

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

2. Public Hearing: Consideration of a Special Use Permit for Automotive Repair (Minor) and Car Wash; on Approximately 1.22 Acres, Legally Described as Lot 3, Block A, Corners at Valley Parkway Addition, Located at West 1111 Round Grove Road (F.M. 3040), Zoned Local Commercial (LC); as Requested by Tarek Bazzi, Kwik Kar, on Behalf of Royss LLC, the Property Owner. (Case No. 25-07-11-SUP)

Lily Sutton, Planner I, gave a brief overview and staff's recommendation. The applicant was available for questions. 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 Francisca Al-waely to recommend approval of the special use permit as presented, seconded by Rick Lewellen. 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.

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

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Respectfully Submitted,

Richard E. Luedke, AICP
Planning Director

Approved,

Karen Locke, Chair
Planning and Zoning Commission