

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**MAY 6, 2025**

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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 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 Al-waely, 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.

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**Item B1: Approval of Minutes**

Consider the minutes of April 15, 2025, Meeting. A motion was made by Erum Ali to approve the minutes as presented, seconded by Francisca Al-waely. The motion passed unanimously (6-0).

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**Item C: Regular Hearings**

2. Consideration of One Alternative Standard Associated with Landscaping Standards for Sam's Club; on 10.51 Acres, Located at 751 West Main Street, Legally Described as Valley Ridge Business Park West, Lot 4-R1R, Block C; Zoned General Business (GB), as Requested by Coby Chambliss, of Kimley-Horn, on Behalf of the Owner, Wal-Mart Stores #18-6381. (25-04-6-AltStd)

Michele Berry, Planning Manager, gave a brief overview and staff's recommendation. There was no discussion. Kenzie Porter, 801 Cherry Street, Fort Worth, Texas 76102, was present and available for questions. A motion was made by Francisca Al-waely to recommend approval of the alternative standard as presented, seconded by Rick Lewellen. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on May 19, 2025, at 7:00 p.m. for a second regular hearing and a final decision.

3. Consideration of One Alternative Standard Associated with Landscaping Standards for Starship Bagel; on 10.807 Acres, Located at 1108 West Main Street, Legally Described as Main Valley Shopping Center Addition, Lot 1, Block A; Zoned Local Commercial (LC) District, as Requested by Oren Salomon, of Starship Bagel, on Behalf of the Owner, 15-85 Properties LLC. (25-03-3-AltStd)

Michele Berry, Planning Manager, gave a brief overview and staff's recommendation. Staff addressed questions regarding the property owner. Oren Salomon 1108 W Main St, Lewisville, Texas and Jen Marvel 1261 Ottawa Ln, Lewisville, Texas, were both present in support. There was no discussion. A motion was made by Francisca Al-waely to recommend approval of the alternative standard as presented, seconded by Ainsley Stelling. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on May 19, 2025, at 7:00 p.m. for a second regular hearing and a final decision.

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#### 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.

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#### Item E: Announcements

- Michele Berry, Planning Manager, stated that the first Sounds of Lewisville concert series was tonight.
- Richard E. Luedke, Planning Director, stated that the process of creating the Lewisville 2035 Vision Plan has began and that a call for applications to serve on the 2035 Steering Committee will be going out.

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#### 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.

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

Respectfully Submitted,

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Michele Berry, AICP  
Planning Manager

Approved,

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Karen Locke, Chair  
Planning and Zoning Commission