

**MINUTES  
PLANNING AND ZONING COMMISSION  
DECEMBER 16, 2025**

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**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, December 16, 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, Rick Lewellen, Joshua Peterson, Jack Tidwell, Ainsley Stelling, Francisca Al-waely

Members absent: none

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

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**Item B: Approval of Minutes**

1. Consider the minutes of the December 2, 2025, Regular Meeting.

*A motion was made by Erum Ali to approve the minutes as presented, seconded by Ainsley Stelling. The motion passed unanimously (7-0).*

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**Item C: Regular Hearing**

2. Consideration of Two Alternative Standards to Warehouse Distribution Facility and Manufacturing, Light Intensity Supplemental Standards Associated With Landscaping and to IH-35E Corridor Overlay District Standard Associated With Building Materials; on 8.086 Acres, Located at 421 Bennett Lane, 451 Bennett Lane, 475 Bennett Lane, and 493 Bennett Lane, out of the E. Aday Survey, Abstract Number 11; Zoned Light Industrial (LI) District, as Requested by Lindsey Mayer, of Dynamic Engineering Consultants PC, on Behalf of the Owner, LI Bennett 35 TX Owner LLC. (25-07-11-AltStd)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. There was no discussion. *A motion was made by Francisca Al-waely to approve alternative standard a) and recommend approval of alternative standard b) as presented, seconded by Jack Tidwell. The motion passed unanimously (7-0).* Richard E. Luedke, Planning Director, stated alternative standard b) would be considered by the City Council on Monday, January 26, 2026, at 7:00 p.m. for a final decision.

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**Item D: Public Hearing**

3. Public Hearing: Consideration of a Special Use Permit for Warehouse Distribution Facility and Manufacturing, Light Intensity; on Approximately 8.086 Acres out of the E. Aday Survey, Abstract Number 11; Located at 421 Bennett Lane, 451 Bennett Lane, 475 Bennett Lane, and 493 Bennett Lane, Zoned Light Industrial (LI) District; as Requested by Lindsey Mayer, Dynamic Engineering Consultants, PC on Behalf of LI Bennett 35 TX Owner LLC, NCI Unlimited Inc, and Teresa Rather LLC, the Property Owners. (Case No. 25-10-14-SUP)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. The applicant, James Yu, was available for questions. Commissioner Ali recalled the previous application and asked if the city had received any emails or concerns from residents in the nearby residential area. Staff confirmed that no communication had been received this time. They noted that the developer had engaged with the community during the original SUP process in September. The developer also confirmed they had not received any further inquiries. Commissioner Tidwell pointed out a comment in the backup memo suggesting the site would likely not have 24-hour trucking and asked for confirmation on this. James Yu clarified that the building type and location are better suited for regional distribution users with typical business hours rather than high-intensity 24/7 users like Amazon. He stated it is highly unlikely to be a 24/7 operation but cannot guarantee that a future tenant will not operate 24/7. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. There was no further discussion. *A motion was made by Erum Ali to recommend approval of the special use permit as presented, seconded by Rick Lewellen. The motion passed unanimously (7-0).* 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.

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**Item E: Announcements**

- Richard E. Luedke, Planning Director, wished everyone happy holidays.

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**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 (7-0).* There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:41 p.m.

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

Respectfully Submitted,

Approved,

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Richard E. Luedke, AICP  
Planning Director

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Karen Locke, Chair  
Planning and Zoning Commission