a second public hearing and a final decision.

Item F: Adjournment

A motion was made by Francisca Al-waely to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Jack Tidwell. The motion passed unanimously (7-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 7:10 p.m.

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These minutes will be approved by the Planning and Zoning Commission at the next scheduled meeting.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

Karen Locke, Chair
Planning and Zoning Commission