

MINUTES
PLANNING AND ZONING COMMISSION
OCTOBER 7, 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, October 7, 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, Francisca Al-waely, Joshua Peterson

Members absent: Rick Lewellen

Staff members present: Richard E. Ludke, Planning Director; Jon Beckham, Senior Planner; Patty Dominguez, Senior Planning Technician; Jose Marines, Senior Administrative Analyst.

Item B: Approval of Minutes

1. Consider the minutes of the September 16, 2025, Regular Meeting.

A motion was made by Jack Tidwell to approve the minutes as presented, seconded by Ainsley Stelling. The motion passed unanimously (6-0).

Item C: Public Hearing

2. Public Hearing: Consideration of a Zone Change From Light Industrial (LI) District and Specific Use (SU) District to Planned Development - Light Industrial (PD-LI) District, on 52.589 Acres Legally Described as First Broadcasting Addition, Block A, Lot 1 and Block B, Lot 1; Located on the East Side of Huffines Boulevard, Approximately 1,000 Feet West of Holfords Prairie Road on Both the North and South Sides of the Future Corporate Drive; as Requested by Pulley Studios, Inc., and Prologis the Applicant, on Behalf of Dallas Broadcasting LLC, the Property Owners. (25-04-3-PZ)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. The applicant was available for questions. Jose Marines with the Parks and Recreation Department was also available for questions. Staff stated maintenance details for the trail and natural areas are still pending a future agreement between the Parks Department and the applicant. Chair Locke opened the public hearing. The applicant, Robert Dawson with Halff Associates, addressed concerns about the protection of existing trees and vegetation during construction, confirming that standard protective measures (e.g., orange fencing) and a prior tree survey have been completed, particularly around the large culvert system necessary for the western drive of Tract 2. With no one else indicating a desire to speak, the public hearing was then closed. *A motion was made by Erum Ali to recommend approval of the zone change as presented, seconded by Joshua Peterson. The motion passed unanimously (6-0).* Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, November 3, 2025, at 7:00 p.m. for a second public hearing and final decision.

Item D: Announcements

Richard E. Luedke, Planning Director, stated that several staff members are out participating in National Night Out which is being used for community engagement regarding the 2035 Plan and encouraged Commissioners to participate in their neighborhood.

Item E: 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 (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:45 p.m.

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

Respectfully Submitted,

Approved,

Richard E. Luedke, AICP
Planning Director

Erum Ali, Vice Chair
Planning and Zoning Commission