

MINUTES
PLANNING AND ZONING COMMISSION
JULY 1, 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, July 1, 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: Richard E. Luedke, Planning Director; 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.

Item D: Public Hearings

6. Public Hearing: Consideration of a Zone Change From Light Industrial (LI) District to Planned Development - Light Industrial (PD-LI) District, on 20.11 Acres, Legally Described as Lots 3AR-1 and 3AR-2, Block J Vista Ridge; Located at 800 State Highway 121 Bypass and 2780 Lake Vista Drive; as Requested by Halff Associates, Inc., the Applicant, on Behalf of Bank of American N A, the Property Owner. (25-04-4-PZ)

Michele Berry, Planning Manager, gave a presentation and provided updated exhibit documents and staff's recommendation. The applicant Scott Krikorian with Trammell Crow Company (Developer) gave a presentation and spoke in support. Mr. Krikorian addressed questions regarding a planned development vs light industrial zoning district and traffic impact. Daniel Box with Winstead PC was also present and available for questions. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. A motion was made by Francisca Al-waely to recommend approval of the planned development zone change with the updated exhibits as presented, seconded by Erum Ali. The motion passed unanimously (7-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on July 21, 2025, at 7:00 p.m. for a second public hearing and a final decision.

Item F: Adjournment

A motion was made by Erum Ali 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 7:22 p.m.

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

**MINUTES
JULY 1, 2025**

Page 2

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

Karen Locke, Chair
Planning and Zoning Commission