



City of Lewisville, TX
Planning and Zoning Commission
Agenda

151 W Church Street
Lewisville, Texas 75057

Tuesday, July 7, 2026

6:30 PM

Council Chambers

Regular Session - 6:30 P.M.

A. Call to Order and Announce that a Quorum is Present.

B. Approval of Minutes

1. [Consider the Minutes of the June 23, 2026 Special-Called Meeting.](#)

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 \(Case No. 26-04-5-AltStd\)](#)

D. Public Hearings

3. [PUBLIC HEARING: Consider an Ordinance Amending Article III “Development and Zoning Procedures” of Volume II of The Lewisville City Code, Known as the Unified Development Code, by Amending, Chapter III.6, “Zoning Petitions and Procedures” to Clarify and Streamline the Zoning Petition Process, Including Appeals, and Align Notification Procedures With State Statutes, Amending Chapter III.10, “Zoning Regulation Text Amendments and Procedures” to Broaden its Application to all Text Amendments to the Unified Development Code and to Clarify and Streamline the Text Amendment Process, Including Appeals, and Align Notification Procedures With State Statutes; and Deleting Chapter III.11, “Procedures for all Other Text Amendments”; Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date.](#)

4. [PUBLIC HEARING: Consideration of an Ordinance Granting a Special Use Permit for a Smoking Establishment; on a Portion of Approximately 1.828-Acre Tract, Legally Described as Lot 3R1, Block C, Highpoint Oaks; Located at 2680 Denton Tap Road, Zoned Light Industrial District \(LI\); as Requested by Naheed Vellani, the Applicant, on Behalf of Hilltop Corner LLC, the Property Owner. \(Case No. 26-05-8-SUP\)](#)

E. Other Business

5. [Selection of Chair and Vice Chair.](#)

F. Announcements

G. Adjournment

The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

I do hereby certify that the above notice of meeting of the City of Lewisville Planning and Zoning Commission was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on _____, 2026 at _____ AM.

Planning Department

MINUTES
SPECIAL-CALLED MEETING
PLANNING AND ZONING COMMISSION
JUNE 23, 2026

Item A: Call to Order and Announce that a Quorum is Present

With a quorum present, the Lewisville Planning and Zoning Commission special-called meeting was called to order by Vice Chair Erum Ali at 6:30 p.m. on Tuesday, June 23, 2026, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

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

Members absent: Chair Karen Locke

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

Item B: Approval of Minutes

1. Consider the Corrected Minutes of the May 19, 2026 Regular Meeting.

A motion was made by Rick Lewellen to approve the corrected minutes as presented, seconded by Francisca Al-waely. The motion passed unanimously (6-0).

2. Consider the Minutes of the June 2, 2026 Regular Meeting.

A motion was made by Francisca Al-waely to approve the minutes as presented, seconded by Ainsley Stelling. The motion passed unanimously (6-0).

Item C: Public Hearing

3. Public Hearing: Public Hearing: Consideration of an Ordinance Granting a Zone Change From Light Industrial (LI) District to Planned Development - Multi-Family Three (PD-MF-3) District, on 7.082 Acres out of the S.M. Hayden Survey, Abstract No. 537A and Hurst Industrial Park Addition Block A, Lot 1; Located at 1918 and 1926-1954 East State Highway 121 Business; as Requested by ZoneDev, the Applicant, on Behalf of Hairadin Investment Group Inc. and Joey & Daphne D Hurst, the Property Owners. (26-04-3-PZ)

Jon Beckham, Senior Planner, gave a brief overview of the zone change request and staff's recommendation. Maxwell Fischer with ZoneDev, the applicant, gave a presentation. Commissioner Jack Tidwell asked if there were any environmental remediation issues with the site. Spence Miller stated no and that none are expected. There were no other 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 Joshua Peterson to recommend approval of the zone change as presented, seconded by Francisca Al-waely. The motion passed unanimously (6-0).* Richard E. Luedke, Planning Director, stated that the second public hearing for this case will not be scheduled

until staff receives an authorization letter from the owner authorizing the applicant to move forward onto the city council meeting. Any interested parties are urged to check the city's website and the city council agendas for when the required public hearing will be scheduled.

Item D: Announcements

There were no announcements.

Item E: Adjournment

A motion was made by Joshua Peterson to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Jack Tidwell. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:41 p.m.

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

Respectfully Submitted,

Approved,

Vashil Fernandez, AICP
Planning Manager

Karen Locke, Chair
Planning and Zoning Commission

MEMORANDUM

TO: Planning & Zoning Commission
FROM: Lauren Cook, Planner I
DATE: July 7, 2026
SUBJECT: **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 North 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)**

BACKGROUND:

Floor N More is a flooring store with locations in Dallas, Rockwall, and Lewisville. The business owner is looking to expand the footprint and make improvements to its existing storefront in Lewisville. Due to existing site constrictions, they are requesting four alternative standards to help the site get closer to meeting current development code requirements.

ANALYSIS:

Requested Alternative Standards

- a) To allow parking within the landscape strip.

Section VI.8.1.B.4.a.6) of the IH-35E Corridor Overlay Core Subdistrict states that parking lots with frontage onto IH-35E shall provide a minimum 20' landscape strip between the public right-of-way and parking lot along that frontage. The applicant is requesting that some parking be located within this mandatory strip to accommodate minimum parking and fire lane width requirements.

- b) To reduce the required number of trees within the landscaping from seven to four, an approximate 43% reduction.

The landscape standards in the IH-35E Corridor Overlay Core Subdistrict stipulate that 1 tree per 40 linear feet be planted within the landscape strip (Section VI.8.1.B.4.a.6)) and that 1 tree per 8 parking spaces be planted within the parking lot (Section VI.8.1.B.4.a.8).(c)), totaling 7 trees required for the site. Due a 15' utility easement at the southern boundary, a 30' ingress/egress easement at the western boundary of the site, and a required fire lane, the applicant can only accommodate four total trees. These trees will be planted in the rear of the property, providing some additional tree cover to the city.

- c) To reduce the 80% brick or stone requirement on the west, east, and north facades.

The existing building is composed entirely of painted Concrete Masonry Units (CMUs). The new addition will include a front façade that will be 99% stone. The east and western facades will measure at 14% and 16% stone, respectively. The rear façade will have no stone. Staff finds these reductions reasonable due to compatibility with the existing structure.

CITY STAFF'S RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend approval of the three Alternative standards as presented.

Aerial Map - 1844 N Stemmons Fwy



Location Map - 1844 N Stemmons Fwy



OWNER AUTHORIZATION FOR ALTERNATIVE STANDARD PROCESSING

April 22, 2026

SITE ADDRESS: 1844 N STEMMONS FWY, LEWISVILLE, TX 75067

Applicant: MD MOZHARUL ISLAM, P.E.

CIVIL URBAN ASSOCIATES, INC.

327 MAPLE ST/ RICHARDSON, TX 75081

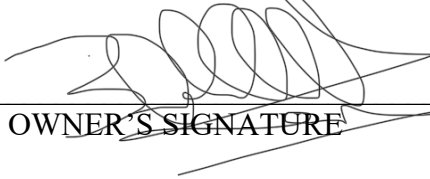
Ph-469-226-5965/email: MMI.ENGINEERS@CUAINC.COM

REF: OWNER AUTHORIZATION

I, MOHD YASIN, (president of MYASIN INVESTMENTS LLC) owner of the property located at address: 1844 N Stemmons FWY, Lewisville, Texas 75067 and legally described Lot 1, Block A, Jesweed Addition, Denton County, authorizes MD MOZHARUL ISLAM (RECORD ENGINEER FOR THE PROJECT) to apply as an applicant on behave of me to city of Lewisville for the alternative standard application processing.

Please let me know if any questions.

Thank you



OWNER'S SIGNATURE

4/23

DATE 2026

NARRATIVE FOR MULTIPLE ALTERNATIVE STANDARD REQUEST

April 22, 2026

SITE ADDRESS: 1844 N STEMMONS FWY, LEWISVILLE, TX 75067

Applicant: MD MOZHARUL ISLAM, P.E.

CIVIL URBAN ASSOCIATES, INC.

327 MAPLE ST/ RICHARDSON, TX 75081

Ph-469-226-5965/email: MMI.ENGINEERS@CUAINC.COM

REF: ALTERNATIVE STANDARD REQUEST FOR MULTIPLE ITEMS

We are requesting here the alternative standard for the following items with reasons for each.

LANDSCAPE

Parking is not allowed in required landscape strip areas. An Alternative Standard is requested here **because** the existing parking area falls within the landscape strip and there is not another area outside of the landscape strip available for.

1) 20' landscape strip is required. 2) 1 Tree per 40 LF 3) 5 Trees are required (rounded up) 4). An Alternative Standard is requested here to move the required trees to another area **because** of the location and size of the easements preventing planting space. Shrub added along the front parking area.

It is 1 tree per 8 spaces. An Alternative Standard is requested here of 0 Trees required **because** of the location and size of the easements prevents planting space.

BUILDING

We are requesting a waiver of the subdistrict requirement of 80% Brick or Stone for all applicable surfaces. The existing structure's exterior façades are composed entirely of painted Concrete Masonry Units (CMU). The proposed renovation and addition, as submitted for the City's review and approval, includes a front façade (south elevation, facing N Stemmons Freeway) that is designed with 100% stone. The east and west side façades consist of approximately 16% stone and 84% CMU; these elevations are only partially visible from the public right-of-way. The rear (north) façade is composed entirely of CMU and is not visible from the street or adjacent properties. In many cases CMU is considered as Masonry construction material as Brick & Stone.

During an in-person meeting with a City official, the property owner was advised that painted CMU may be acceptable for the side and rear façades, provided that the front façade is constructed entirely of brick or stone.



Civil Urban Associates, Inc.
Email: mimi.engineers@CUAinc.com
(469) 226-5965(cell)

327 Maple St
Richardson, TX 75081

In light of the above, we respectfully request that the City of Lewisville consider approving the proposed exterior finishes as an alternative to the standard requirement. This approach would allow the project to remain within the owner’s construction budget while continuing to support the City’s broader neighborhood enhancement objectives.

Finally, we are requesting here for the above items with the respective reasons to approve by the city of Lewisville so this project can successfully move forward.

Please feel free to contact me if you have any further questions.

Thank you.
Sincerely

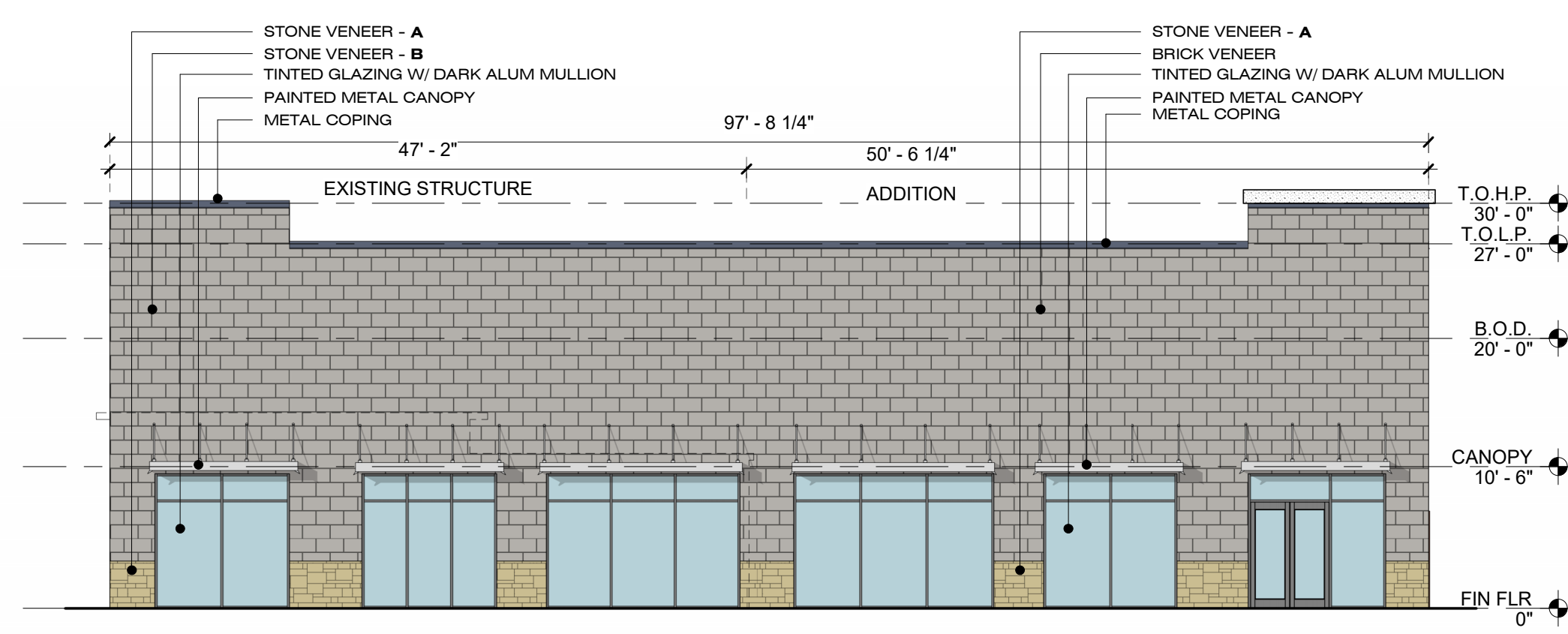
MD MOZHARUL ISLAM, P.E.

