

MINUTES
PLANNING AND ZONING COMMISSION
JANUARY 6, 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, January 6, 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

Members absent: Joshua Peterson

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

Item B: Approval of Minutes

1. Consider the minutes of the December 16, 2025, Regular Meeting.

A motion was made by Jack Tidwell to approve the minutes as presented, seconded by Ainsley Stelling. The motion passed unanimously (6-0).

Item C: Regular Hearing

2. Consideration of an Alternative Standard Associated With Parking for a Community Center on a 1.00-Acre lot; Legally Described as The Corral, Block 1, Lot 1; Located at 195 West Corporate Drive as Requested by Merriman Anderson Architects, the Applicant, on Behalf of Boys & Girls Clubs of Greater Tarrant County Inc., the Property Owner. (25-04-5-ALTSTD)

Jon Beckham, Senior Planner, gave a brief overview and corrected the request to reflect 23 parking spaces instead of 21, resulting in a 20% reduction. Because the request falls within a specific deviation range, the Commission has the authority to approve without a City Council recommendation. Staff recommended approval. Both the applicant, Jennifer Picquet-Reyes with Merriman Anderson Architects and property owner, John Rosales with Boys and Girls Club were present and available for questions. A question was raised regarding overflow parking for large assemblies; the applicant clarified the building is for youth programming, minimizing public events. John Rosales (Boys and Girls Club) also stated peak hours are 3:30 p.m. to 6:30 p.m. during the school year and 7:30 a.m. to 6:00 p.m. in the summer. There were no further questions. A motion was made by Rick Lewellen to approve the alternative standard with the correction, seconded by Ainsley Stelling. The motion passed unanimously (6-0).

Item D: Public Hearing

3. Public Hearing: Consider a Zone Change From Public Use (PU) District to General Business District (GB); on a 1.00-Acre lot, Legally Described as The Corral, Block 1, Lot 1; Located at 195 West Corporate Drive, as Requested by Merriman Anderson Architects, the Applicant, on Behalf of Boys & Girls Clubs of Greater Tarrant County Inc., the Property Owner. (Case No. 25-12-11-Z)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. Both the applicant, Jennifer Picquet-Reyes with Merriman Anderson Architects and property owner, John Rosales with Boys and Girls Club were present and available for questions. Commissioner Tidwell inquired about pedestrian traffic. Staff noted that pedestrian flow at the Corporate Drive and State Highway 121 Business intersection is currently being studied as part of the entire Business 121 Plan. 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 zone change as presented, seconded by Jack Tidwell. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, January 26, 2026, at 7:00 p.m. for a second public hearing and final decision.

Item E: Announcements

- There were no announcements.

Item F: Adjournment

A motion was made by Francisca Al-waely to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Jack Tidwell. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:40 p.m.

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

Respectfully Submitted,

Approved,

Richard E. Luedke, AICP
Planning Director

Karen Locke, Chair
Planning and Zoning Commission