

MINUTES
PLANNING AND ZONING COMMISSION
JUNE 2, 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, June 2, 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; Jon Beckham, Senior Planner; Patty Dominguez, Senior Planning Technician

Item B: Approval of Minutes

1. Consider the minutes of the May 19, 2026, Regular Meeting.

A motion was made by Joshua Peterson to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (7-0).

Item C: Public Hearings

2. Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for Automobile Repair (Minor) and Automobile Sales and Leasing; on a Portion of an Approximately 1.5871-Acre Tract, Legally Described as Lot 9, Block A, Fairway Business Park; Located at 1504 Eagle Court, Zoned Light Industrial District (LI); as Requested by Austin Rea, of Alltrades, on Behalf of Over-Under Racing LLC, the Tenant, and AIP Eagle Court, LLC, the Property Owner. (Case No. 26-03-6-SUP)

Vashil Fernandez, Planning Manager, gave a brief overview and staff's recommendation. 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 Erum Ali to recommend approval of the special use permit as presented, seconded by Jack Tidwell. The motion passed unanimously (7-0).* Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, July 6, 2026, at 7:00 p.m. for a second public hearing and final decision.

Chair Locke said there will be one presentation by staff for the next two items, but two separate public hearings.

3. Public Hearing: Consideration of a Zone Change Request From Planned Development Single-Family Residential 12,000 Square Foot Lot (PD-R12) to Planned Development-General Business 2 District (PD-GB2); on 2.575-Acres out of Castle Hills Golf Course Block A, Lot 2B and a Portion of Lot 4B; Located in an Area Generally Bounded by Royal Minister Boulevard to the West, the Lake Boulevard to the North and Silver Table Drive to the East; as Requested by McAdams, the Applicant on Behalf of CHGC LLC, the Property Owner. (Case No. 26-02-1-PZ)

Jon Beckham, Senior Planner, gave a brief overview of both the zone change request and special use permit request, and staff's recommendation. Hannah Haber, McAdams, 4400 State Highway 121 Suite 800, Lewisville, Texas, gave a presentation for agenda items 3 and 4. There were some questions regarding the neighborhood meeting and their concerns. Hannah stated there were no concerns with traffic and that most of their concerns were with lighting and some noise. To mitigate the concerns of the residents, the tennis courts and pickleball courts will now close at 9 p.m. instead of 10 p.m. and lights will be turned off at 9 pm. There were no other questions. 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 Joshua Peterson to recommend approval of the zone change as presented, seconded by Ainsley Stelling. The motion passed unanimously (7-0).* Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, July 6, 2026, at 7:00 p.m. for a second public hearing and final decision.

4. Public Hearing: Consideration of a Special Use Permit for Commercial Amusement (Outdoor); on 5.74-Acres out of Castle Hills Golf Course Block A, Lot 2B and a Portion of Lot 4B; Located in an Area Generally Bounded by Royal Minister Boulevard to the West, the Lake Boulevard to the North and Silver Table Drive to the East, Zoned Planned Development-General Business District (PD-GB) and Planned Development Single-Family Residential 12,000 Square Foot Lot (PD-R12); as Requested by McAdams, the Applicant on Behalf of CHGC LLC, the Property Owner. (Case No. 26-02-3-SUP)

There were no questions. 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 Joshua Peterson to recommend approval of the special use permit as presented, seconded by Francisca Al-waely. The motion passed unanimously (7-0).* Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, July 20, 2026, at 7:00 p.m. for a second public hearing and final decision.

Item D: Announcements

- Richard E Luedke, Planning Director, stated that the upcoming Planning and Zoning Commission meeting on June 16, 2026 will be cancelled. There will be a special-session meeting on June 23, 2026.

Item E: Adjournment

A motion was made by Francisca Al-waely to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Ainsley Stelling. The motion passed unanimously (7-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:51 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

Erum Ali, Vice Chair
Planning and Zoning Commission