

MINUTES
PLANNING AND ZONING COMMISSION
DECEMBER 2, 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, December 2, 2025, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair Karen Locke, Joshua Peterson, Jack Tidwell, Ainsley Stelling, Francisca Al-waely

Members absent: Vice Chair Erum Ali, Rick Lewellen

Staff members present: Richard E. Luedke, Planning Director; Jon Beckham, Senior Planner; Lily Sutton, Planner I; Patty Dominguez, Senior Planning Technician.

Item D: Public Hearing

2. Public Hearing: Consideration of a Zone Change From Old Town Mixed-Use Two (OTMU-2) District to Planned Development - Old Town Mixed-Use Two (PD-OTMU-2) District on 0.6158 Acres Legally Described as Lots 5, 6 and a Portion of Lots 11 and 12, Block 3, O.B. Dick Subdivision, Located at the Southwest Corner of South Cowan Avenue and Hickory Street, as Requested by Steven Homeyer, Homeyer Engineering Inc., on Behalf of 421 S Cowan St LLC., the Property Owner. (Case No. 24-12-3-PZ)

Lily Sutton, Planner I, gave a brief overview and staff's recommendation. Staff has received two letters of opposition. Reasons for opposition included: Potential change in property values/density not fitting the area. The existing trees were not in good enough condition to act as a living screen. Staff noted the applicant's tree exhibit showed only three trees in poor condition, and none of those appeared to be directly along the southern property line. The applicant was available for questions. Chair Locke opened the public hearing. Two names were read into the record: William P. Wedge and Diana Blaydes, who had previously contacted the Planning Department. With no one indicating a desire to speak, the public hearing was then closed. Commissioner Stelling voiced concerns mirroring the opposition, specifically noting the small size of the property, the busy nature of Cowan Street, the waiver of the screening wall, and the small 18-foot drive. There was no further discussion. A motion was made by Francisca Al-waely to recommend approval of the zone change as presented, seconded by Joshua Peterson. The motion passed (4-1), Ainsley Stelling voting "no". Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, January 5, 2026, at 7:00 p.m. for a second public hearing and final decision.
