

**MINUTES OF THE SPECIAL CALLED MEETING**

**LEWISVILLE PLANNING BOARD**

**SEPTEMBER 22, 2025 at 6:30 PM**

Lewisville Town Hall

2nd Floor Conference Room



Members Present: Mike Mulligan (Chair)  
Philip May (Vice-Chair)  
Lynn Fulton  
Rob Herald  
Marc Maready  
Don McClain  
Sara Van Huis

Members Excused: None

Members Absent: None

Staff Present: Lynn Cochran, Planning Director  
Elliot Fus, Town Attorney

**1. Call to Order**

Mr. Mulligan called the meeting to order at 6:27 pm. Roll call was performed and a quorum was confirmed with six board members present.

**2. Regular Business**

- a. Mr. Fulton moved to adopt the agenda as written and Mrs. Van Huis seconded. The board voted unanimously to approve the agenda as written (7-0).

**3. Public Comment**

None

**4. Technical Review**

None

**5. Legislative Hearings**

None

**6. Continued Business**

- a. Ongoing discussion of proposed follow-up text amendments to the Lewisville UDO.

Mr. Mulligan summarized the topic of building dimensions in the Downtown Overlay, recapping the points from discussion that occurred during the last regularly scheduled Planning Board meeting. He noted that he had consulted with Town Manager, Stacy Tolbert and that he and Mr. Cochran had discussed the topic. Mr. Mulligan pointed out that this topic was the point of a text amendment several years ago, that incorporated standards to mitigate the potential negative impacts of tall, large and bulky structures in the DTO.

**Members of the Planning Board**

Mike Mulligan (Chair), Philip May (Vice Chair)

Lynn Fulton, Rob Herald, Marc Maready, Don McClain, Sarah Van Huis

Mrs. Van Huis posed a question about new height limits in the DTO and 'grandfathering' existing structures. Mr. Mulligan and Mr. Cochran explained that restricting height in that manner may leave the Town open to litigation.

Mr. Mulligan offered that after further review of the current standards and multiple discussions, it may be best to leave the current standards as they are. Mrs. Van Huis suggested that offering the public as much information as possible in easily understandable format on this subject would be a good idea. Mr. McClain and Mr. Fulton agreed. Mr. May suggested a subcommittee to look at this issue. Mr. McClain and Mr. Fulton offered to work up an executive summary-style document oriented to the general public. The focus will remain on the Downtown Overlay. The Director and the Board will then evaluate the information and consider posting it to the Planning Department website.

Mr. Cochran asked the Board about how they would like the text amendments to be formatted and presented at the October 8, 2025 meeting and received feedback. He also suggested a point of clarification regarding standards of measurement for trees, that the minimum size to be tagged and preserved should equal eight (8) inches diameter at breast height, measured 4.5 feet above grade. The Board agreed. Mr. May offered the Holly Springs tree ordinance for review among the other documents and ordinances under consideration.

For a future point of review, Mr. Cochran relayed to the Board that the upcoming Heritage Crossing site plan will include a request for alternative compliance, particularly regarding the build-to-line standards of the Downtown Overlay and pedestrian connectivity.

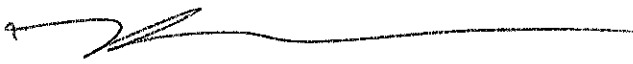
## **7. Updates and Review**

Upcoming regularly scheduled meetings of the Planning Board include:

- a. October 8, 2025
- b. November 12, 2025

## **8. Adjourn**

With no further business, Mr. Mulligan call for a motion to adjourn. Mr. Herald moved to adjourn and Mrs. Van Huis seconded. The Board voted unanimously to adjourn at 7:15 pm (7-0).

  
\_\_\_\_\_  
Mike Mulligan, Chair

12/8/2025  
Date

  
\_\_\_\_\_  
Lynn Cochran, Planning Director

12/8/2025  
Date

(Minutes prepared by Lynn Cochran)

### Members of the Planning Board

Mike Mulligan (Chair), Philip May (Vice Chair)

Lynn Fulton, Rob Herald, Marc Maready, Don McClain, Sarah Van Huis