06-23-2026

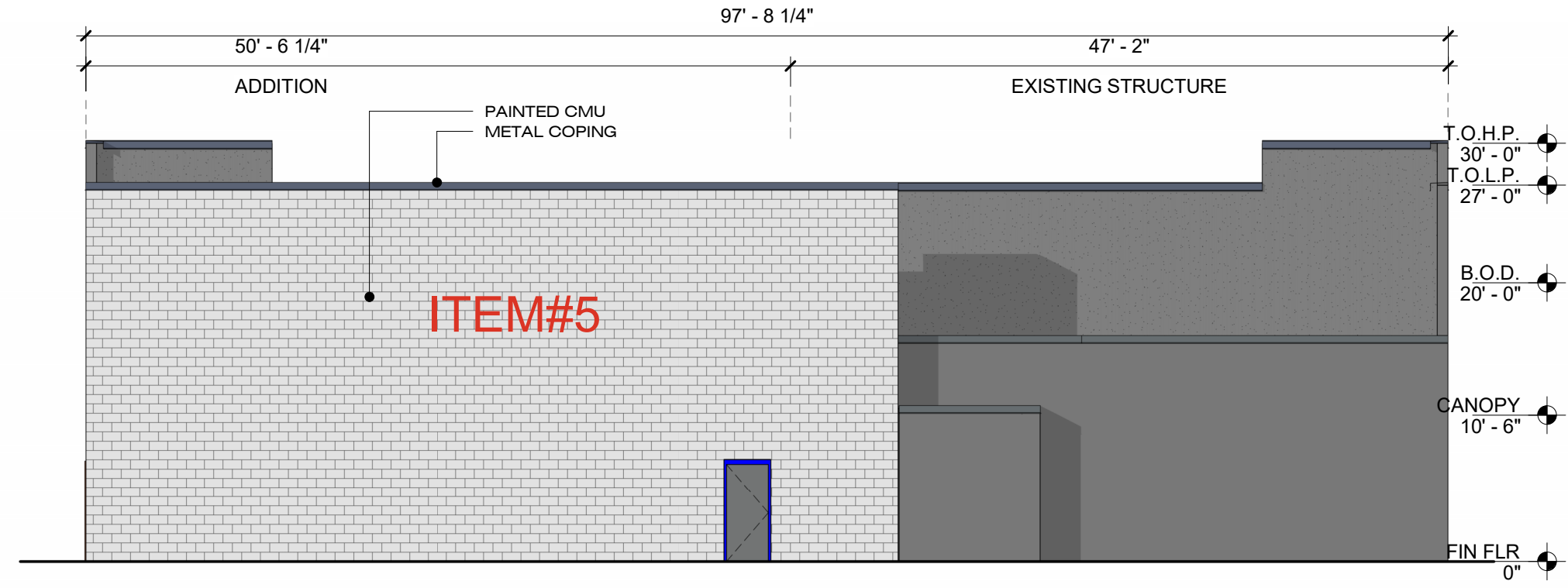
Applicant signature

date

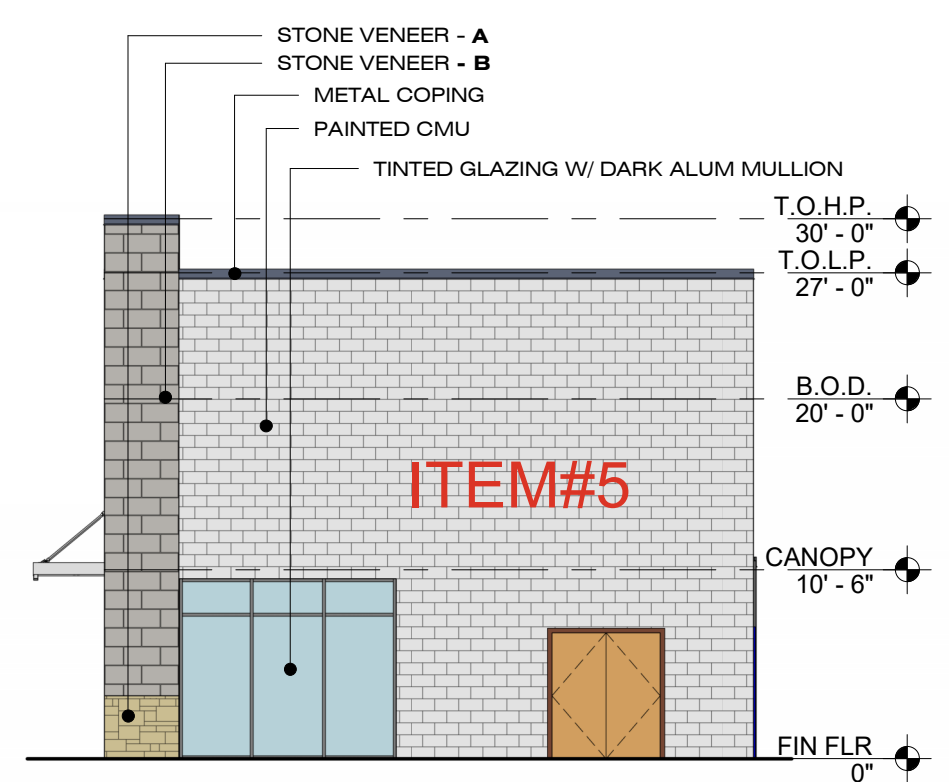
SHEET SIZE: 34" X 22" 4/21/2026 5:20:49 PM THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ACTUAL CONDITIONS, CONSTRUCTION AND/OR USE THEREOF. THIS DRAWING IS TO CONVEY DESIGN INTENTIONS AND/OR CODE COMPLIANCE ONLY. USE OF THESE DRAWINGS IMPLIES AGREEMENT WITH THESE CONDITIONS. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS.



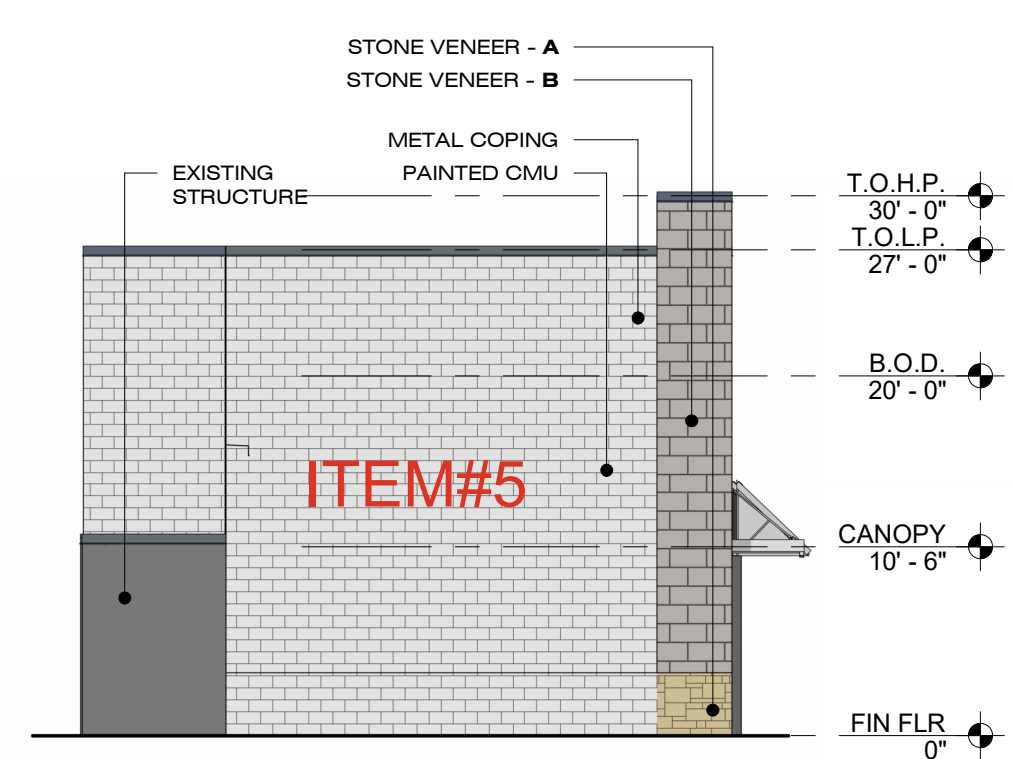
D1 FRONT ELEVATION
A-121 SP-FP1 3/32" = 1'-0"



D4 REAR ELEVATION
A-121 SP-FP1 3/32" = 1'-0"



C1 RIGHT ELEVATION
A-121 SP-FP1 3/32" = 1'-0"



C3 LEFT ELEVATION
A-121 SP-FP1 3/32" = 1'-0"

1844 N STEMMONS ADDITION
MATERIAL PERCENTAGES PER ELEVATION

FRONT ELEVATION (SOUTH) - # D1			
APPLICABLE SURFACE (W/O GLAZING)	SF	%	APPLICABLE SURFACE %
A. STONE VENEER	1817.0	72%	99%
B. METAL CANOPY, SOFFIT, PANEL	25.0	1%	8%
C. OTHER	0.0	0.0%	0%
D. CMU (PAINTED)	0.0	0%	0%
TOTAL SURFACE AREA W/O DOOR & WIN = 2732 SF			
SUBTOTAL=		1842.0	73%
ALUM GLAZING		693.0	27%
TOTAL=		2535.0	100%

REAR ELEVATION (NORTH) - # D4

APPLICABLE SURFACE (W/O GLAZING)	SF	%	APPLICABLE SURFACE %
A. STONE VENEER	0.0	0%	0%
B. METAL CANOPY, SOFFIT, PANEL	0.0	0%	0%
C. OTHER	0.0	0%	0%
D. CMU (PAINTED)	2658.0	100%	100%
TOTAL SURFACE AREA W/O DOOR & WIN = 1560 SF			
SUBTOTAL=		2658.0	100%
ALUM GLAZING		0.0	0%
TOTAL=		2658.0	100%

LEFT ELEVATION (WEST) - # C1

APPLICABLE SURFACE (W/O GLAZING)	SF	%	APPLICABLE SURFACE %
A. STONE VENEER	132.0	16%	16%
B. METAL CANOPY, SOFFIT, PANEL	2.5	0%	0%
C. OTHER	0.0	0%	0%
D. CMU (PAINTED)	694.0	84%	84%
TOTAL SURFACE AREA W/O DOOR & WIN = 826 SF			
SUBTOTAL=		828.5	100%
ALUM GLAZING		0.0	0%
TOTAL=		828.5	100%

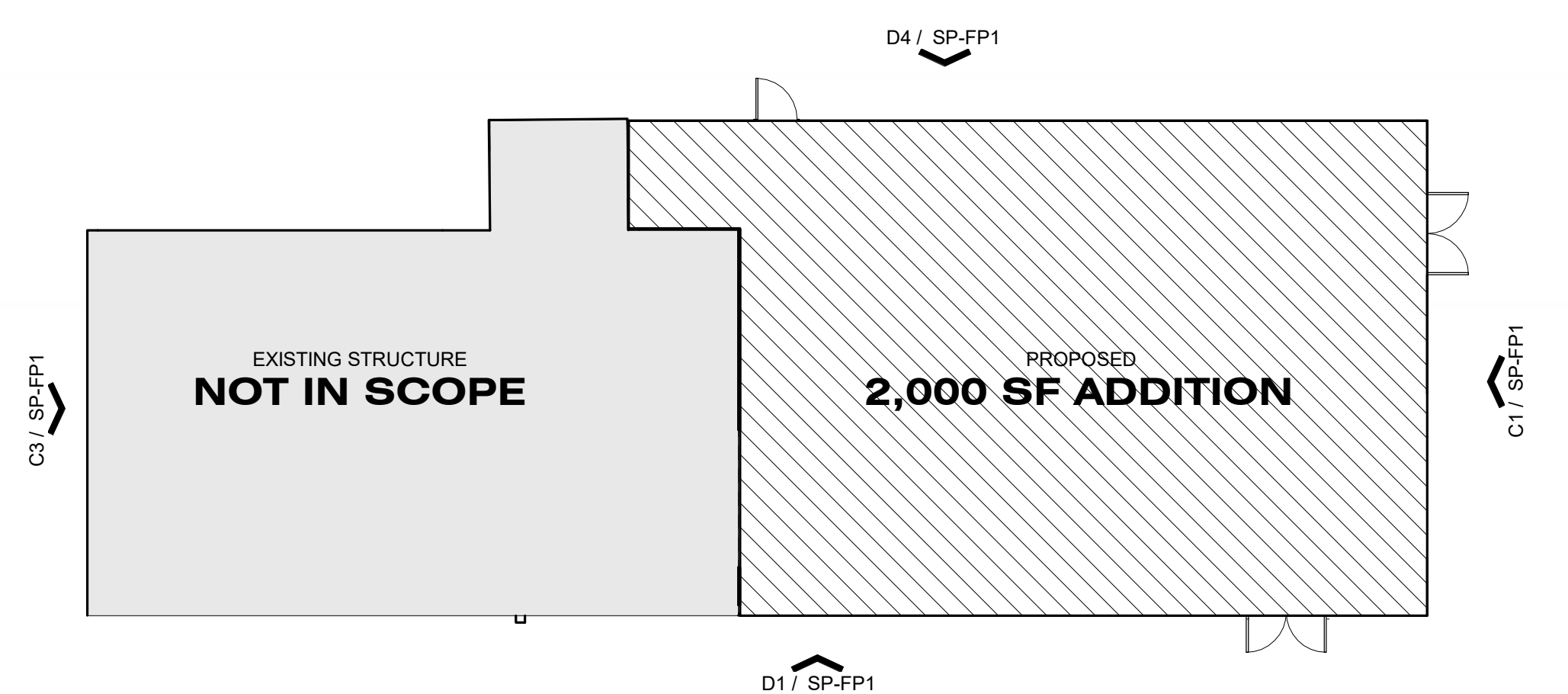
RIGHT ELEVATION (EAST) - # C3

APPLICABLE SURFACE (W/O GLAZING)	SF	%	APPLICABLE SURFACE %
A. STONE VENEER	132.0	13%	14%
B. METAL CANOPY, SOFFIT, PANEL	2.5	0%	0%
C. OTHER	0.0	0%	0%
D. CMU (PAINTED)	778.0	75%	86%
TOTAL SURFACE AREA W/O DOOR & WIN = 910 SF			
SUBTOTAL=		912.5	88%
ALUM GLAZING		120.0	12%
TOTAL=		1032.5	100%

