

MINUTES
PLANNING AND ZONING COMMISSION

DECEMBER 16, 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, December 16, 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, Rick Lewellen, Joshua Peterson, Jack Tidwell, Ainsley Stelling, Francisca Al-waely

Members absent: none

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

Item B: Approval of Minutes

1. Consider the minutes of the December 2, 2025, Regular Meeting.

A motion was made by Erum Ali to approve the minutes as presented, seconded by Ainsley Stelling. The motion passed unanimously (7-0).

Item C: Regular Hearing

2. Consideration of Two Alternative Standards to Warehouse Distribution Facility and Manufacturing, Light Intensity Supplemental Standards Associated With Landscaping and to IH-35E Corridor Overlay District Standard Associated With Building Materials; on 8.086 Acres, Located at 421 Bennett Lane, 451 Bennett Lane, 475 Bennett Lane, and 493 Bennett Lane, out of the E. Aday Survey, Abstract Number 11; Zoned Light Industrial (LI) District, as Requested by Lindsey Mayer, of Dynamic Engineering Consultants PC, on Behalf of the Owner, LI Bennett 35 TX Owner LLC. (25-07-11-AltStd)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. There was no discussion. *A motion was made by Francisca Al-waely to approve alternative standard a) and recommend approval of alternative standard b) as presented, seconded by Jack Tidwell. The motion passed unanimously (7-0).* Richard E. Luedke, Planning Director, stated alternative standard b) would be considered by the City Council on Monday, January 26, 2026, at 7:00 p.m. for a final decision.

Item F: Adjournment

A motion was made by Francisca Al-waely to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Jack Tidwell. The motion passed unanimously (7-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:41 p.m.

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

Respectfully Submitted,

Richard E. Luedke, AICP
Planning Director

Approved,

Karen Locke, Chair
Planning and Zoning Commission