

**EXCEPRT OF THE DRAFT 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 D: Public Hearings**

5. Public Hearing: Consideration of a Zone Change From Agriculture Open Space District (AO) to Light Industrial District (LI); on Approximately 3.027 Acres of Land out of the Edmond Aday Survey, Abstract Number 11, Located at 421 Bennett Lane as Requested by James Yu, Lovett Industrial LLC, on Behalf of Eduardo and Ana Ortuno, the Property Owners. (Case No. 25-04-9-Z)

Lily Sutton, Planner I, gave a brief overview and staff's recommendation. The applicant was present and available for questions. Staff addressed questions regarding notifications to surrounding property owners. Staff also stated that no public comments have been received. Chair Locke opened the public hearing. James Yu with Lovett Industrial, the applicant, spoke in support and stated they reached out to all the neighbors along Pine Street. They did hear back from one person with traffic concerns. They have done a traffic analysis and have addressed some of their concerns. Mr. Yu also addressed questions regarding the business use of this site. 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 zone change as presented, seconded by Rick Lewellen. The motion passed unanimously (7-0).*

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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