

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**SEPTEMBER 2, 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, September 2, 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, Rick Lewellen, Ainsley Stelling, Francisca Al-waely

Members absent: Joshua Peterson

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

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**Item B: Approval of Minutes**

1. Consider the minutes of August 5, 2025, Regular Meeting.

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

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**Item C: Regular Hearing**

2. Consideration of an Alternative Standard to the IH-35E Corridor Overlay District Standard Associated With Building Orientation; on 1.94 Acres, Located on the Northwest Corner of IH-35E and FM 407; Legally Described as Blake C Bowen Addition, Block A, Lot 2B; Zoned Light Industrial (LI), as Requested by Daniel Stewart, of Development Engineering Consultants LLC, on Behalf of the Property Owner, Lewisville 407 & 35 P/S. (25-07-10-AltStd)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. The applicant was present and available for questions. There was no discussion. A motion was made by Francisca Al-waely to recommend approval of alternative standard 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, September 15, 2025, at 7:00 p.m. for a final decision.

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**Item D: Presentation**

3. Receive Update and Provide Feedback on the Lewisville 2035 Vision Plan.

Michele Berry, Planning Manager, gave an update and brief presentation on the Lewisville 2035 Vision Plan. There was no discussion.

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**Item E: Announcements**

There were no announcements.

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**Item F: Adjournment**

A motion was made by Rick Lewellen to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Jack Tidwell. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:40 p.m.

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

Respectfully Submitted,

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Michele Berry, AICP  
Planning Manager

Approved,

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Karen Locke, Chair  
Planning and Zoning Commission