

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**MAY 6, 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 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 Alwaely, 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.

---

**Item D: Public Hearing**

4. Public Hearing: Consideration of a Special Use Permit for a Self-Service Storage Facility; on Approximately 3.97 Acres, Legally Described as Highpoint Oaks Addition, Lot 3R2, Block C; Located at 2710 Denton Tap Road, Zoned Light Industrial District (LI); as Requested by Extra Space Storage, Inc. and Masterplan, on Behalf of Sovran Acquisition LP, the Property Owner (Case No. 25-02-1-SUP)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. The applicant Dallas Cothrum with Masterplan Consultants, 3333 Welburn, Dallas, Texas gave a presentation and spoke in support. The applicant clarified they have not received any opposition to their request. 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 Ainsley Stelling to recommend approval of the special use permit as presented, seconded by Erum Ali. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on June 2, 2025, at 7:00 p.m. for a second public 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,

**MINUTES**  
**MAY 6, 2025**

**Page 2**

---

Michele Berry, AICP  
Planning Manager

---

Karen Locke, Chair  
Planning and Zoning Commission

DRAFT