

MINUTES
PLANNING AND ZONING COMMISSION
MARCH 3, 2026

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 3, 2026, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

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

Members absent: none

Staff members present: Richard E. Luedke, Planning Director; Vashil Fernandez, Planning Manager; Jon Beckham, Senior Planner; Patty Dominguez, Senior Planning Technician.

Item B: Approval of Minutes

1. Consider the minutes of the January 6, 2026, Regular Meeting.

A motion was made by Erum Ali to approve the minutes as presented, seconded by Francisca Al-waely. The motion passed unanimously (7-0).

Item C: Public Hearings

2. Public Hearing: Consideration of an Amendment to Ordinance 0428-22-ZON, Known as the Castle Hills Planned Development, by Amending Section IV, Crown Centre Subdistrict, to Modify Concept Plan Requirements, List of Permitted Uses, Multi-Family Requirements, and Various Site Design and Development Standards. (Case No 25-12-5-PZ)

Jon Beckham, Senior Planner, gave a presentation on two separate but related items (C2 and C3) regarding amendments to the Crown Centre Sub District within the Castle Hills Planned Development. Eric Stanley with Bright Realty was present and available for questions. Chair Locke opened the public hearing. The applicant Marisa Brewer with McAdams was available for questions. 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 text amendments as presented, seconded by Jack Tidwell. The motion passed unanimously (7-0).* Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, April 6, 2026, at 7:00 p.m. for a second public hearing and final decision.

3. Public Hearing: Consideration of an Amendment to Ordinance 0428-22-ZON, Known as the Castle Hills Planned Development, by Amending Section IV, Crown Centre Subdistrict, to Modify the Concept Plan, Framework Plan, and Circulation Cross-Sections; on an Approximately 114.133-Acre Tract of Land out of the Samuel H. Hayden Survey, A-537, the J. E. McWhorter Survey, A-1690, and the B.B.B. And C.R.R. Co. Survey, A-180, Harrison Young Survey, A-1448, With Portions Legally Described as Crown Centre

Tract A Phase 1 Addition, Block A, Lots 5x, 6, 7x, and 9; and Crown Centre Tract B Phase I Addition, Block A, Lot 2; Located on the Southwest Corner of State Highway 121 Business and State Highway 121 (Sam Rayburn Tollway) as Requested by Marissa Brewer, McAdams, On Behalf of Bright Realty, the Property Owner (Case No 25-12-5-PZ).

Staff presented this item with C2. Eric Stanley with Bright Realty and Marisa Brewer with McAdams were both present and available for questions. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. *A motion was made by Erum Ali to recommend approval of the exhibit amendments as presented, seconded by Rick Lewellen. The motion passed unanimously (7-0).* Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, April 6, 2026, at 7:00 p.m. for a second public hearing and final decision.

Item D: Announcements

- Richard E Luedke, Planning Director, introduced new Planning Manager Vashil Fernandez.
- The Commissioners congratulated Richard E Luedke, Planning Director, on his appointment to the American Institute of Certified Planners (AICP) College of Fellows.

Item E: Adjournment

A motion was made by Joshua Peterson to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Rick Lewellen. The motion passed unanimously (7-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:47 p.m.

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

Respectfully Submitted,

Approved,

Vashil Fernandez, AICP
Planning Manager

Karen Locke, Chair
Planning and Zoning Commission