

MINUTES
PLANNING AND ZONING COMMISSION
DECEMBER 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, December 2, 2025, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair Karen Locke, Joshua Peterson, Jack Tidwell, Ainsley Stelling, Francisca Al-waely

Members absent: Vice Chair Erum Ali, Rick Lewellen

Staff members present: Richard E. Luedke, Planning Director; Jon Beckham, Senior Planner; Lily Sutton, Planner I; Patty Dominguez, Senior Planning Technician.

Item B: Approval of Minutes

1. Consider the minutes of the November 18, 2025, Regular Meeting.

A motion was made by Ainsley Stelling to approve the minutes as presented, seconded by Francisca Al-waely. The motion passed unanimously (5-0).

Item C: Regular Hearing

2. Consideration of an Alternative Standard Associated With Landscaping for a Restaurant on Approximately 1.99 Acres; Legally Described as a Portion of Bennigan's Addition, Block A, Lot 1A-R; Located at 2290 South Stemmons Freeway, Zoned General Business (GB) District, as Requested by Warren Hilla of Dynamic Engineering Consultants, PC, on Behalf of Tweaker Energy Corp, the Property Owner. (25-10-14-ALTSTD)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. Staff addressed questions regarding the landscaping details related to the requested variance. There was no further discussion. *A motion was made by Joshua Peterson to approve the alternative standard as presented, seconded by Jack Tidwell. The motion passed unanimously (5-0).* Richard E. Luedke, Planning Director, stated there is no final action by the City Council and stands as approved.

Item D: Public Hearing

3. Public Hearing: Consideration of a Zone Change From Old Town Mixed-Use Two (OTMU-2) District to Planned Development - Old Town Mixed-Use Two (PD-OTMU-2) District on 0.6158 Acres Legally Described as Lots 5, 6 and a Portion of Lots 11 and 12, Block 3, O.B. Dick Subdivision, Located at the Southwest Corner of South Cowan Avenue and Hickory Street, as Requested by Steven Homeyer, Homeyer Engineering Inc., on Behalf of 421 S Cowan St LLC., the Property Owner. (Case No. 24-12-3-PZ)

Lily Sutton, Planner I, gave a brief overview and staff's recommendation. Staff has received two letters of opposition. Reasons for opposition included: Potential change in property values/density not fitting the area. The existing trees were not in good enough condition to act as a living screen. Staff noted the applicant's tree exhibit showed only three trees in poor condition, and none of those appeared to be directly along the southern property line. The applicant was available for questions. Chair Locke opened the public hearing. Two names were read into the record: William P. Wedge and Diana Blaydes, who had previously contacted the Planning Department. With no one indicating a desire to speak, the public hearing was then closed. Commissioner Stelling voiced concerns mirroring the opposition, specifically noting the small size of the property, the busy nature of Cowan Street, the waiver of the screening wall, and the small 18-foot drive. There was no further discussion. A motion was made by Francisca Al-waely to recommend approval of the zone change as presented, seconded by Joshua Peterson. The motion passed (4-1), Ainsley Stelling voting "no". Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, January 5, 2026, at 7:00 p.m. for a second public hearing and final decision.

Item E: Announcements

- Richard E. Luedke, Planning Director, announced that Lily Sutton, Planner I, passed the American Institute of Certified Planners (AICP) exam and has earned the credential of a candidate.

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 (5-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:48 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

Karen Locke, Chair
Planning and Zoning Commission