

**EXCERPT OF THE DRAFT MINUTES
PLANNING AND ZONING COMMISSION**

SEPTEMBER 2, 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, 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.

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.

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

Respectfully Submitted,

Michele Berry, AICP
Planning Manager

Approved,

Karen Locke, Chair
Planning and Zoning Commission