

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 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 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,

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Vashil Fernandez, AICP
Planning Manager

Erum Ali, Chair
Planning and Zoning Commission

DRAFT