

MINUTES
PLANNING AND ZONING COMMISSION
JULY 7, 2026

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 7, 2026, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair Karen Locke, Vice Chair Erum Ali, Rick Lewellen, Ainsley Stelling, Joshua Peterson, Francisca Al-waely, Jack Tidwell

Members absent: none

Staff members present: Richard E. Luedke, Planning Director; Vashil Fernandez, Planning Manager; Michele Berry, Senior Planner; Lauren Cook, Planner I; Patty Dominguez, Senior Planning Technician

Item D: Public Hearings

4. PUBLIC HEARING: Consideration of an Ordinance Granting a Special Use Permit for a Smoking Establishment; on a Portion of Approximately 1.828-Acre Tract, Legally Described as Lot 3R1, Block C, Highpoint Oaks; Located at 2680 Denton Tap Road, Zoned Light Industrial District (LI); as Requested by Naheed Vellani, the Applicant, on Behalf of Hilltop Corner LLC, the Property Owner. (Case No. 26-05-8-SUP)

Lauren Cook, Senior Planner, gave a brief overview of the special use permit request and stated that the staff's recommendation has been updated to recommend approval after consulting with the applicant and confirming with the police department that there were no prior negative incidents involving the property or business owners. An updated narrative letter provided by the applicant was passed out to the Planning and Zoning Commission. There were no questions. Chair Locke opened the public hearing. The applicant, Naheed Vellani, stepped forward to make herself available for questions. With no one else indicating a desire to speak, the public hearing was then closed. A motion was made by Joshua Peterson to recommend approval of the special use permit as presented, seconded by Francisca Al-waely. The motion passed (6-1) with Commissioner Ainsley Stelling voting "no". Richard E. Luedke, Planning Director, stated that this item would appear before the City Council on Monday, August 3, 2026 at 7:00 p.m. for a second public hearing and a final decision.

Item G: Adjournment

A motion was made by Joshua Peterson to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Francisca Al-waely. The motion passed unanimously (7-0). There

MINUTES
JULY 7, 2026

Page 2

being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:53 p.m.

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

Respectfully Submitted,

Approved,

Vashil Fernandez, AICP
Planning Manager

Erum Ali, Chair
Planning and Zoning Commission