

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 D: Public Hearing

2. 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.
