

**EXCERPT FROM MINUTES
PLANNING AND ZONING COMMISSION**

JULY 15, 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 6:35 p.m. on Tuesday, July 15, 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, Jack Tidwell, Rick Lewellen, Ainsley Stelling, Francisca Al-waely

Members absent: none

Staff members present: Michele Berry, Planning Manager; Lily Sutton, Planner I; Lauren Cook, Planner I; Patty Dominguez, Senior Planning Technician; Chris McGinn, Director of Neighborhood and Inspection Services.

Item D: Public Hearings

6. Continued Public Hearing: Consider Amending Section II.2.1., “Definitions” to add a Definition of “Short-Term Rental Unit”; Amending Article VII, “Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance Regulations”, to Amend the Heading of Article VII to “Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance and Density Regulations” and the Heading of Chapter VII.4. to “Certain Distance and Density Regulations”, to add a new Section VII.4.3. Establishing Distance and Density Location Regulations for Short Term Rental Units, and to Repeal and Delete Section VII.2.1.5., “Interim Prohibition on Short-Term Rental of Dwelling Units”.

Michele Berry, Planning Manager, presented a detailed overview of the proposed changes and staff’s recommendation. Commissioner Stelling expressed her support. Commissioner Peterson questioned the density/distance regulation. Chair Locke opened the continued public hearing.

Catherine Paris, 195 E Round Grove Road, spoke in support of short-term rentals.

Robert Ocnaschek, 2061 Camelot Drive, a short-term rental owner spoke in opposition of short-term rental cap regulations.

Jeff Woods, 1001 Forest Park, spoke in support of the proposed amendments.

No other members of the public came forward to speak. The public hearing was then closed. Staff addressed questions regarding waiting list for short-term permits once the cap has been reached and legal non-conforming status. Commissioner Peterson stated he is struggling with the low cap and 1000 feet distance requirement and states we are taking a very conservative approach and doesn’t match with the data that has been presented. Other commissioners feel this is a good middle ground to start. A motion was made by Ainsley Stelling to recommend approval of the ordinance

as set forth , seconded by Jack Tidwell. The motion passed (6-1), Joshua Peterson voting “no”. Michele Berry, Planning Manager, stated that the item would appear before the City Council on August 18, 2025, at 7:00 p.m. for a second public hearing and final decision. Michele also stated that the previous public hearings would appear before the City Council on August 4, 2025 at 7:00 p.m. for a second public hearing and final decision.

Item F: Adjournment

A motion was made by Erum Ali 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 7:43 p.m.

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

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

Karen Locke, Chair
Planning and Zoning Commission