

**CORRECTED MINUTES
PLANNING AND ZONING COMMISSION
MAY 19, 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, May 19, 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, Ainsley Stelling, Joshua Peterson, Francisca Al-waely

Members absent: Jack Tidwell

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

Item B: Approval of Minutes

1. Consider the minutes of the April 21, 2026, Regular Meeting.

A motion was made by Joshua Peterson to approve the minutes as presented, seconded by Rick Lewellen. The motion passed unanimously (6-0).

Item C: Public Hearings

2. Public Hearing: Consideration of a Recommendation for Amendments to the Unified Development Code by Amending Article II, Definitions, Article VII, Uses, Parking Requirements, and Supplemental Use Regulations and Certain Distance Requirements, and Article VIII, Off-Street Parking and Loading Standards, of Volume II of the Lewisville City Code, Known as the Unified Development Code, by Adding a New Definition of "Data Center" to Section II.2.1; Adding "Data Center" to Exhibit VII.2.3-4, Non-Residential Zoning Districts, as a New Use in the Accessory and Warehouse and Storage Use Categories and Allowing Such Use in Certain Districts with a Special Use Permit ("SUP"); and Adding "Data Center" to the Parking Requirements Outlined in Exhibit VIII.1.4.1, Minimum Parking Requirement.

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. The proposed amendments to the Unified Development Code, will officially define data centers and require new ones to obtain a special use permit. He noted that the city's two existing data centers were notified of the proposed changes and would become legal nonconforming uses if the amendment passed.

Chair Locke opened the public hearing.

Jonathan Vinson, 2323 Ross Ave Suite 600, Dallas, TX 7502, spoke in opposition on behalf of Digital Realty, which operates an existing data center at 2501 State Highway 121 Business. He expressed concern that reclassifying their property to a "legal nonconforming" status would

complicate commercial financing and hinder future expansion. He requested that the commission consider grandfathering existing data centers, implementing a five-year grace period, or exempting facilities under a specific size threshold, such as 250,000 square feet.

Victoria Morris, 2323 Ross Ave Suite 600, Dallas, TX 75201, spoke in opposition on behalf of Wells Fargo, which operates an air-cooled data center near Edmonds Lane and West Round Grove Road. She explained that the facility is currently undergoing a phased expansion and argued that the proposed amendment would halt construction by forcing them into a lengthy special use permit (SUP) process. She asked the commission to reconsider the amendment or provide a provision allowing existing centers and those already in the permitting process to remain legally conforming.

Richard E. Luedke (City staff), addressed questions regarding the impact on current construction, clarifying that existing code allows projects with permits already submitted to continue their work. He also reassured the commission that the city has successfully utilized the SUP process for 13 years and that many local businesses operate smoothly under legal nonconforming status.

With no one else indicating a desire to speak, the public hearing was then closed. *A motion was made by Rick Lewellen to recommend approval of the Unified Development Code amendments as presented, seconded by Joshua Peterson. The motion passed unanimously (5-0) with Commissioner Francisca Al-waely abstaining from voting.* Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, June 15, 2026, at 7:00 p.m. for a second public hearing and final decision.

3. Public Hearing: Consideration of a Special Use Permit for Communication Antenna (Over 25 Feet in Height) and Communication Support Structure; on a 0.0826-Acre Portion of NEC 1171 & Valley Parkway Addition, Lot 3R2-B, Block B, Phase 1; Located at 1093 West Main Street, Zoned General Business District (GB); as Requested by Ralph Wyngarden, Faulk and Foster on Behalf of Hemphill LLC, the Operator, and TSCA-224 LTD P/S, the Property Owner. (Case No. 26-03-5-SUP)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. A special use permit (SUP) for this exact structure and project had already been approved previously in October 2025. The footprint of the tower had to be shifted by over 10 feet, which automatically triggered the need for a new SUP. Chair Locke opened the public hearing. Chris Patterson, 214 Expo Circle Suite 7, West Monroe, LA 71291, spoke on behalf of Hemphill LLC (the applicant), to explain the reason for the shift was to avoid fiber-optic cables. 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 special use permit as presented, seconded by Erum Ali. The motion passed unanimously (5-0) with Commissioner Francisca Al-waely abstaining from voting.* Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, June 15, 2026, at 7:00 p.m. for a second public hearing and final decision.

Item D: Announcements

There were no announcements.

Item E: Adjournment

A motion was made by Joshua Peterson 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 7:01 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