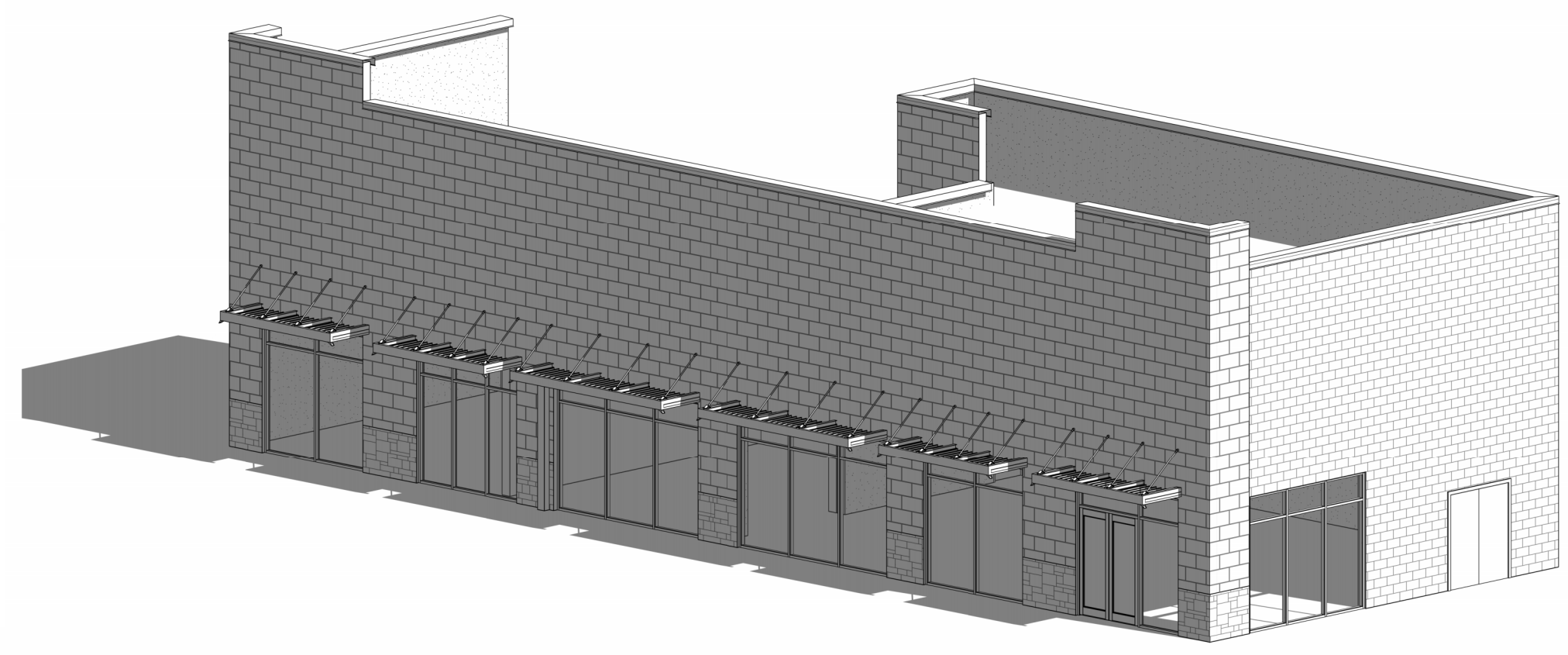
OVERALL

APPLICABLE SURFACE (W/O GLAZING)	SF	%	APPLICABLE SURFACE %
A. STONE VENEER	2081.0	30%	30%
B. METAL CANOPY, SOFFIT, PANEL	30.0	0%	0%
C. OTHER	0.0	0%	0%
D. CMU (PAINTED)	4130.0	59%	59%
TOTAL SURFACE AREA W/O DOOR & WIN = 6241 SF			
SUBTOTAL=		6241.0	88%
ALUM GLAZING		813.0	12%
TOTAL=		7054.0	100%

CITY PROJECT NO: _____
FACADE PLAN
1844 N STEMMONS ADDITION
BLOCK A, LOT - 1
0.527 ACRES
JESWEED ADDITION,
CITY OF LEWISVILLE,
COLLIN COUNTY, TEXAS
APR 21, 2026



B1 KEY PLAN
SP-FP1 3/32" = 1'-0"



- CITY FACADE PLAN NOTES**
- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
 - ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
 - WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
 - ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
 - AN ONSITE MOCKUP OF THE BUILDING MATERIALS TO BE USED ON THE STRUCTURE SHALL BE INSTALLED AND REVIEWED BY THE PLANNING DIVISION. MATERIALS SHALL NOT BE PLACED ON THE STRUCTURE UNTIL A GREEN TAG IS RECEIVED BY THE PLANNING DIVISION.
 - AN APPROVED FACADE PLAN SHALL BE POSTED ONSITE AT ALL TIMES.
 - ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

LEGEND

- A. CMU PAINT: TBD
- B. PAINTED METAL CANOPY
COLOR : ONYX PPG1011-7
- C. STONE VENEER - B
ELDORADO STONE MARQUEE24 DOVE TAIL
- D. STONE VENEER - A
ELDORADO STONE -VANTAGE30-WHITE-ELM

OWNER / DEVELOPER
MYASIN INVESTMENTS LLC
MOHD YASIN
1860 E INTERSTATE 30
ROCKWALL, TX 75087
214-566-3350 (T)
MHYASIN@AOL.COM

ENGINEER / APPLICANT
IXDESIGN STUDIO LLC
327 MAPLE ST.
RICHARDSON, TX 75042
469.226.5965 T

ARCHITECT CONTACT
IXDESIGN STUDIO LLC
ZAHID ISLAM
PLANO, TX 75025
573.529.0127
ZAHID@IXDESIGN.STUDIO

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FLOOR N MORE

1844 N STEMMONS ADDITION

1844 N STEMMONS FWY. LEWISVILLE, TX 75067

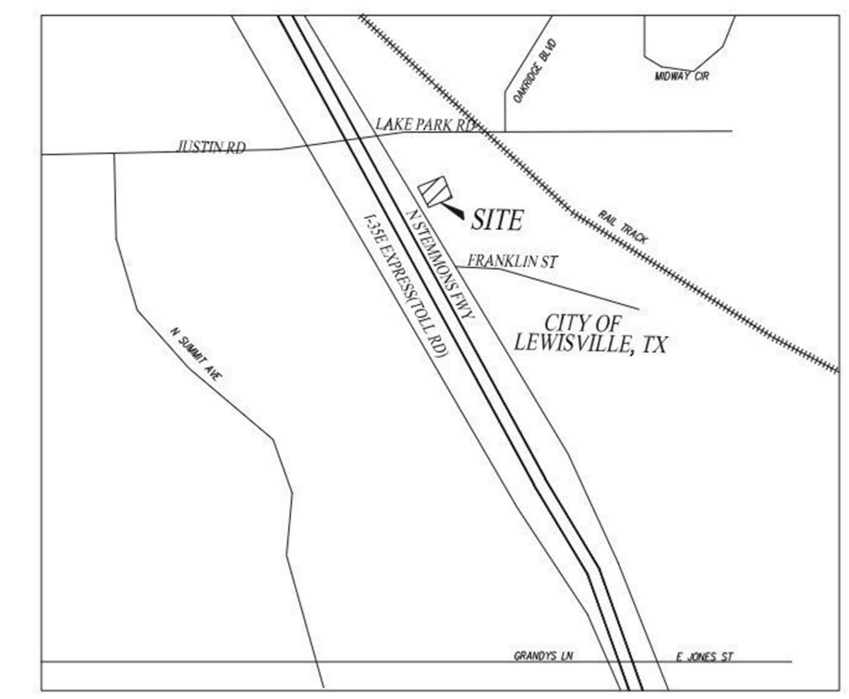
KEY PLAN

NO	DATE	FACADE PLAN DESCRIPTION
-	04/21/26	FACADE PLAN
-		DESCRIPTION
PROJECT NO 2525.1		

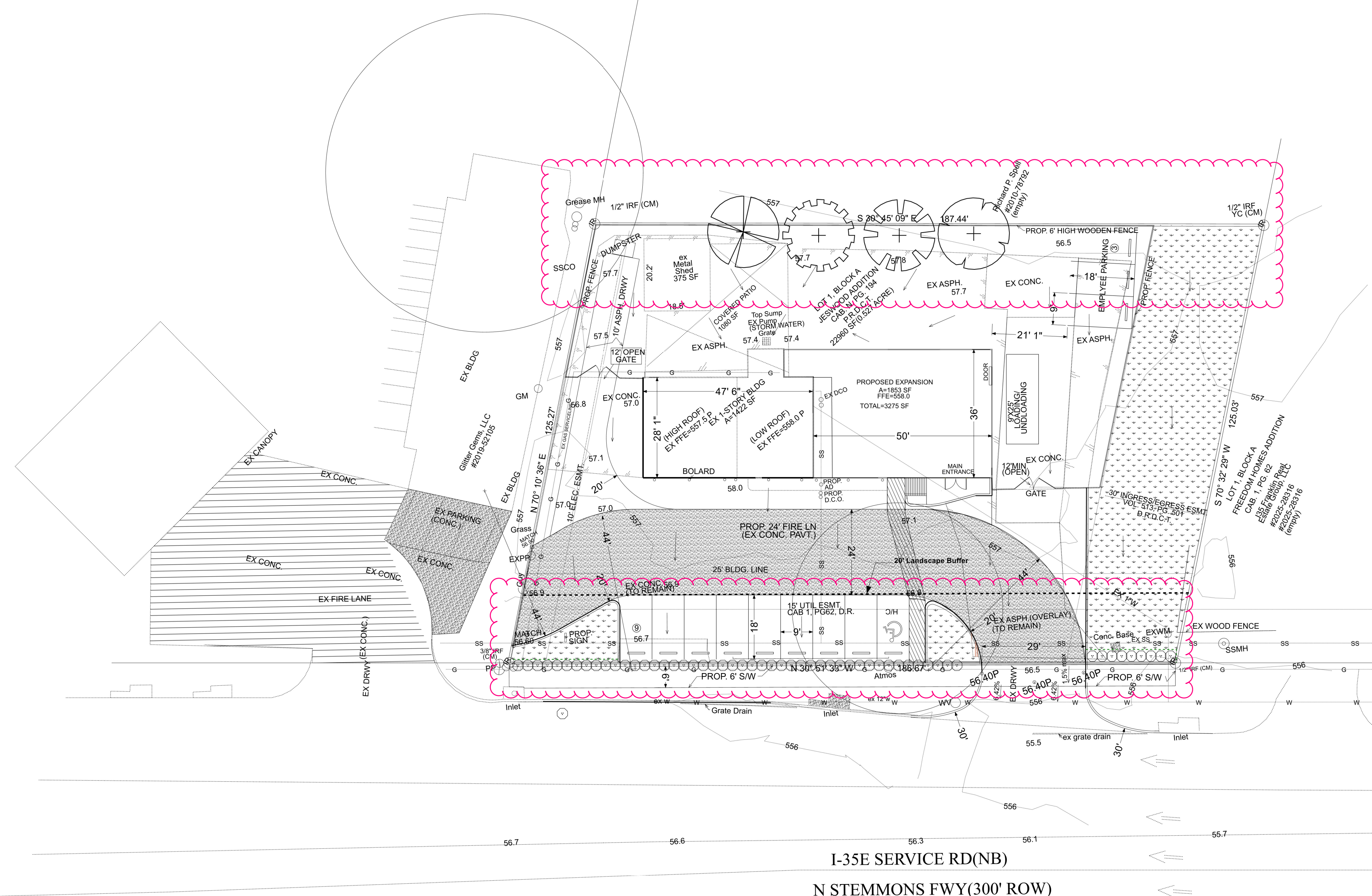
PRELIMINARY FACADE PLAN

SP-FP1

REVIT_V22



Location Map
 1"=1000'



Landscape

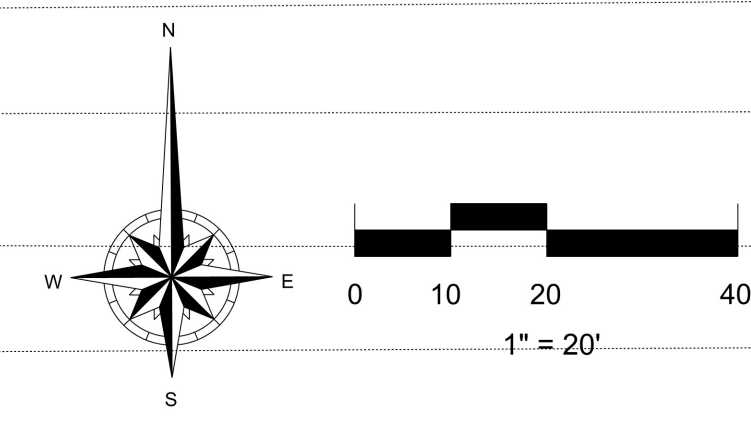
Quantity	Symbol	Description
Ground Cover-Vines		
4641		Cynodon dactylon / Bermudagrass Sq. Ft.
Shrubs Under 4 Feet		
56		Ilex cornuta 'Burfordii Nana' / Holly, Dwarf Burford 24" Ht. Min.
Trees		
1		Quercus macrocarpa / Oak, Bur or Mossycup 3 in cal min
1		Quercus muehlenbergii / Oak, Chinkapin 3 in cal min
1		Quercus virginiana / Oak, Southern Live 3 in cal min
1		Ulmus crassifolia / Elm, Cedar 3 in cal min

