

MINUTES
PLANNING AND ZONING COMMISSION
APRIL 15, 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, April 15, 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, Joshua Peterson, Francisca Al-waely, Jack Tidwell, Rick Lewellen, Ainsley Stelling.

Members absent: none

Staff members present: Richard E. Luedke, Planning Director; Michele Berry, Planning Manager; Lauren Cook, Planner I; Patty Dominguez, Senior Planning Technician.

Item B1: Approval of Minutes

Consider the minutes of March 18, 2025, 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

Items 3-6

Chair Locke read Items 3 through 6 as one public hearing. Lauren Cook, Planner I, gave a brief overview on all four zone change requests. Staff addressed question regarding the surrounding industrial uses. Chair Locke opened the public hearing for Items C3, C4, C5 and C6. Chair Locke read the following names into the record indicating their support:

Joyce Powell, 635 Willow Street, Lewisville, TX 75057
Tameka Powell, 635 Willow Street, Lewisville, TX 75057
Chastity Ward, 1308 Palisades Drive, Lewisville, TX 75057

With no one indicating a desire to speak, the public hearing for Items C3, C4, C5 and C6 was then closed. There was no discussion. Individual motions were made for reach of the four cases.

3. Public Hearing: Consideration of a Zone Change From Light Industrial (LI) District to Single-Family Residential (7,500 Square-Foot Lot) (R7.5) District, on 0.29 Acres, Legally Described as Lot 4E, Block 10, McKenzie-Hembry Addition; Located at 674 Hardy Street; as Requested by the City of Lewisville. (25-02-5-Z)

A motion was made by Erum Ali to recommend approval of the zone change as presented, seconded by Francisca Al-waely. The motion passed unanimously (7-0).

4. Public Hearing: Consideration of a Zone Change From Light Industrial (LI) District to Single-Family Residential (7,500 Square-Foot Lot) (R7.5) District, on 0.11 Acres, Legally Described as Lot 1C, Block 9, McKenzie-Hembry Addition; Located at 635 Willow Street; as Requested by the City of Lewisville. (25-02-1-Z)

A motion was made by Ainsley Stelling to recommend approval of the zone change as presented, seconded by Francisca Al-waely. The motion passed unanimously (7-0).

5. Public Hearing: Consideration of a Zone Change From Light Industrial (LI) District to Single-Family Residential (7,500 Square-Foot Lot) (R7.5) District, on 0.45 Acres, Legally Described as a Portion of Lot 4, Block 3, McKenzie-Hembry Addition; Located at 629 Hardy Street; as Requested by the City of Lewisville. (25-02-2-Z)

A motion was made by Rick Lewellen to recommend approval of the zone change as presented, seconded by Ainsley Stelling. The motion passed unanimously (7-0).

6. Public Hearing: Consideration of a Zone Change From Light Industrial (LI) District to Single-Family Residential (7,500 Square-Foot Lot) (R7.5) District, on 0.21 Acres, Legally Described as a Portion of Lot 1D, Block 9, McKenzie-Hembry Addition; Located at 630 Willow Street; as Requested by the City of Lewisville. (25-02-4-Z)

A motion was made by Joshua Peterson to recommend approval of the zone change as presented, seconded by Erum Ali. The motion passed unanimously (7-0).

Richard E. Luedke, Planning Director, stated that all four items C3, C4, C5 and C6 would appear before the City Council on May 5, 2025, at 7:00 p.m. for a second public hearing and a final decision.

Item F: Adjournment

A motion was made by Joshua Peterson to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Erum Ali. The motion passed unanimously (7-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 8:17 p.m.

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

Respectfully Submitted,

Approved,

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Michele Berry, AICP
Planning Manager

Karen Locke, Chair
Planning and Zoning Commission

DRAFT