

**MINUTES  
PLANNING AND ZONING COMMISSION  
SEPTEMBER 16, 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 6:30 p.m. on Tuesday, September 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, Jack Tidwell, Rick Lewellen, Ainsley Stelling, Francisca Al-waely, Joshua Peterson

Members absent: none

Staff members present: Richard E. Ludke, Planning Director; Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Lauren Cook, Planner I; Patty Dominguez, Senior Planning Technician.

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**Item B: Approval of Minutes**

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

*A motion was made by Jack Tidwell to approve the minutes as presented, seconded by Rick Lewellen. The motion passed unanimously (7-0).*

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**Item C: Public Hearing**

2. Public Hearing: Consideration of a Special Use Permit for Communication Antenna (Over 25 Feet in Height) and Communication Support Structure; on a 0.0826-Acre Portion of NEC 1171 & Valley Parkway Addition, Lot 3R2-B, Block B, Phase 1; Located at 1093 West Main Street, Zoned General Business District (GB); as Requested by Ralph Wyngarden, Faulk and Foster on behalf of Hemphill LLC, the Operator, and TSCA-224 LTD P/S, the Property Owner. (Case No. 25-06-10-SUP)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. Staff noted that the final plan for the tower's location may shift 35 feet to accommodate communication lines recently discovered on the property. The final version of the plan will be ready before the City Council meeting. This information was provided to staff by the applicant prior to the meeting. The applicant was present and available for questions. Staff addressed question regarding replating. Chair Locke opened the public hearing. The applicant, Ralph Wyngarden, spoke in support and further stated that if the communication lines cannot be resolved or relocated, the second choice is to shift the tower 35 feet west on the same parcel, with no other design changes. The pole will not have flashing lights at night as lighting is not required. One commissioner, Francisca Al-Waely, recused herself from the vote because the location is within 200 feet of her workplace. She stepped away from the dais at 6:40 p.m. Staff confirmed no public comments were received. 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 special use permit as presented, seconded by Ainsley Stelling. The motion passed unanimously (6-0), with Francisca Al-waely recusing herself.* Richard E. Luedke,

Planning Director, stated that this item would be considered by the City Council on Monday, October 20, 2025, at 7:00 p.m. for a second public hearing and final decision.

Commissioner Francisca Al-waely returned to the dais at 6:41 p.m.

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**Item D: Regular Hearing**

3. Consideration of an Alternative Standard Associated With Exterior Lighting for Feather Smash Outdoor Courts; on an Approximately 1.10-Acre Tract Out of the H.H. Smith Survey, Abstract No. 1576; Located on the South Side of East Vista Ridge Mall Drive, Approximately 200-Foot West of Highview Lane; Zoned Light Industrial (LI) District, as Requested by Saurabh Shah, PE, of AARI Engineering LLC, on Behalf of FEATHERS SMASH LLC, the Property Owner. (25-08-12-AltStd)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. Staff addressed questions regarding reflectivity, lighting, hours of operation, and dark skies initiative. A motion was made by Rick Lewellen to recommend approval of alternative standard as presented, seconded by Joshua Peterson. The motion passed unanimously (7-0). Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, October 6, 2025, at 7:00 p.m. for a final decision.

Prior to adjournment, Michele Berry, Planning Manager announced that the first community workshop for the Lewisville 2035 Vision Plan will be held on Thursday, September 18, 2025, from 5:00 p.m. – 8:00 p.m. at the Lewisville Grand Theater, 100 N. Charles St. The event is "come and go" and will feature speakers at the bottom of each hour. Live music by Old Town Brass will kick off the event, and a hotdog dinner with chips and fruit will be provided. Everyone is encouraged to attend.

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**Item E: Adjournment**

A motion was made by Jack Tidwell to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Joshua Peterson. The motion passed unanimously (7-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:50 p.m.

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

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Respectfully Submitted,

Approved,

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Michele Berry, AICP  
Planning Manager

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Karen Locke, Chair  
Planning and Zoning Commission