Landscaping Requirements

Landscape Strip Adjacent to I-35 Service Road
 10' Landscape Strip - 186.67 lin.ft.
 1 Tree per 40 lin. ft.
 Trees Required - 5 Trees
 Alternative Standard request 4 trees to be planted in rear of property, parking to be allowed within 20' Landscape Buffer.
 Trees Provided - 4 Trees

Interior Parking Areas - 12 Parking spaces - 14,668 sq.ft.
 Required - 1 Tree per 8 Spaces
 Trees Required - 2 Trees
 Alternative Standard request no trees to be required for Internal Parking Areas
 Trees Provided - 0 Trees

Landscape Area - Open Space of 5% of Total Development
 Landscape Area Required - 1,135 Sq. Ft.(5%)
 Landscape Area Provided - 5,426Sq. Ft. (23.6%)



PROJECT SUMMARY	
LOT SIZE (NET AREA)	0.527 ACRE (22,960 SF)
EXISTING BLDG (1-STORY)	1422 SF
PROPOSED BLDG (1-STORY)	1853 SF
	3275 SF
PROPOSED USE	SERVICE CONTRACTOR
BLDG. HT.	
LOT COVERAGE	
EX & PROP. BLDG	3275 SF
EX MTL. SHED	375 SF
EX COVERED PATIO	1080 SF
TOTAL	4730 SF(20.6%)
PARKING LOT/DRIVEWAY AREAS	7,498 SF
TOTAL IMPERVIOUS AREA	17,534 SF(76.4%)
PERVIOUS(LANDSCAPE) AREA	5,426 SF(23.6%)
TOTAL PARKING REQUIRED	
1 SPC./300 SF	11
TOTAL PARKING PROVIDED	12 (INCLUDES 1 HC PARKING)
LOADING/UNLOADING SPACE	(1)
TOTAL PARKING PROVIDED	12

LANDSCAPE PLAN

LOT 1, BLOCK A
 JESWEED ADDITION
 0.527 ACRE(22960 SF)
 CAB N, PG 194. P.R.D.C.T
 1844 N Stemmons Fwy
 Denton co., Lewisville, TX 75067

REVISIONS:	None
DATE:	3-5-2026
JOB NUMBER:	260305
DRAWN BY:	David G
CHECKED BY:	N/A
SCALE:	1" = 20'
SHEET:	LS-1



6-3-2026

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Michele Berry, AICP, Senior Planner

DATE: July 7, 2026

SUBJECT: **PUBLIC HEARING: Consider an Ordinance Amending Article III “Development and Zoning Procedures” of Volume II of The Lewisville City Code, Known as the Unified Development Code, by Amending, Chapter III.6, “Zoning Petitions and Procedures” to Clarify and Streamline the Zoning Petition Process, Including Appeals, and Align Notification Procedures With State Statutes, Amending Chapter III.10, “Zoning Regulation Text Amendments and Procedures” to Broaden its Application to all Text Amendments to the Unified Development Code and to Clarify and Streamline the Text Amendment Process, Including Appeals, and Align Notification Procedures With State Statues; and Deleting Chapter III.11, “Procedures for all Other Text Amendments”; Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date.**

BACKGROUND

In 2025, the state legislature adopted updates to public notification procedures that directly impact local zoning requirements. Specifically, these statutory changes mandate posting public hearing notices on the municipality's website, establish minimum dimensions for physical notification signs posted on properties, and reduce notice requirements for "Comprehensive Zoning Changes" (defined as amendments that apply uniformly to all properties within one or more zoning districts and allow for increased residential construction).

In addition to ensuring state compliance, staff proposes amendments to streamline local procedures for high-priority items. This includes modifying notice timelines to allow for concurrent advertising of City Council and Planning and Zoning Commission public hearings, thereby expediting the overall approval timeline while fully satisfying all legal notice requirements. It also includes setting out clear procedures when there is protest to a zone change or text amendment and procedures for withdrawing or tabling an item.

ANALYSIS

The proposed ordinance updates align with recent state legislation and both streamline and clarify public hearing processes. The key modifications include:

- Added requirements for website notice postings and minimum property sign dimensions with state statutes. The text change also allows for noticing exemptions for qualifying comprehensive zoning changes per state statutes. Comprehensive zoning changes are those that apply uniformly across one or more districts with the effect of allowing more housing. While staff anticipates following the standard notice process for comprehensive zoning changes there may be occasions where this exemption could save substantial taxpayer dollars for amendments or changes.

- Modified text to allow the advertising periods for the Planning and Zoning Commission and City Council hearings to overlap, reducing processing times while maintaining the public notice. The public will still receive the notice for each hearing, and the hearings will be closer together. This timeframe increases burden on staff to turnaround work between meetings. The expedited timeframe will not be used for all projects, but it adds flexibility for when it is appropriate and staff has capacity.
- Merges the zoning text amendment process with the general text amendment process, to establish a single process for all future Unified Development Code text updates.
- Refines and clarifies the thresholds that trigger a City Council supermajority vote requirement in the event of property owner protests. Property owner protest of certain threshold require a supermajority vote per state statute. There has not been a case in recent years that has met those thresholds, but it is wise to have clearer procedures established.
- Council and the Planning and Zoning Commission have always had the ability to table a hearing to a new date or table and readvertise the hearing when a new date is established. Sometimes this is done at the request of the applicant. The amendments clarify the applicant can request to withdraw or table. Staff will honor that request prior to public notices being published. Once public notices have been published it will be on the agenda and the Planning and Zoning Commission or City Council, as applicable, can choose to grant or deny the request. This codifies the process we have been following as the code was silent on it.

CITY STAFF'S RECOMMENDATION

That the Planning and Zoning Commission recommend approval of the ordinance as presented.

AI was used to refine this memo.

ORDINANCE NO. _____

AN ORDINANCE OF THE LEWISVILLE CITY COUNCIL AMENDING ARTICLE III “DEVELOPMENT AND ZONING PROCEDURES” OF VOLUME II OF THE LEWISVILLE CITY CODE, KNOWN AS THE UNIFIED DEVELOPMENT CODE, BY AMENDING, CHAPTER III.6, “ZONING PETITIONS AND PROCEDURES” TO CLARIFY AND STREAMLINE THE ZONING PETITION PROCESS, INCLUDING APPEALS, AND ALIGN NOTIFICATION PROCEDURES WITH STATE STATUTES, AMENDING CHAPTER III.10, “ZONING REGULATION TEXT AMENDMENTS AND PROCEDURES” TO BROADEN ITS APPLICATION TO ALL TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE AND TO CLARIFY AND STREAMLINE THE TEXT AMENDMENT PROCESS, INCLUDING APPEALS, AND ALIGN NOTIFICATION PROCEDURES WITH STATE STATUTES; AND DELETING CHAPTER III.11, “PROCEDURES FOR ALL OTHER TEXT AMENDMENTS”; PROVIDING FOR A SAVINGS CLAUSE, REPEALER, SEVERABILITY, A PENALTY, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Lewisville has determined that for the health, welfare and safety of its citizens certain amendments to Article III “Development and Zoning Procedures”, Chapter III.6, “Zoning Petitions and Procedures”, Chapter III.10, “Zoning Regulation Text Amendments and Procedures” and Chapter III.11, “Procedures for All Other Text Amendments”, of Volume II of the Lewisville City Code, known as the Unified Development Code, are necessary; and

WHEREAS, changes to UDC provisions governing notice of certain zoning petitions to owners of recently annexed land, public hearing and notice sign requirements, public hearing and notice website requirements, protest requirements, and notice requirements for comprehensive zoning changes are required to ensure compliance with state statute;

WHEREAS, clarification of the procedure required when an applicant requests to withdraw or reschedule was necessary in order to align the ordinance with current practices, and

WHEREAS, requirements of the Planning and Zoning Commission to offer reasons for denial was removed to prevent the need for repetitive reasons and streamline the meetings, recognizing offering explanation is a best practice but not required by ordinance, and

WHEREAS, language on the timing of publishing public hearing notification has been amended to allow amendments to proceed faster while still maintaining the required notifications, and

WHEREAS, procedures for text amendments to zoning standards and all other text amendments were combined to simplify procedures for application, staff and city council, and

WHEREAS, the state introduced less stringent public hearing notice requirements and protests thresholds for certain types of comprehensive zoning changes that can be reflected in the City's zoning ordinances

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS:

SECTION 1. Article III "Development and Zoning Procedures", is hereby amended by deleting Chapter III.6 in its entirety and replacing it with a new Chapter III.6, as set forth in **Exhibit A** attached hereto and incorporated into this ordinance as though set forth herein.

SECTION 2. Article III “Development and Zoning Procedures”, is hereby amended by deleting Chapter III.10 in its entirety and replacing it with a new Chapter III.10 to be entitled “Text Amendments and Procedures”, as set forth in **Exhibit B** attached hereto and incorporated into this ordinance as though set forth herein.

SECTION 3. Article III “Development and Zoning Procedures”, Chapter III.11 “Procedures for all Other Text Amendments”, is hereby deleted in its entirety and reserved for future use.

SECTION 4. SAVINGS CLAUSE. Nothing in this ordinance shall be construed to affect any suit or proceeding pending in court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or prior ordinance; nor shall any legal right or remedy of any character be lost, impaired, or affected by this ordinance.

SECTION 5. REPEALER. Every ordinance or parts of ordinances found to be in conflict herewith are here by repealed.

SECTION 6. SEVERABILITY. If any section, sentence, clause, or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect.

SECTION 7. PENALTY. Any person, firm or corporation who violates any provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof in the

municipal court, shall be subject to a fine of not more than \$2,000.00 for each offense, and every day such offense is continued shall constitute a separate offense.

SECTION 8. EFFECTIVE DATE. This ordinance shall take effect and be in full force and effect from and after the date of its passage and publication as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 3RD DAY OF AUGUST, 2026.

APPROVED:

TJ Gilmore, MAYOR

ATTEST:

Jennifer Ippolito, CITY SECRETARY

APPROVED AS TO FORM:

Lizbeth Plaster, CITY ATTORNEY

EXHIBIT A

CHAPTER III.6, Zoning Petitions and Procedures

Section III.6.1. Purpose

This chapter describes the procedures for zoning petitions on property to change to another zoning district as is established in Subpart 2, to adopt a Planned Development Zoning District or to adopt a Special Use Permit, in accordance with the provisions of Chapter 211 of the Texas Local Government Code.

Section III.6.2. Initiation of Zoning Petitions

Zoning Petitions may be initiated as follows:

- A. Any person may initiate a zoning district petition provided they are the property owner or the property owner's designated agent of the subject property. If the applicant is a designated agent, the zoning petition shall include a written letter of authorization from the property owner authorizing the agent to file the application. Such zoning petition shall be made in writing on a form provided by the Planning Department and shall be submitted to the Planning Department accompanied by the appropriate fee set forth in Volume 1, Chapter 2, Article VIII, Section 2-201 of the Code of Ordinances.*

B. *City staff or the Planning and Zoning Commission, on its own motion, may initiate proceedings to consider a change in zoning petition on any property.*

Section III.6.3. Petition Requirements

To ensure the submission of adequate information, the Planning Department shall maintain, update and distribute a list of specific requirements for each type of zoning petition. In addition, all zoning petitions shall include the following:

- A. *Property location and boundaries;*
- B. *The acreage of the property;*
- C. *The current and proposed zoning designation;*
- D. *The zoning designations on adjacent properties; and*
- E. *A statement reading as follows: "Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat or plan, approval of development standards shown hereon, or the initiation of the development process. Planning and Zoning Commission and/ or City Council action on studies, plats or plans relating to the development of this property shall be considered as an action separate from action taken on this zoning case".*

Section III.6.4. Public Hearing and Public Notice Requirements

Notice of a public hearing for zoning petitions before the Planning and Zoning Commission and City Council shall meet or exceed the requirements of the Texas Local Government Code, as follows:

*A. **Planning and Zoning Commission Public Hearings** - Not later than the 10th day before the hearing date, written notice of a proposed change in a zoning classification shall be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property within 200 feet of the property on which the change in classification is proposed. The notice may be served by its deposit in the municipality, properly addressed with postage paid, in the United States mail. For recently annexed land that is not included on the most recent tax roll, notice shall be given by published notice in a newspaper of general circulation in the City. This notice shall not be required for a proposed comprehensive zoning change as that term is defined in Section 211.0011 of the Texas Local Government Code, as it exists or may be amended.*

*B. **City Council Public Hearings** - For changes in zoning for property, a notice of a public hearing before the City Council hearing shall be published in a newspaper of general circulation in the City and on the City website, stating the time and place of the hearing and the nature of the requested zoning change or amendment to regulations or text of the*

ordinance. The notice shall be published before the 15th day before the date of the public hearing.

*C. **Signs** - The applicant shall place the appropriate zoning change sign(s) or Special Use Permit sign(s) on the subject property, in a form, manner and design approved by the City. The sign(s) shall remain in place until final action has been taken on the request by City Council. The minimum sign size shall be 24 inches long by 48 inches wide. Signs shall be posted not later than the 10th day prior to the public hearing by the Planning and Zoning Commission and remain posted on the property until the City Council public hearing. This requirement shall not apply to a proposed comprehensive zoning change as that term is defined in Section 211.0011 of the Texas Local Government Code, as it exists or may be amended.*

*D. **Notice of Nonconforming Use** - In addition to any other required notice, written notice of each public hearing regarding the adoption of the proposed change in zoning classification shall be sent, in compliance with Section 211.006(a-1) of the Texas Local Government Code, as amended, if the adoption of the proposed change in zoning classification will result in a current conforming use of a property becoming a nonconforming use.*

Section III.6.5. Planning and Zoning Commission Action

A. **Public Hearing Required** - *The Planning and Zoning Commission shall hold a public hearing on any zoning petition for any amendment or changes prior to making its recommendation and report to the City Council. The Commission may establish such regulations and restrictions regarding the presentation of a zoning request at the public hearing as they may deem necessary.*

1. **Request to Withdraw or Reschedule** - *Prior to the issuance of the notice of public hearing required by section III.6.4, the applicant may, by written notice, withdraw the zoning petition or request rescheduling of the public hearing to a later regular meeting of the Planning and Zoning Commission.*

2. *Once public notice is issued, the applicant may request the withdrawal of the zoning petition or the rescheduling of the public hearing only with the approval of the Planning and Zoning Commission.*

3. *The Planning and Zoning Commission may approve or reject a request to withdraw a zoning petition or reschedule the public hearing. If the request to withdraw or reschedule is rejected, the Planning and Zoning Commission shall conduct the public hearing as noticed.*

B. **Planning and Zoning Commission Action** - *Following the public hearing, the Planning and Zoning Commission may vote to make a recommendation to the City Council to approve, approve with*

amendments or deny in whole or in part the zoning petition. The Planning & Zoning Commission may table for study any zoning petition.

