

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

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 1 abstained 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.