

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**MAY 6, 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, May 6, 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, Francisca Al-waely, Rick Lewellen, Ainsley Stelling.

Members absent: Jack Tidwell

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

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**Item C: Regular Hearings**

2. Consideration of One Alternative Standard Associated with Landscaping Standards for Sam's Club; on 10.51 Acres, Located at 751 West Main Street, Legally Described as Valley Ridge Business Park West, Lot 4-R1R, Block C; Zoned General Business (GB), as Requested by Coby Chambliss, of Kimley-Horn, on Behalf of the Owner, Wal-Mart Stores #18-6381. (25-04-6-AltStd)

Michele Berry, Planning Manager, gave a brief overview and staff's recommendation. There was no discussion. Kenzie Porter, 801 Cherry Street, Fort Worth, Texas 76102, was present and available for questions. A motion was made by Francisca Al-waely to recommend approval of the alternative standard as presented, seconded by Rick Lewellen. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on May 19, 2025, at 7:00 p.m. for a second regular hearing and a final decision.

**Item F: Adjournment**

A motion was made by Rick Lewellen to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Joshua Peterson. The motion passed unanimously (6-0). 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.

Respectfully Submitted,

Approved,

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Michele Berry, AICP  
Planning Manager

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Karen Locke, Chair  
Planning and Zoning Commission