Section III.6.6. City Council Action

A. **Public Hearing Required** – *A public hearing shall be held after report and recommendation by the Planning and Zoning Commission on the zoning petition.*

B. **Request to Withdraw or Table** –

1. *Prior to the publishing of the public notice required by section III.6.4, the applicant may withdraw the zoning petition by written notice or request rescheduling of the public hearing to a future regular meeting of the City Council.*

2. *Once the public notice is published, the applicant may request the withdrawal of the zoning petition or the rescheduling of the public hearing only with the approval of the City Council.*

3. *The City Council may approve or reject a request to withdraw a zoning petition or reschedule the public hearing. If the request to withdraw or reschedule is rejected, the council shall conduct the public hearing as noticed.*

C. **City Council Action** - *After a public hearing, the City Council may approve, deny (in whole or in part), table, or refer the zoning designation*

change petition back to the Planning and Zoning Commission for further study.

*D. **Supermajority Vote Requirements** - An affirmative vote of at least three-fourths of all members of the City Council is required to approve a zoning designation change petition in the following circumstances:*

*1. **Recommendation of Denial** - If the Planning and Zoning Commission has recommended denial of a zoning petition. This requirement shall not apply to a recommended partial denial.*

*2. **Protests** - If a protest has been submitted as outlined in Section 211.0061 of the Texas Local Government Code, as amended and the zoning designation change petition in question is not a proposed comprehensive zoning change as that term is defined in Section 211.0011 of the Texas Local Government Code, as it exists or may be amended:*

*a. **Form of Protest** - Such protest must be in writing and must be signed by the owner(s) of the property in question.*

*b. **Presumption of Validity** - In all cases where a protest has been properly signed pursuant to this subsection, the City shall presume that the signature of the person(s) appearing on the protest are valid.*

*c. **Withdrawal of Signature From a Protest** - A withdrawal of a signature included in a protest must be in writing. In the event that multiple signatures for protests and signature withdrawals are filed on behalf of the same owner(s), the instrument with the latest date and time of execution controls.*

Section III.6.7. Recording a Change on the Official Zoning Map

All approved zoning petitions shall be referenced and the associated districts changed as applicable on the Official Zoning Map.

EXHIBIT B

CHAPTER III.10. Text Amendments and Procedures

Section III.10.1. Purpose

This Chapter describes the requirements and procedures for amending the text of the contained within this UDC, in accordance with the Texas Local Government Code.

Section III.10.2. Initiation of Text Amendments

Text amendments this UDC may be initiated by City Staff, the Planning and Zoning Commission or City Council. The Commission may, on its own motion or on request from City Council, propose changes and amendments in the public interest.

Section III.10.3. Public Hearing and Public Notice Requirements

Notice of a public hearing for text amendments before the Planning and Zoning Commission and City Council shall meet or exceed the requirements of the Texas Local Government Code, as follows:

- A. Planning and Zoning Commission Public Hearing*** - *Notice of the public hearing shall be given by publication in a newspaper of general circulation in the City and on the City website. The notice shall state the time and place of the hearing and the nature of the amendment(s) to be considered and shall be published before the 10th day before the hearing date. This notice shall not be required for a proposed comprehensive zoning*

change as that term is defined in Section 211.0011 of the Texas Local Government Code, as it exists or may be amended.

B. City Council Public Hearings – *A notice of the public hearing shall be given by publication in a newspaper of general circulation in the City and on the City website. The notice shall state the time and place of the hearing and the nature of the amendment(s) to be considered and shall be published before the 15th day before the public hearing date.*

C. Notice of Nonconforming Use - *In addition to any other required notice, written notice of each public hearing regarding the adoption of the proposed text amendment shall be sent in compliance with Section 211.006(a-1) of the Texas Local Government Code, as amended, if the adoption of the proposed text amendment will result in a current conforming use of a property becoming a nonconforming use.*

Section III.10.4. Planning and Zoning Commission Action

A. Public Hearing Required - *The Planning and Zoning Commission shall hold a public hearing on any petition for any text amendment or changes prior to making its recommendation and report to the City Council.*

B. Planning and Zoning Commission Action - *Following the public hearing, the Planning and Zoning Commission may vote to approve, approve with amendments and conditions, table, or recommend denial in whole or in part the petition for a text amendment.*

C. **Tabling of a Petition for a Text Amendment** - The Planning & Zoning Commission may table for study any text amendment.

Section III.10.5. City Council Action

A. **Public Hearing Required** - – A public hearing will be held after a report and recommendation by the Planning and Zoning Commission on the petition.

B. After a public hearing is held before the City Council regarding the text amendment petition, the City Council may approve, a change in the text of this ordinance as presented or with modifications as appropriate within the context of the public notice provided. City Council may deny (in whole or in part), table the petition, or refer it back to the Planning and Zoning Commission for further study.

C. **Supermajority Vote Requirements** - An affirmative vote of at least three-fourths of all members of the City Council is required to approve a text amendment petition in the following circumstances:

1. **Recommendation of Denial** - If the Planning and Zoning Commission has recommended denial of a text amendment petition.

This requirement shall not apply to a recommended partial denial.

2. **Protests** - If a protest has been submitted as outlined in Section 211.0061 of the Texas Local Government Code, as amended and the text amendment petition in question is not a proposed comprehensive zoning

change as that term is defined in Section 211.0011 of the Texas Local Government Code, as it exists or may be amended:

- a. ***Form of Protest*** - *Such protest must be in writing and must be signed by the owner(s) of the property in question.*

- b. ***Presumption of Validity*** - *In all cases where a protest has been properly signed pursuant to this subsection, the City shall presume that the signature of the person(s) appearing on the protest are valid.*

- c. ***Withdrawal of Signature From a Protest*** - *A withdrawal of a signature included in a protest must be in writing. In the event that multiple signatures for protests and signature withdrawals are filed on behalf of the same owner(s), the instrument with the latest date and time of execution controls.*

MEMORANDUM

TO: Planning & Zoning Commission
FROM: Lauren Cook, Planner I
DATE: July 7, 2026
SUBJECT: **PUBLIC HEARING: Consideration of an Ordinance Granting a Special Use Permit for a Smoking Establishment; on a Portion of Approximately 1.828-Acre Tract, Legally Described as Lot 3R1, Block C, Highpoint Oaks; Located at 2680 Denton Tap Road, Zoned Light Industrial District (LI); as Requested by Naheed Vellani, the Applicant, on Behalf of Hilltop Corner LLC, the Property Owner. (Case No. 26-05-8-SUP)**

BACKGROUND:

Marhaba Lounge is a proposed hookah lounge in Lewisville. The business will operate from 11:00 AM to midnight Sunday through Thursday, and 11:00 AM through 2:00 AM Friday and Saturday. In addition to offering hookah, they will also offer some light food options and non-alcoholic beverages. They anticipate 70-75% of business will be from hookah sales and 30% from food sales. After posting this item for P&Z, staff determined there will need to be additional scrutiny of this item to assess public safety risks.

ANALYSIS:

Article III, Chapter 9, Section 2 of the UDC lists the criteria for approval for Special Use Permits. Staff's analysis for each criterion is outlined below:

A. Compatibility with surrounding uses and community facilities.

Marhaba Lounge will be located in a multi-tenant retail building that has several uses, including an event center, donut shop, liquor store, and flooring showroom. Directly adjacent to the property is a self-storage facility. The nearest residential use is over 500 feet away. The use is therefore compatible with its surroundings.

B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area.

This proposed location for this building is located in one of the Economic Vitality areas identified by the Lewisville 2025 vision plan. Marhaba Lounge is a small business, and the managing partners predict that their business will add 6 full-time and 4 part-time employees, adding some additional employment opportunities into Lewisville.

C. Enhancement or promotion of the welfare of the area.

The proposed SUP will continue to promote the economic welfare of the area.

D. Whether the use will be detrimental to the public health, safety, or general welfare; and

The applicant intends to mitigate any potential detrimental effects by enforcing a strict age verification policy to only sell hookah to patrons who are 21+ in age. Additionally, a new commercial-grade ventilation and air filtration system will be added that will meet local health and building code requirements. All

required business permits will be acquired and maintained in good standing. There maintains some concern regarding the operating hours and its impact on safety.

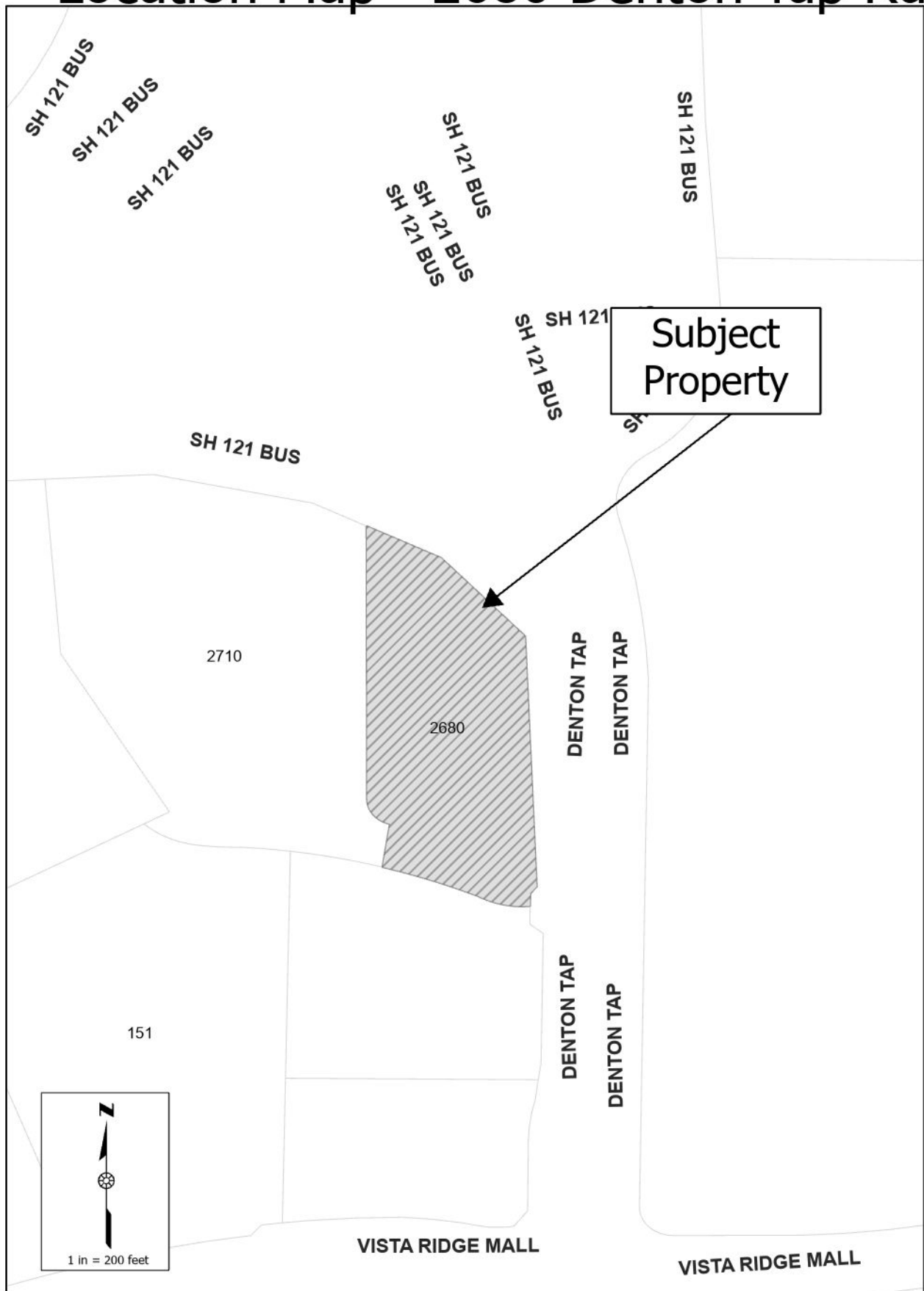
E. Conformity with all zoning regulations and standards.

The physical site will remain largely unchanged.

CITY STAFF'S RECOMMENDATION:

That the Planning & Zoning Commission continue this item to the July 21st, 2026 Planning & Zoning Commission meeting as staff continues their research into the impacts on public health and safety.

Location Map - 2680 Denton Tap Rd



Aerial Map - 2680 Denton Tap Rd



Hilltop Corner LLC

1113 Burnet Dr Allen TX 75002 * 214-682-2088 * avtar99@yahoo.com

5/8/2026

City of Lewisville:

Re: Owner's Authorization Letter in Support of Special Use Permit – Marhaba Lounge

Dear Planning and Zoning,

I, **Avtar S Hothi**, am the owner of the center where the operator of Marhaba Lounge, a hookah and social lounge proposed to be established at 2680 Denton Tap Rd Ste#101 Lewisville, TX 75067. I am writing to formally express my full support for authorization of the Special Use Permit application submitted on behalf of this business.

