

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**AUGUST 5, 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, August 5, 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, Jack Tidwell (arrived at 6:33 p.m.), Rick Lewellen, Ainsley Stelling, Francisca Al-waely

Members absent: none

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

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**Item D: Public Hearings**

6. Public Hearing: Consideration of a Special Use Permit for Warehouse Distribution Facility and Manufacturing, Light Intensity; on Approximately 6.986 Acres Out of The E. Aday Survey, Abstract Number 11; Located at 421 Bennett Lane & 451 Bennett Lane, Zoned Light Industrial District (LI) and Agricultural Open Space (AO) With Pending Zone Change to Light Industrial (LI); as Requested by Lindsey Mayer, Dynamic Engineering Consultants, PC on behalf of Eduardo & Ana Ortuno and Rafael & Alfredo Corona, the Property Owners. (Case No. 25-04-6-SUP)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. The applicant was present and available for questions. Chair Locke opened the public hearing. James Yu with Lovett Industrial, the applicant, spoke in support and stated they reached out to all the neighbors along Pine Street. They did hear back from two people with traffic concerns. They have done a traffic analysis and have addressed some of their concerns by changing the orientation of the driveway and right turn lane on the site plan. 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 Jack Tidwell. The motion passed unanimously (7-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on September 8, 2025, at 7:00 p.m. for a second public hearing and a final decision.

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**Item G: Adjournment**

A motion was made by Joshua Peterson to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Jack Tidwell. The motion passed unanimously (7-0). There being no

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other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:49 p.m.

DRAFT

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