

MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 4, 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, November 4, 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, Ainsley Stelling, Joshua Peterson, Rick Lewellen

Members absent: Francisca Al-waely

Staff members present: Richard E. Luedke, Planning Director; Patty Dominguez, Senior Planning Technician; Jose Marines, Senior Administrative Analyst; Marcus Gallegos, Assistant Director Parks and Recreation.

Item B: Approval of Minutes

1. Consider the minutes of the October 21, 2025, Regular Meeting.

A motion was made by Joshua Peterson to approve the minutes as presented, seconded by Jack Tidwell. The motion passed unanimously (6-0).

Item C: Public Hearing

2. Public Hearing: Consider a Recommendation Amending the Unified Development Code Sections Pertaining to Parkland Dedication and Tree Mitigation, the City Code of Ordinances Pertaining to Commercial Landscaping and Tree Mitigation Fees.

Chair Locke opened the public hearing. Jose Marines, Senior Administrative Analyst, presented proposed adjustments based on Commission feedback from the October 21st meeting, and staff's recommendation. Staff confirmed that the removal of Sawtooth Oak was based on research and recommendations from federal entities (Forest Service/Park Service) and that the code amendments and tree protections apply only to commercial properties and developers' development, and not to private residential properties. Commissioner Peterson expressed satisfaction with the adjustment to protect Oaks and Cottonwoods at the 12-inch DBH size. With no one indicating a desire to speak, the public hearing was then closed. A motion was made by Joshua Peterson to recommend approval of the amendments to the Unified Development Code as presented, seconded by Erum Ali. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, December 1st, 2025, at 7:00 p.m. for a second public hearing and final decision.

Item D: Announcements

Richard E. Luedke, Planning Director, announced that the Planning Staff and three Council Members attended the annual State Planning Conference (October 22nd–24th) hosted by the American Planning Association, Texas Chapter, and reported that Lewisville received two honors:

1. Planning Excellence Award: Received for the 20th consecutive year.
2. Planning Achievement Award (Gold Level): For Public Outreach regarding the Lewisville Backyard Cottage Design Competition.

Item E: Adjournment

A motion was made by Rick Lewellen to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Jack Tidwell. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:44 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