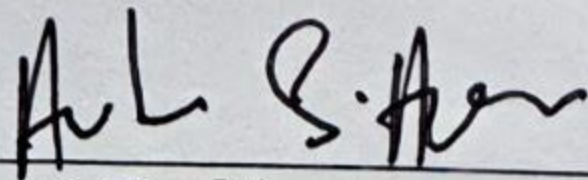
Marhaba Lounge is envisioned as an upscale, adult-only (21+) establishment offering premium hookah services, non-alcoholic beverages, and light food in a welcoming and culturally inspired environment. As the owner, I take full personal responsibility for ensuring that the lounge operates in strict compliance with all applicable local ordinances, health and safety codes, tobacco regulations, and zoning requirements.

I am personally committed to supporting Makhani LLC to maintain a safe, respectful, and law-abiding establishment. Measures including rigorous age verification, commercial-grade ventilation, and strict occupancy compliance will be always enforced. I am also dedicated to being a responsible neighbor and a positive presence in the Lewisville community, and I welcome open communication with city officials and neighboring stakeholders.

I respectfully urge the Board to approve this Special Use Permit and grant Marhaba Lounge the opportunity to serve our community.

Thank you for your time and consideration.

Respectfully,



Avtar S Hothi

214-682-2088

avtar99@yahoo.com

05/08/2026

LEGEND:
 FND - FOUND
 ROW - RIGHT-OF-WAY
 CM - CONTROL MONUMENT
 PCB - POINT OF BEGINNING
 ASC - ARTHUR SURVEYING COMPANY

STATE HIGHWAY No. 121
 (VARIABLE WIDTH R.O.W.)

State of Texas §
 County of Denton §
Owner's Certificate and Dedication

WHEREAS We, Charco Properties, LP, and Legacy Texas Bank, are the owners of a 5.798 acre tract of land situated in the R. H. Thompson Survey, Abstract No. 1274, in the City of Lewisville, Denton County, Texas, and being all of Lot 3R-1 and 3R-2, Block C, HIGH POINT OAKS, an Addition to the City of Lewisville, Denton County, Texas, according to the plat recorded in Cabinet X, Slide 775, Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found in concrete for the southeast corner of the herein described tract, same point being the northeast corner of Lot 2R, Block C, of said Addition, same point being the southeast corner of said Lot 3R-1, same point being in the west line of Denton Tap Road (a variable width right-of-way) same point being the beginning of a non-tangent curve to the right with a radius of 135.00 feet and whose chord bears North 77 degrees 22 minutes 14 seconds West, a distance of 56.49 feet;

THENCE along the north line of said Lot 2R and the south line of said Lot 3R-1 and continuing with the south line of said Lot 3R-2, the following courses and distances:

With said curve to the right, through a central angle of 24 degrees 09 minutes 28 seconds, an arc length of 56.92 feet to an "X" found in concrete for corner, same point being the beginning of a non-tangent curve to the left with a radius of 800.00 feet and whose chord bears North 77 degrees 23 minutes 42 seconds West, a distance of 330.68 feet;

With said curve to the left, through a central angle of 23 degrees 51 minutes 19 seconds, an arc length of 333.08 feet to an "X" found in concrete for corner, same point being the beginning of a non-tangent curve to the right with a radius of 115.50 feet and whose chord bears North 67 degrees 44 minutes 40 seconds West, a distance of 85.31 feet;

With said curve to the right, through a central angle of 43 degrees 20 minutes 40 seconds East, an arc length of 87.38 feet to an "X" found for corner at the northernmost corner of said Lot 2R, same point being in the southeast line of Lot 1RB, Block C of said Addition;

THENCE along the southeast and easterly line of said Lot 1RB and along the westerly line of said Lot 3R-2, the following courses and distances:

North 60 degrees 43 minutes 27 seconds East, a distance of 33.07 feet to a 1/2 inch iron rod with cap marked "Pacheco Koch" found for corner;

North 29 degrees 16 minutes 33 seconds West, a distance of 257.46 feet to a 1/2 inch iron rod with cap marked "Pacheco Koch" found for corner;

North 04 degrees 14 minutes 23 seconds West, a distance of 244.98 feet to a 1/2 inch iron rod with yellow cap marked "Arthur Surveying Company" set for corner at the common north corner of said Lot 1RB and Lot 3R-2, same point being in the south line of U.S. Highway No. 121 (a variable width right-of-way), same point from which a 1/2 inch iron rod with cap marked "Pacheco Koch" found bears South 04 degrees 14 minutes 23 seconds East, a distance of 0.42 feet;

THENCE along the southerly line of said U. S. Highway No. 121 and the north line of said Lot 3R-2, the following courses and distances:

North 86 degrees 13 minutes 39 seconds East, a distance of 131.41 feet to a Texas Department of Transportation highway monument (TXDOT mon.) found for corner;

South 78 degrees 14 minutes 13 seconds East, a distance of 181.57 feet to a TXDOT mon. found for corner;

South 62 degrees 32 minutes 20 seconds East, a distance of 182.69 feet to a TXDOT mon. found for corner;

South 42 degrees 13 minutes 57 seconds East, a distance of 142.81 feet to a TXDOT mon. found for corner, same point being in the west line of said Denton Tap Road;

THENCE along the west line of said Denton Tap Road and the east line of said Lot 3R-1, the following courses and distances:

South 02 degrees 39 minutes 25 seconds East, a distance of 199.75 feet to a TXDOT mon. found for corner;

South 04 degrees 05 minutes 21 seconds East, a distance of 42.80 feet to a 1/2 inch iron rod with cap marked "Pacheco Koch" found for corner;

South 00 degrees 13 minutes 00 seconds West, a distance of 114.37 feet to an "X" found in concrete for corner;

South 46 degrees 29 minutes 49 seconds West, a distance of 8.76 feet to a 1/2 inch iron rod with yellow cap marked "Arthur Surveying Company" set for corner;

South 01 degrees 29 minutes 49 seconds West, a distance of 20.91 feet to the **POINT OF BEGINNING** and containing a total of 252,567 square feet or 5.798 acres of land more or less.

NOW, know all men by these presents:
 THAT WE, Charco Properties, LP and Legacy Texas Bank, the undersigned authority, does hereby adopt this plat designating the herein described property as High Point Oaks Addition, Lots 3R-1 and 3R-2, Block C, an addition to the City of Lewisville, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easements strips shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity of any time of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

That the subdivision shall be sold and developed subject to the building lines shown on the plat.
 Charco Properties, LP
 R. O'Neal Gray, Partner
 Legacy Texas Bank
 Rick Lafitte, Executive Vice-President

State of Texas §
 County of Denton §
BEFORE ME, the undersigned authority, on this day personally appeared R. O'Neal Gray, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 30th day of January, 2008.

Audrey Turner
 Notary Public
 State of Texas §
 County of Denton §
 My Commission Expires: 01/12/2011

BEFORE ME, the undersigned authority, on this day personally appeared Rick Lafitte, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 31st day of January, 2008.

Benkman
 Notary Public
 State of Texas §
 County of Denton §
 My Commission Expires: 01/12/2011

FILED: CAB. Y PG. 197, P.R.D.C.T.

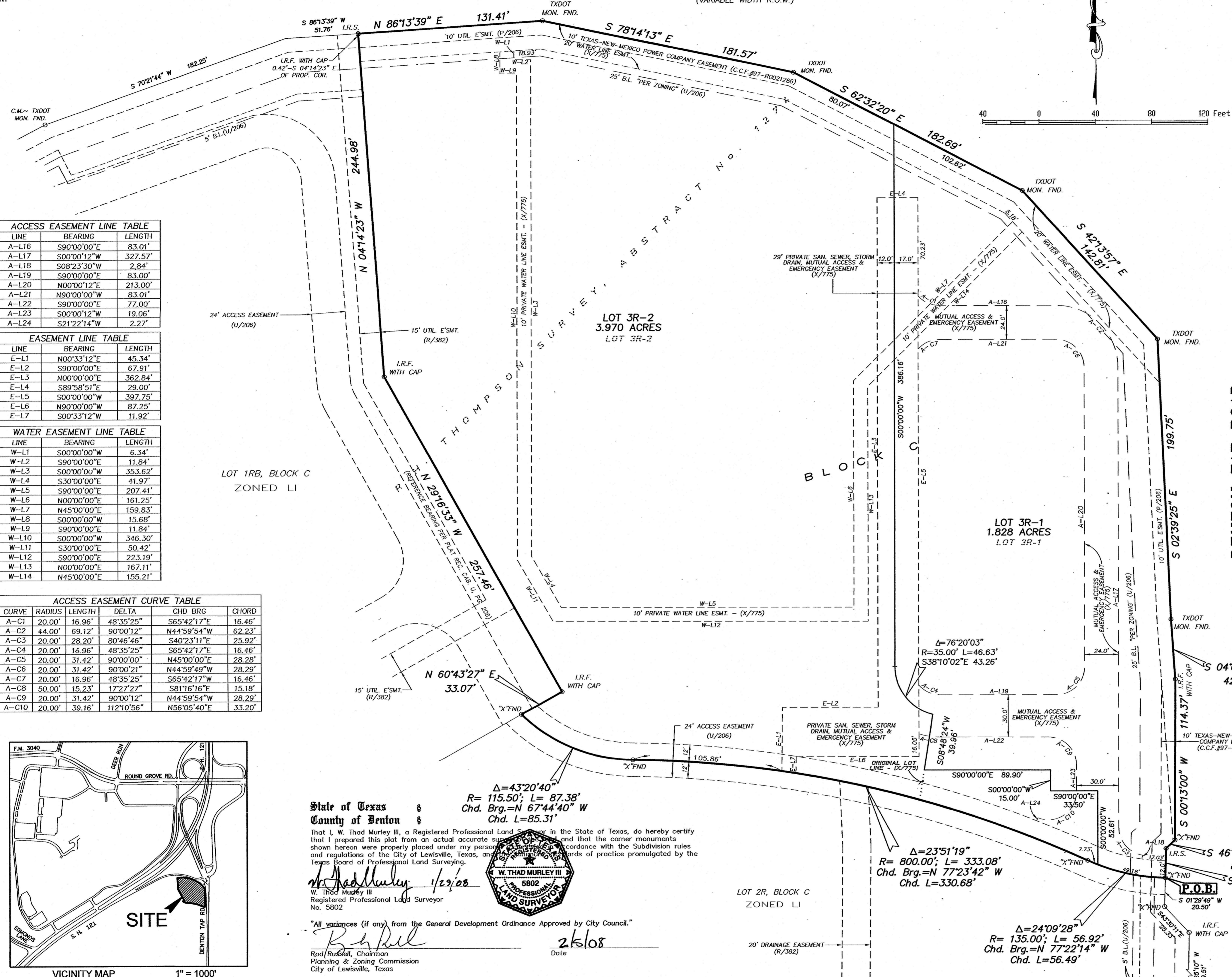
AMENDED FINAL PLAT

This plat is amending High Point Oaks Addition Final Plat, which was filed on June 12, 2007 and can be found in Cabinet X, Page 775 of the Denton County Plat Records with the following changes:

1. Adjusting internal lot line between Lots 3R-1 & 3R-2.
2. Adjusting 25' setback along Denton Tap Road to match r.o.w.

High Point Oaks Addition
 Lots 3R-1 & 3R-2, Block C
 5.798 Acres
 Zoning: LI
 R.H. Thompson Survey, Abst. No. 1274
 -- JANUARY 2008 --

DRAWN BY: J.C. DATE: 12/03/07 SCALE: 1"=40' CHECKED BY: W.T.M. ASC NO.: 261273-3



ACCESS EASEMENT LINE TABLE

LINE	BEARING	LENGTH
A-L16	S90°00'00"E	83.01'
A-L17	S00°00'12"W	327.57'
A-L18	S08°23'30"W	2.84'
A-L19	S90°00'00"E	83.00'
A-L20	N00°00'12"E	213.00'
A-L21	N90°00'00"W	83.01'
A-L22	S90°00'00"E	77.00'
A-L23	S00°00'12"W	19.06'
A-L24	S21°22'14"W	2.27'

EASEMENT LINE TABLE

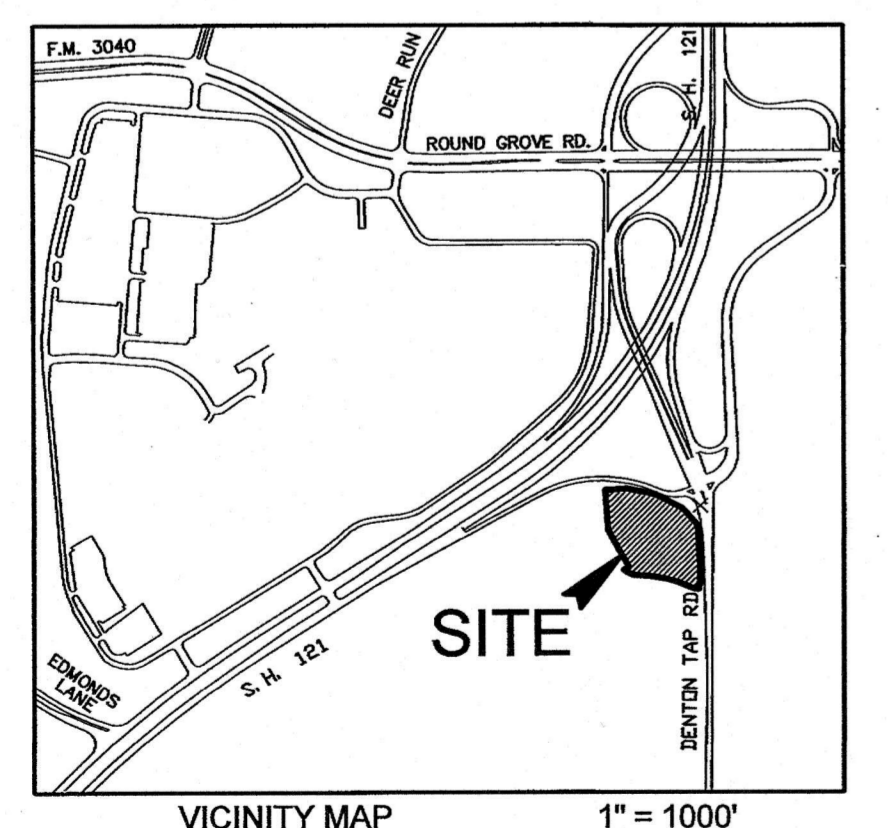
LINE	BEARING	LENGTH
E-L1	N00°33'12"E	45.34'
E-L2	S90°00'00"E	67.91'
E-L3	N00°00'00"E	362.84'
E-L4	S89°58'51"E	29.00'
E-L5	S00°00'00"W	397.75'
E-L6	N90°00'00"W	87.25'
E-L7	S00°33'12"W	11.92'

