

MINUTES
PLANNING AND ZONING COMMISSION
OCTOBER 21, 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 Vice Chair Erum Ali at 6:30 p.m. on Tuesday, October 21, 2025, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Vice Chair Erum Ali, Jack Tidwell (arrived at 6:42 p.m.), Ainsley Stelling, Francisca Al-waely, Joshua Peterson, Rick Lewellen

Members absent: Chair Karen Locke

Staff members present: Michele Berry, Senior Planner Part-time; Lauren Cook, Planner I; Lily Sutton, Planner I; Patty Dominguez, Senior Planning Technician; Jose Marines, Senior Administrative Analyst; Stacie Anaya, Director Parks and Recreation.

Item C: Public Hearings

3. Public Hearing: Consideration of a Special Use Permit for a Contractor's Yard; on Approximately 4.967 Acres Out of The J.W. Haven Survey, Abstract Number 541; Located on the North Side of East Main Street Approximately 200 Feet West of Valley Ridge Boulevard, Zoned Heavy Industrial (HI) District; as Requested by Sean Faulkner, Foresite Group LLC on Behalf of Koble Investment Property I LLC, the Property Owner. (Case No. 25-03-4-SUP)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. The applicant was available for questions. There was a question about the type of contractors' yard. Staff clarified it was a utility contractor. Vice Chair Ali opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. A motion was made by Rick Lewellen to recommend approval of the special use permit as presented, seconded by Francisca Al-waely. The motion passed unanimously (5-0). Michele Berry, Senior Planner, stated that this item would be considered by the City Council on Monday, November 17, 2025, at 7:00 p.m. for a second public hearing and final decision.

Item F: Adjournment

A motion was made by Joshua Peterson to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Ainsley Stelling. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 7:30 p.m.

MINUTES
OCTOBER 21, 2025

Page 2

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

Respectfully Submitted,

Richard E. Luedke, AICP
Planning Director

Approved,

Karen Locke, Chair
Planning and Zoning Commission