

MINUTES
PLANNING AND ZONING COMMISSION
AUGUST 6, 2024

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, August 6, 2024, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair – Karen Locke, Vice-Chair Erum Ali (arrived at 6:40 p.m.), Jack Tidwell, Rick Lewellen, Ainsley Stelling.

Members absent: Joshua Peterson, Francisca Al-waely

Staff members present: Richard E. Luedke, Planning Director; Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Lauren Cook, Planner I; Grace Martin-Young, Planner I; Patty Dominguez, Planning Technician.

Item D: Public Hearings

6. Public Hearing: Consideration of a Zone Change From Planned Development Multi-Family 3 (PD-MF3) District to Planned Development Townhouse Two (PD-TH2) District; on an Approximately 10.207-Acre Tract of Land out of the A. Singleton Survey, Abstract Number 1138; Located at on The Northeast Corner of Lady Tessala Avenue and Essex Drive and a Concept Plan Amendment for The Realm South, Specifically for 54.201 Acres, With 50.562 Acres Located North of Lady Tessala Avenue, Legally Described as 50.562 Acres out of the Amos Singleton Survey, Abstract 1138 and the Benjamin Schoonover Survey, Abstract 1209 Including the Above Referenced 10.207 Acres and Also Including 3.459 Acres Located South of the Intersection of Essex Boulevard and Parker Road (FM 544), Legally Described as Castle Hills H3, Lot 2, Block A as Requested by Patricia Fant, McAdams, On Behalf of Eric Stanley, of Breco Lands CH LLC, the Property Owner. (Case No. 24-04-2-PZ)

Michele Berry, Planning Manager, gave an overview of the subject property with a recommendation to recommend approval of the proposed base zoning change and concept plan amendments as set forth. The applicant Patricia Fant with McAdams gave a presentation of the subject property and spoke in support of the item. Both the applicant Patricia Fant and property owner Eric Stanley with Bright Realty were available for questions. Chair Locke opened the public hearing and acknowledged receipt of email from Vivek Chhabria expressing his opposition to this item.

Rick Vidal, 2801 Hundred Knights Drive, spoke in opposition to five story building on the 3.459 acres site located south of the intersection of Essex Boulevard and Parker Road (FM 544).

Daniel Jung, 733 Lady Tessala Avenue, spoke in opposition, stating that when he purchased the home, he was told there would be an open green space across the street.

Annie Varghese, 713 Lady Tessala Avenue, spoke in opposition, stating she feels deceived as she was told there would be a park across the street. Further stating that multi-family is too much and expressed concerns about home value.

Alan Gonzalez, 805 Lady Tessala Avenue, spoke in opposition to multi-family buildings north of Lady Tessala Avenue, further stating he also feels deceived.

Gina Gervais, 3921 Gildas Lane, spoke in opposition, expressed concern about traffic and speeding.

Allen S Ralph, 3716 Sir Kelly Street, spoke in opposition to this item.

Eric Stanley with Bright Realty, property owner, 901 Carlisle Drive, spoke in support of this item further stating that Bright Realty has nothing to do with American Legend Homes. He went on to explain the history of the 1996 planned development for this area and the planned development after annexation. He offered to meet with residents to answer any questions.

(name unknown), 817 Lady Tessala Avenue, female spoke in opposition to this item.

The following did not speak but filled out a card indicating their opposition:

Luiz Freitas, 757 Lady Tessala Avenue.

Richard Smart, 729 Lady Tessala Avenue.

Chair Locke then proceeded to close the public hearing. Mr. Rick Vidal then requested to speak again. Chair Locke opened the public hearing again.

Rick Vidal, 2801 Hundred Knights Drive, spoke again in opposition to five story building on the 3.459 acres site located south of the intersection of Essex Boulevard and Parker Road (FM 544).

Reg Varghese, 713 Lady Tessala Avenue, spoke in opposition and expressed concerns on speeding.

Daniel Jung, 733 Lady Tessala Avenue, spoke in opposition again and stated he prefers open space.

Frank Schmacling, 3549 Damsel Brooke Street, spoke in opposition and expressed concern with traffic.

With no one else indicating a desire to speak, the public hearing was then closed. Commissioner Tidwell asked about capacity on Parker Road (FM 544). Eric Stanley addressed his question. Commissioner Stelling does not like having multi-family on the 3.459 acres site located south of the intersection of Essex Boulevard and Parker Road (FM 544) and would prefer townhomes along Lady Tessala Avenue. Commissioner Ali sympathized with the residents who felt deceived for being lied to by the home builder. Ali also stated she agrees with Stelling regarding the site located south of the intersection of Essex Boulevard and Parker Road (FM 544). Ali further stated she is familiar with the area and due to lot size as well she does not believe that is a good site for multi-family. There was no further discussion on this item. A motion was made by Erum Ali to recommend approval of the base zone change on approximately 10.207-acre tract of land and a concept plan amendment on approximately 50.562 acres located north of Lady Tessala Avenue, and recommend denial on a concept plan amendment on approximately 3.459 acres located south of the intersection of Essex Boulevard and Parker Road (FM 544). The motion was seconded by Ainsley Stelling. The motion passed unanimously (5-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on August 19, 2024, at 7:00 p.m. for a second public hearing and a final decision.

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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