WATER EASEMENT LINE TABLE

LINE	BEARING	LENGTH
W-L1	S00°00'00"W	6.34'
W-L2	S90°00'00"E	11.84'
W-L3	S00°00'00"W	353.62'
W-L4	S30°00'00"E	41.97'
W-L5	S90°00'00"E	207.41'
W-L6	N00°00'00"E	161.25'
W-L7	N45°00'00"E	159.83'
W-L8	S00°00'00"W	15.68'
W-L9	S90°00'00"E	11.84'
W-L10	S00°00'00"W	346.30'
W-L11	S30°00'00"E	50.42'
W-L12	S90°00'00"E	223.19'
W-L13	N00°00'00"E	167.11'
W-L14	N45°00'00"E	155.21'

ACCESS EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BRG	CHORD
A-C1	20.00'	16.96'	48°35'25"	S65°42'17"E	16.46'
A-C2	44.00'	69.12'	90°00'12"	N44°59'54"W	62.23'
A-C3	20.00'	28.20'	80°46'46"	S40°23'11"E	25.92'
A-C4	20.00'	16.96'	48°35'25"	S65°42'17"E	16.46'
A-C5	20.00'	31.42'	90°00'00"	N45°00'00"E	28.28'
A-C6	20.00'	31.42'	90°00'21"	N44°59'49"W	28.29'
A-C7	20.00'	16.96'	48°35'25"	S65°42'17"W	16.46'
A-C8	50.00'	15.23'	17°27'27"	S81°16'16"E	15.18'
A-C9	20.00'	31.42'	90°00'12"	N44°59'54"W	28.29'
A-C10	20.00'	39.16'	112°10'56"	N56°05'40"E	33.20'



State of Texas §
 County of Denton §
 That I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual accurate survey of the land shown hereon and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Subdivision rules and regulations of the City of Lewisville, Texas, and the rules and standards of practice promulgated by the Texas Board of Professional Land Surveying.

W. Thad Murley III
 Registered Professional Land Surveyor
 No. 5802

"All variances (if any) from the General Development Ordinance Approved by City Council."

Rod Russell, Chairman
 Planning & Zoning Commission
 City of Lewisville, Texas

Date: 2/6/08

The undersigned, City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing amended plat of High Point Oaks Addition on addition to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the 5th day of February, 2008, and such body by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as herein above subscribed in the capacity stated.

Witness my hand this 7th day of Feb, 2008.

Julie Henze, City Secretary
 City of Lewisville, Texas

HOMeyer ENGINEERING, INC.
 CIVIL ENGINEERING, SURVEYING, SITE & LAND PLANNING
 CONTACT: STEVEN R. HOMeyer, P.E.

OWNER:
 CHARCO PROPERTIES, LP
 2418 Marsh Lane, Suite 114
 Carrollton, Texas 75006
 Phone No: 214.803.8710
 Contact: R. O'Neal Gray

LIENHOLDER:
 LEGACY TEXAS BANK
 7051 Snider Plaza
 Dallas, Texas 75205
 Phone No: 972.461.4877
 Contact: Rick Lafitte

Arthur Surveying Co., Inc.
 Professional Land Surveyors
 972-221-9439 - Fax 972-221-4675
 220 Elm Street, Suite 200 - P.O. Box 54
 Lewisville, Texas 75067

- NOTES:**
1. No portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480195 0705 F, present effective date of map August 23, 2001, herein property is situated within Zone X (unshaded).
 2. All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
 3. Bearings shown are based on plat High Point Oaks Addition recorded in Cabinet U, Page 206.
 4. The purpose of this amended plat is to reconfigure the property line between the existing Lots 3R-1 and 3R-2 along the south side of said lots.

Makhani LLC/ MARHABA LOUNGE

A Premier Hookah & Social Lounge
2680 Denton Tap Rd Ste #101. Lewisville, TX 75067

5/6/2026

City of Lewisville

Support of Special Use Permit Application – Makhani LLC/Marhaba Lounge

Dear Planning and Zoning:

I am writing on behalf of Marhaba Lounge to formally request your favorable consideration of our application for a Special Use Permit to operate a hookah lounge at the premises located at 2680 Denton Tap Rd Ste#101 Lewisville, TX 75067. We are committed to operating a responsible, community-oriented establishment that complies fully with all applicable local ordinances, health regulations, and zoning requirements.

About Marhaba Lounge

Marhaba Lounge is an upscale social lounge offering a curated hookah experience in a welcoming, culturally rich environment. Our establishment is designed to serve adults 21 years of age and older, providing a relaxed and sophisticated atmosphere for social gatherings. We offer a selection of premium shisha flavors, non-alcoholic beverages, and light food in a setting that celebrates Middle Eastern and Pakistani hospitality and culture. We anticipate that 70-75% of our business from Hookah sales and around 30% from the food sales.

Commitment to Compliance and Public Safety

Marhaba Lounge takes its responsibilities to the community and public health seriously. We will implement the following measures to ensure safe, compliant operations:

- **Age Verification:** Strict enforcement of a 21+ age policy with ID verification at entry.
- **Ventilation & Air Quality:** Installation of a commercial-grade ventilation and air filtration system meeting or exceeding local health and building code requirements.
- **Occupancy Limits:** Strict adherence to maximum occupancy limits as established by the fire marshal and building department.
- **Noise Control:** Implementation of sound management measures to minimize any impact on neighboring properties and residents.
- **Licensing & Permits:** All required business licenses, health permits, and tobacco retailer permits will be obtained and maintained in good standing.

Community and Economic Benefit

Marhaba Lounge will serve as a positive contributor to the local economy and community fabric. Our establishment will create [6] full-time and [4] part-time employment opportunities for residents. We intend to partner with neighboring businesses and participate in community events,

supporting the vitality of the Lewisville area. We are confident that Marhaba Lounge will become a respected and valued establishment within the community.

Proposed Hours of Operation

We propose the following hours of operation, which are designed to balance the needs of our patrons with consideration for the surrounding neighborhood:

- **Sunday – Thursday:** 11:00 AM – 12:00 AM (Midnight)
- **Friday – Saturday:** 11:00 AM – 2:00 AM

Projected Business Revenue & Economic Impact

Marhaba Lounge is projected to be a financially viable and economically contributing business within the community. Based on our market research and business plan, we anticipate the following revenue projections:

- **Year 1 Projected Gross Revenue:** \$300,000 — based on an estimated average.
- **Year 2 Projected Gross Revenue:** \$425,000 — reflecting anticipated growth as brand awareness and customer base expand within the local market.
- **Year 3 Projected Gross Revenue:** \$550,000— representing a stabilized revenue trajectory.

These projections are supported by our detailed business plan, which is available for review upon request. In addition to direct revenue, Marhaba Lounge will generate meaningful local tax revenue. Makhani LLC will be contributing annually to sales tax, business license fees, and other municipal taxes, providing a direct fiscal benefit to the City of Lewisville. Our operation will also support local suppliers, vendors, and service providers, creating an indirect economic ripple effect throughout the community.

We respectfully request that the Zoning Board / City Council / Planning Commission approve our Special Use Permit application and grant us the opportunity to operate Marhaba Lounge at the proposed location. We welcome the opportunity to meet with staff or board members to address any questions, concerns, or conditions that may be required as part of the approval process.

Thank you sincerely for your time and consideration. We look forward to your favorable response and to contributing positively to the City of Lewisville community.

Respectfully submitted,

Naheed Vellani and Irfan Shah
Managing Partners
Marhaba Lounge
804-243-1428
naheedmakhani@gmail.com

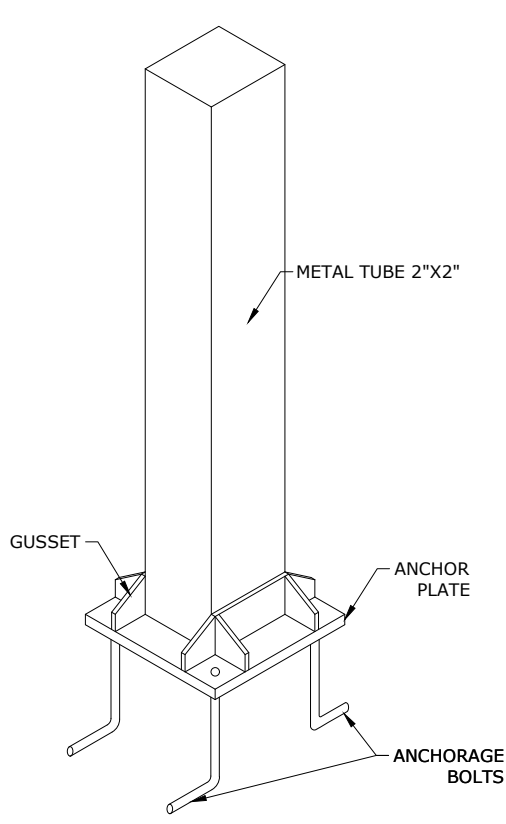
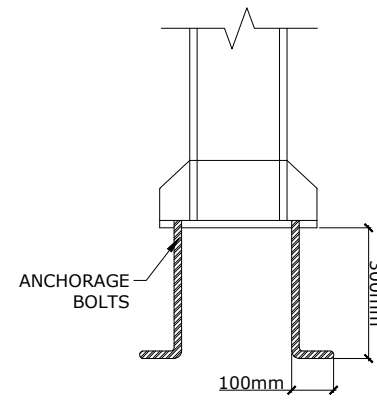
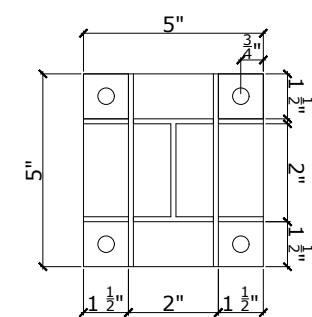


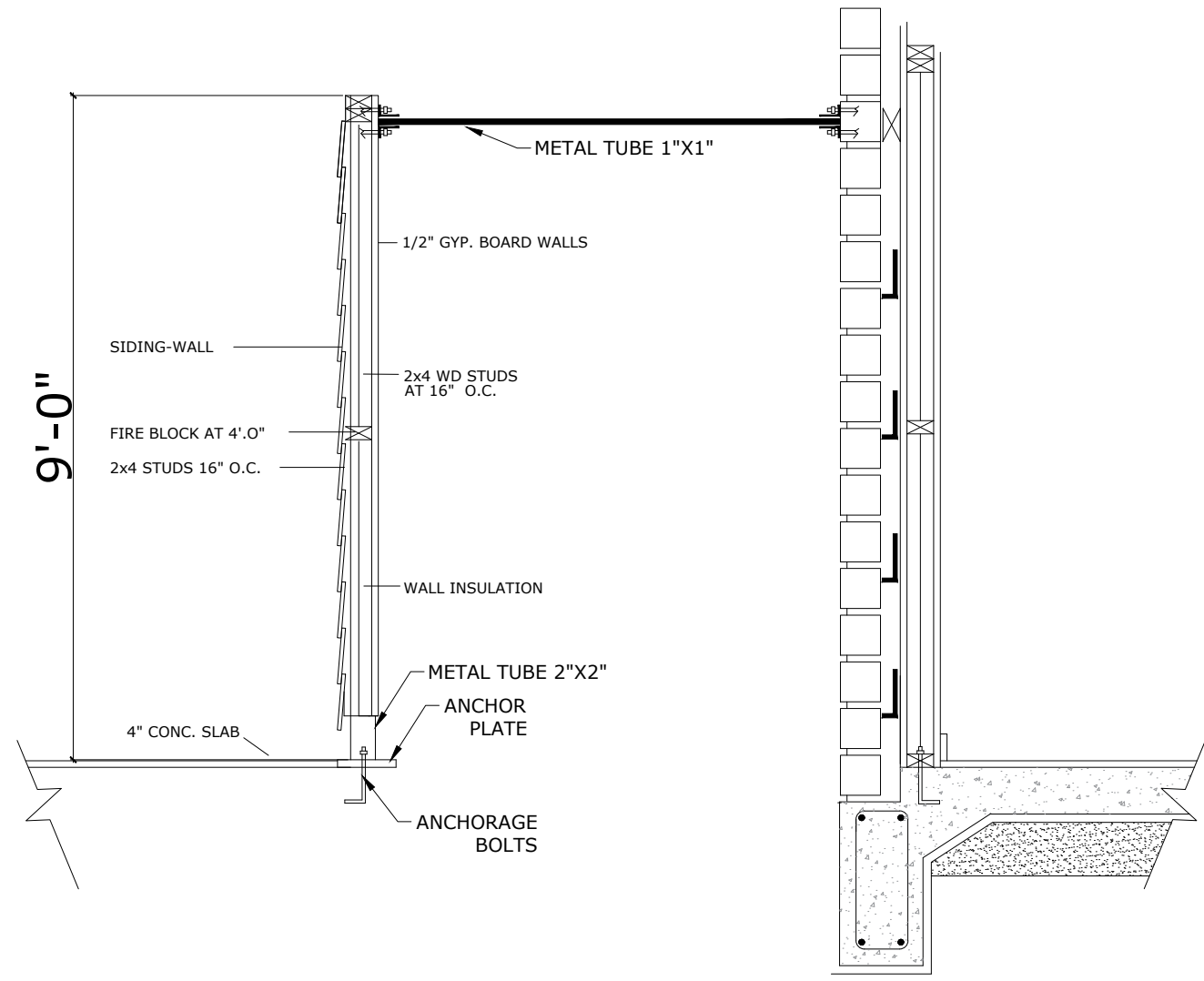
PLATE DIMENSIONS



BOLTS DIMENSIONS

- NOTES:**
- * WELDING: THE PROFILE, THE SIGNS AND THE ANCHORING PLATE WILL BE WELDED AROUND THE ENTIRE PERIMETER OF CONTACT.
THE WELDING BEAD WILL BE CONTINUOUS AND COMPLETE PENETRATION
 - * THE DIMENSIONS AND THE ASSEMBLY WILL BE ADAPTED TO THE APPLICATIONS AND CORRESPONDING REGULATIONS OF CALCULATION.

