

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**JULY 15, 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 6:35 p.m. on Tuesday, July 15, 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, Rick Lewellen, Ainsley Stelling, Francisca Al-waely

Members absent: none

Staff members present: Michele Berry, Planning Manager; Lily Sutton, Planner I; Lauren Cook, Planner I; Patty Dominguez, Senior Planning Technician; Chris McGinn, Director of Neighborhood and Inspection Services.

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**Item C: Regular Hearing**

3. Tabled Regular Hearing: Consideration of Three Alternative Standards to I-35E Corridor Overlay District Standards Associated With Secondary Walkways, Loading Areas, and Building Orientation; on 26.84 Acres, Located on the North Side of Valley Ridge Boulevard Approximately 1000 Feet West of the Intersection of Valley Ridge Boulevard and North Mill Street; Legally Described as Valley Ridge Business Park East, Block B, Lots 3, 4 and 6; Zoned Light Industrial (LI) District, as Requested by Iris Herrejon, of Kimley-Horn, on Behalf of the Owner, Constellation REP. (25-03-4-AltStd)

Lauren Cook, Planner I, gave a brief overview and updated staff's recommendation. Staff addressed question regarding access. A motion was made by Erum Ali to recommend approval of alternative standards a) and c) as presented and table alternative standard b) pending approval letter from the cemetery, seconded by Jack Tidwell. The motion passed unanimously (7-0).

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**Item F: Adjournment**

A motion was made by Erum Ali to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Francisca Al-waely. The motion passed unanimously (7-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 7:43 p.m.

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

Respectfully Submitted,

Approved,

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Michele Berry, AICP  
Planning Manager

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Karen Locke, Chair  
Planning and Zoning Commission