

**MINUTES  
PLANNING AND ZONING COMMISSION  
OCTOBER 1, 2024**

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**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 1, 2024, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Vice-Chair Erum Ali, Jack Tidwell, Rick Lewellen, Joshua Peterson, Ainsley Stelling

Members absent: Francisca Al-waely, Chair – Karen Locke

Staff members present: Richard E Luedke, Planning Director; Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Patty Dominguez, Senior Planning Technician.

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**Item B1: Approval of Minutes**

Consider the minutes from the September 17, 2024, regular meeting. *A motion was made by Jack Tidwell to approve the minutes as presented, seconded by Joshua Peterson. The motion passed unanimously (5-0).*

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**Item C: Public Hearing**

2. Public Hearing: Consideration of a Special Use Permit for Automotive Repair (Minor); on Approximately 1.5871-Acres Tract, Legally Described as Lot 9, Block A, Fairway Business Park; Located at 1504 Eagle Court, Zoned Light Industrial District (LI); as Requested by Texas Star Automotive Services, on Behalf of AIP Eagle Court, LLC, the Property Owner. (Case No. 24-08-15-SUP)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. Lewellen asked about overnight customer vehicles. Staff stated that any vehicle kept overnight would need to be stored inside the building. The Vice Chair Ali opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. There was no discussion. *A motion was made by Rick Lewellen to recommend approval of the special use permit as presented, seconded by Ainsley Stelling. The motion passed unanimously (5-0).* Richard E Luedke, Planning Director, stated that the item would appear before the City Council on November 4, 2024, at 7:00 p.m. for a second public hearing and a final decision.

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**Item D: Announcements**

- Michele Berry, Planning Manager, stated Western Days Festival was this past weekend and that the backyard cottage was there. Further stated that the planning staff gathered input for the Old Town Master Plan update. Also, further stated that on October 15, 2024 there will be a joint workshop session of the Planning and Zoning Commission with City Council at 6:00 p.m. in the Council Conference Room to talk about the Business 121 Plan update. The regular Planning and Zoning Commission meeting will follow and start at 7:00 p.m.

- Richard E Luedke, Planning Director, stated that on Monday, October 7, 2024 at 7:00 p.m. during City Council meeting, the mayor will read and present a proclamation proclaiming the month of October 2024 as Community Planning Month, and invited the Planning and Zoning Commissioners to attend.

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**Item E: Adjournment**

*A motion was made by Rick Lewellen to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Ainsley Stelling. The motion passed unanimously (5-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:37 p.m.*

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

Respectfully Submitted,

Approved,

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Michele Berry, AICP  
Planning Manager

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Karen Locke, Chair  
Planning and Zoning Commission