ANCHOR PLATE DETAILS
SCALE: N.T.S.



PROP.WALL SECTION - SIDING
N.T.S

EXISTING WALL SECTION - BRICK
N.T.S

FRAMING AND ANCHORAGE DETAIL
NO SCALE

CITY STAMP

AARON MEJORADO
127642
LICENSED PROFESSIONAL ENGINEER

06/14/2024

ENGINEER STAMP

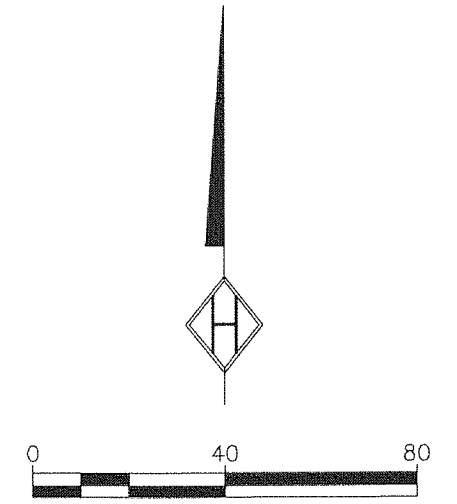
SCALE:	NO SCALE	DRAWING No.	02 of 03
DATE:	06-13-24		
REV:			
SQ.FT:			

ADDRESS:	2680 DENTON TAP RD., LEWISVILLE, TX 76067
SCOPE OF WORK:	ADDITION
DRAWN:	S.H.
PLAN:	FRAMING PLAN AND DETAIL

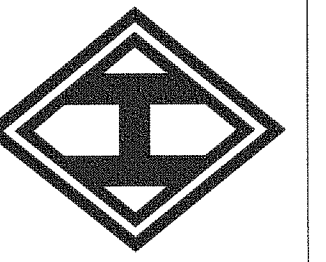
CREATIVO DESIGNS

8500 N STEMMONS FWY
SUITE#2045 DALLAS, TX 7524

SEE PLAT FOR
EASEMENT LOCATIONS



HOMMEYER
ENGINEERING, INC.
CIVIL ENGINEERING & PLANNING
SITE & LAND PLANNING



DENTON TAP STORAGE
LOTS 3R1 & 3R2, BLOCK C
HIGHPOINT OAKS ADDITION
5.798 ACRES, ZONED "L1"
CITY OF LEWISVILLE, TEXAS

DIMENSION CONTROL
PLAN

REVISIONS:
01-09-08
1. REVISED PARKING & ADDED DRIVE-THRU FOR BUILDING "E".
09-22-08
1. REVISED SIDEWALK & REMOVED DUMPSTER PER CONTRACTOR.

DATE: 03/19/07

HEI #: 06-023

SHEET NO:
G2

LOT 3R1 PARKING TABULATION

RETAIL/RESTAURANT BUILDING "E" = 14,000 SF
10,000 SF RETAIL @ 5.5/1000 SF = 55 SPACES
4,000 SF RESTAURANT @ 1.5/100 SF = 60 SPACES

BUILDING PARKING REQUIRED: 115
BUILDING PARKING PROVIDED: 106*

BUILDING HANDICAP PARKING REQUIRED: 5
BUILDING HANDICAP PARKING PROVIDED: 5

PARKING SPACE DIMENSIONS: 9'x18'
DRIVE AISLE WIDTH: 24'
LOADING AREA: (1) 12'x40'

* IN ORDER TO MEET THE MINIMUM PARKING REQUIREMENTS FOR LOT 3R1, NINE (9) PARKING SPACES MUST BE UTILIZED FROM THE ADJACENT LOT 3R2.

LOT 3R2 PARKING TABULATION

BUILDING "A" - 20,587 SF
13,337 SF CLIMATE CONTROL @ 1/2,000 SF = 7 SPACES
7,250 SF NON-CLIMATE CONTROL WITH 10' LOADING LANE

BUILDING "B" - 70,800 SF
56,600 SF CLIMATE CONTROL @ 1/2,000 SF = 28 SPACES
14,200 SF NON-CLIMATE CONTROL WITH 10' LOADING LANE

BUILDING "C" - 10,200 SF
3,000 SF OFFICE @ 1/200 SF = 15 SPACES
7,200 SF WAREHOUSE @ 1/1,000 SF = 7 SPACES

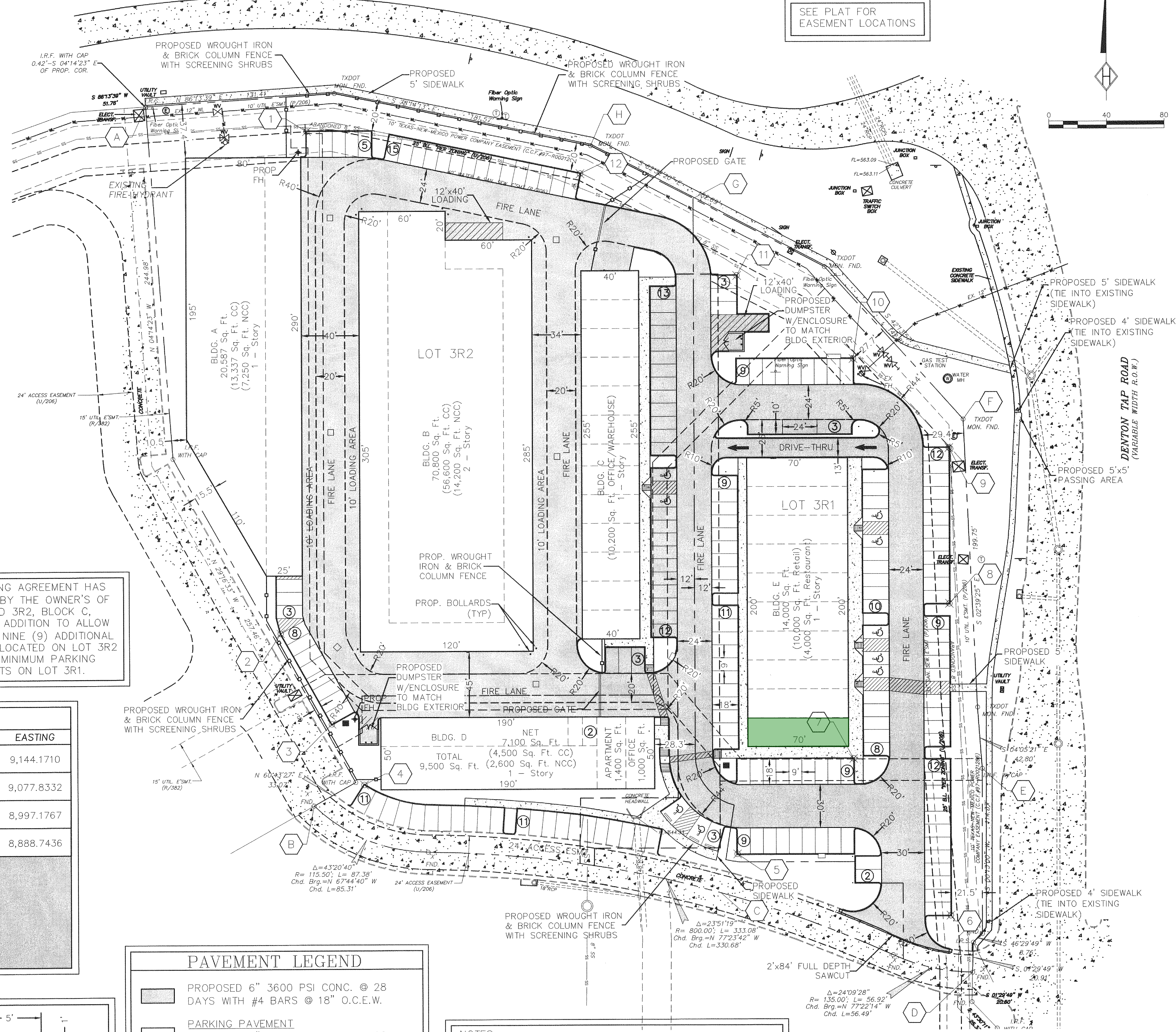
BUILDING "D" - 9,500 SF
1,000 SF OFFICE @ 1/200 SF = 5 SPACES
1,400 SF APARTMENT @ 2 SPACES PER RESIDENCE = 2 SPACES
4,500 SF CLIMATE CONTROL @ 1/1,000 SF = 4 SPACES
2,600 SF NON-CLIMATE CONTROL WITH 10' LOADING LANE

PARKING REQUIRED: 68
PARKING PROVIDED: 84

HANDICAP PARKING REQUIRED: 4
HANDICAP PARKING PROVIDED: 4

PARKING SPACE DIMENSIONS: 9'x18'
DRIVE AISLE WIDTH: 24'
LOADING AREA: (1) 12'x40'

A CROSS PARKING AGREEMENT HAS BEEN EXECUTED BY THE OWNER'S OF LOTS 3R1 AND 3R2, BLOCK C, HIGHPOINT OAKS ADDITION TO ALLOW FOR THE USE OF NINE (9) ADDITIONAL PARKING SPACES LOCATED ON LOT 3R2 TO MEET THE MINIMUM PARKING REQUIREMENTS ON LOT 3R1.

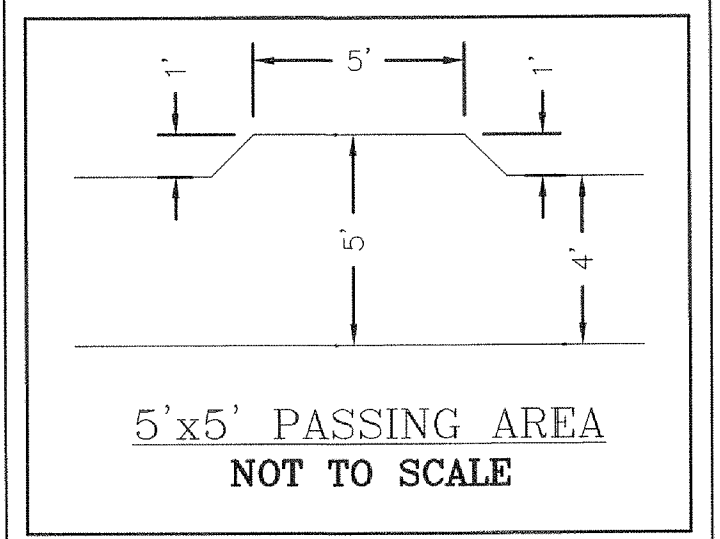


DESIGN POINTS

PT	NORTHING	EASTING	PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	8,415.1361	8,587.2246	1	8,397.4307	8,698.8952	9	8,176.9929	9,144.1710
B	7,930.0767	8,702.3916	2	8,049.4553	8,679.6833	10	8,238.6854	9,077.8332
C	7,896.0533	8,984.4977	3	7,986.6514	8,714.8923	11	8,296.6853	8,997.1767
D	7,813.2503	9,159.1832	4	7,944.4736	8,737.2926	12	8,367.3610	8,888.7436
E	7,954.5484	9,166.5158	5	7,895.6854	8,996.1710			
F	8,196.7784	9,154.2045	6	7,852.9929	9,144.1710			
G	8,349.8430	8,967.1589	7	7,961.6854	9,077.1589			
H	8,386.7665	8,896.1115	8	8,068.9929	9,144.1710			

LEGEND

I.R.F.	IRON ROD FOUND	⊗	POWER POLE
I.R.S.	IRON ROD SET	⊙	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙ ^{SSMH}	SANITARY SEWER MANHOLE
///	ASPHALT	⊙	FIRE HYDRANT
⊙	TELEPHONE MANHOLE	⊙ ^{WM}	WATER METER



PAVEMENT LEGEND

[Pattern]	PROPOSED 6" 3600 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W.
[Pattern]	PARKING PAVEMENT PROPOSED 5" 3600 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W.
[Pattern]	SIDEWALK PAVEMENT PROPOSED 4" 3000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
[Pattern]	DUMPSTER PAVEMENT PROPOSED 8" 3600 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W.

NOTES:

- THE BUILDING EXTERIOR FINISH SHALL BE A MINIMUM OF 80% BRICK OR STONE.
- OUTSIDE STORAGE SHALL BE LIMITED TO 10% OF THE OVERALL LOT AREA AND MUST BE SCREENED IN ACCORDANCE WITH CITY OF LEWISVILLE REQUIREMENTS.
- THERE ARE NO PROTECTED TREES LOCATED WITHIN THE SITE BOUNDARIES

RECORD DRAWING

The record drawing herein reflects to the best of the design engineer's knowledge, the approximate location of the constructed improvements using information provided by the contractor.

Steven R. Hommeyer, P.E. #86942
Date: SEPTEMBER 23, 2008

