

MINUTES
PLANNING AND ZONING COMMISSION
APRIL 21, 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, April 21, 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, Jack Tidwell

Members absent: Francisca Al-waely

Staff members present: Vashil Fernandez, Planning Manager; Jon Beckham, Senior Planner; Patty Dominguez, Senior Planning Technician; Catherine Vanover, Planning Intern

Item B: Approval of Minutes

1. Consider the minutes of the April 7, 2026, Regular Meeting.

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

Item C: Public Hearing

2. Public Hearing: Consideration of a Special Use Permit for an Accessory Structure; on an Approximately 0.4132-Acre Lot, Legally Described as Lot 7, Block A, Hivue Addition; Located at 528 Degan Avenue, Zoned Single Family Residential (R-7.5); as Requested by Larry Seely the Property Owner. (Case No. 26-04-7-SUP).

Catherine Vanover, Planning Intern, gave a brief overview and staff's recommendation. The applicant was present and available for 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 Ainsley Stelling. The motion passed unanimously (6-0).* Jon Beckham, Senior Planner, stated that this item would be considered by the City Council on Monday, May 18, 2026, at 7:00 p.m. for a second public hearing and final decision.

Item D: Announcements

- Vashil Fernandez, Planning Manager, stated that the Planning team will be attending the National Planning Conference in Detroit this coming weekend and will also be attending the 2026 Fellows Induction Ceremony for Richard E. Luedke Planning Director.

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 6:35 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