

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 B: Approval of Minutes

1. Consider the Minutes of the June 23, 2026 Special-Called Meeting.

A motion was made by Erum Ali to approve the minutes as presented, seconded by Jack Tidwell. The motion passed unanimously (7-0).

Item C: Regular Hearing

2. Consideration of Three Alternative Standards Associated with Landscape Standards and Building Materials in the IH-35E Corridor Overlay Core Subdistrict; on 0.5211 Acres, Located at 1844 N Stemmons Freeway, Legally Described as Jeswood Addition, Lot 1, Block A; Zoned General Business (GB) District, as Requested by Mozharul Islam, of Civil Urban Associates, LLC., on Behalf of the Property Owner, Myasin Investments LLC (Case No. 26-04-5-AltStd)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. There was discussion regarding the TxDot right-of-way, front parking and front landscape buffer. There were no other questions. *A motion was made by Rick Lewellen to recommend approval of the three alternative standards as presented, seconded by Ainsley Stelling. The motion passed unanimously (7-0).* Richard E. Luedke, Planning Director, stated that this item will be considered by the City Council for final consideration on Monday, August 3, 2026 at 7:00 p.m.

Item D: Public Hearings

3. PUBLIC HEARING: Consider an Ordinance Amending Article III “Development and Zoning Procedures” of Volume II of The Lewisville City Code, Known as the Unified Development Code, by Amending, Chapter III.6, “Zoning Petitions and Procedures” to Clarify and Streamline the Zoning Petition Process, Including Appeals, and Align Notification Procedures With State Statutes, Amending Chapter III.10, “Zoning Regulation Text Amendments and Procedures” to Broaden its Application to all Text Amendments to the Unified Development Code and to Clarify and Streamline the Text Amendment Process, Including Appeals, and Align Notification Procedures With State Statutes; and Deleting Chapter III.11, “Procedures for all Other Text Amendments”; Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date.

Michele Berry, Senior Planner, gave a brief overview of the amendments and staff’s recommendation. Commissioner Tidwell asked if overlapping the advertising periods would hinder the Commission's ability to table an item. Staff confirmed that the Commission retains full authority to table items, though doing so creates a ripple effect of extra administrative work to adjust the City Council's agenda. This tool will be used to streamline the timeline for high-priority or straightforward applications. There were no other 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 Joshua Peterson to recommend approval of the amendments as presented, seconded by Jack Tidwell. The motion passed unanimously (7-0). 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.

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 E: Other Business

5. Selection of Chair and Vice Chair.

A motion was made by Karen Locke to select Erum Ali as Chair, seconded by Francisca Al-waely. The motion passed unanimously (7-0).

A motion was made by Erum Ali to select Karen Locke as Vice Chair, seconded by Francisca Al-waely. The motion passed unanimously (7-0).

Item F: Announcements

There were no announcements.

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 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