

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

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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 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

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**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).*

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**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.

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**Item D: Announcements**

There were no announcements.

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**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,

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Vashil Fernandez, AICP  
Planning Manager

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Karen Locke, Chair  
Planning and Zoning Commission