

**MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 18, 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, November 18, 2025, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair Karen Locke, Vice Chair Erum Ali, Jack Tidwell, Ainsley Stelling, Rick Lewellen, 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 November 4, 2025, Regular Meeting.

A motion was made by Erum Ali to approve the minutes as presented, seconded by Francisca Al-waely. The motion passed unanimously (6-0).

Item C: Regular Hearing

2. Consideration of One Alternative Standard Associated With Landscaping for an Office on Approximately 0.42 Acres; Legally Described as a Portion of Wilkes Addition, Block B, Lot 1R; Located at 535 West Purnell Street, Zoned Office (OD) District, as Requested by Andrew Yeoh of Triangle Engineering, on Behalf of PURNELL PZ LC, the Property Owner. (25-04-5-ALTSTD)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. The applicant was available for questions. Staff confirmed that this site will only have one entry and exit. There was no further discussion. *A motion was made by Rick Lewellen to recommend approval of the alternative standard as presented, seconded by Francisca Al-waely. The motion passed unanimously (6-0).* Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, December 1st, 2025, at 7:00 p.m. for a second regular hearing and final decision.

Item D: Public Hearing

3. Public Hearing: Consideration of a Zone Change From Planned Development - Mixed Use District (PD-MU) to Planned Development - Mixed Use District (PD-MU) With an Amended Concept Plan and Standards; on an Approximately 35.694-Acre Tract of Land Legally Described as Lakeside Crossing Lots 1-5 & 6X Block A, Lots 1-7 & 8X Block B, Lots 1-21 & 22X-23X Block C, Lots 1-23 Block D, Lots 1-2 Block E, Lots 1-8 & 9X Block F, Lots 1-8 & 9X Block G, Lots 1-8 & 9X Block H, Lots 1-6 & 7X Block I, Lots 1-3 & 4X

Block J, Lots 1-18 & 19X-21X Block K, Lots 1-22 & 23X-24X Block L, Lots 1-19 & 20X-21X Block M, Lots 1X Block N, Lots 1-23 & 24X Block O, Lot 1 Block P, Lot 1X Block Q, Lots 1-30 & 31X-32X Block R & Lot 1X Block S; Located at the Northern Terminus of Summit Avenue on the West Side of IH-35E (North Stemmons Freeway) and the East Side of McGee Lane; as Requested by Hannah Haber, McAdams, on Behalf of Mehrdad Moayedi, MM Fronterra LLC, and WBWT LS FRONTERRA LLC the Property Owners. (Case No. 25-08-4-PZ)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. The applicant was available for questions. Staff addressed a question regarding parking regulation. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. There was no discussion. A motion was made by Francisca Al-waely to recommend approval of the zone change with amended concept plan and standards 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, December 15, 2025, at 7:00 p.m. for a second public hearing and final decision.

Item E: Announcements

- There were no announcements from staff.
- Chair Locke wished everyone a Happy Thanksgiving holiday.

Item F: Adjournment

A motion was made by Jack Tidwell to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Ainsley Stelling. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:44 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