

MINUTES
PLANNING AND ZONING COMMISSION
APRIL 15, 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, April 15, 2025, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair – Karen Locke, Vice-Chair Erum Ali, Joshua Peterson, Francisca Al-waely, Jack Tidwell, Rick Lewellen, Ainsley Stelling.

Members absent: none

Staff members present: Richard E. Luedke, Planning Director; Michele Berry, Planning Manager; Lauren Cook, Planner I; Patty Dominguez, Senior Planning Technician.

8. Public Hearing: Consideration of a Zone Change Request Amending Ordinance No. 0428-22-Zon to Amend the Planned Development Concept Plan set Forth in Exhibit 5B (the Realm Subdistrict Concept Plan), For 7.46 Acres Located on the Southwest Corner of the Intersection of Windhaven Parkway and Lady Tessala Avenue, Zoned Planned Development Multifamily 3 (PD-MF3), Legally Described as Discovery at the Realm Addition Phase 2, Block A, Lot 2, as Request by McAdams on Behalf of Brecco Land CH LLC, the Property Owner. (Case No. 25-01-2-PZ)

Michele Berry, Planning Manager, gave a brief overview and staff's recommendation. City staff clarified that the base zoning will remain the same (Multi-Family Three District) but the concept plan is being amended to combine multiple smaller buildings into one with a structured parking garage. City staff addressed questions from Commissioner Tidwell regarding the impact of the change on parking and density. Chair Locke opened the public hearing.

Charles Treanor, President of Lakewood Hills Homeowner Association, 1007 Lakebend Court, Carrollton, TX 75010 spoke and raised concerns about traffic, school capacity, and drainage issues.

Sai Gudla, Lakewood Hills Homeowner Association, 3124 Lakewood Bluffs Trail, Carrollton, TX 75010 spoke and expressed concerns about construction debris and clarified he is not opposed to this development.

Eric Stanley with Bright Development, 901 Carlisle Dr, Lewisville, TX 75056 spoke and addressed the debris issue and clarified that American Legend Homes is building the townhomes to the north.

With no one else indicating a desire to speak, the public hearing was then closed. A motion was made by Joshua Peterson to recommend approval of the zone change concept plan amendment as presented, seconded by Francisca Al-waely. The motion passed unanimously (7-0). Richard E.

Luedke, Planning Director, stated that the item would appear before the City Council on May 5, 2025, at 7:00 p.m. for a second public hearing and a final decision.

Item F: Adjournment

A motion was made by Joshua Peterson to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Erum Ali. The motion passed unanimously (7-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 8:17 p.m.

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