

MINUTES
PLANNING AND ZONING COMMISSION
AUGUST 5, 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 6:30 p.m. on Tuesday, August 5, 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 (arrived at 6:33 p.m.), Rick Lewellen, Ainsley Stelling, Francisca Al-waely

Members absent: none

Staff members present: Richard E. Ludke, Planning Director; Lily Sutton, Planner I; Lauren Cook, Planner I; Patty Dominguez, Senior Planning Technician.

Item D: Public Hearings

5. Public Hearing: Consideration of a Special Use Permit for a Gasoline Service Station on Approximately 0.582 Acres, Legally Described as Lot 1, Block A, Mobil Oil Addition, Located at 1298 West Main Street, and Zoned Local Commercial (LC) District; as Requested by MD Mozharul Islam, Civil Urban Associates, INC., on Behalf of Avna Realty INC, the Property Owner. (Case No. 25-05-8-SUP)

Lily Sutton, Planner I, gave a brief overview and staff's recommendation. The applicant was present and available for questions. Chair Locke opened the public hearing. Shalaaz Palwden stated she was the director of this project and was available to answer any questions. With no one else indicating a desire to speak, the public hearing was then closed. A motion was made by Francisca Al-waely to recommend approval of the special use permit as presented, seconded by Rick Lewellen. The motion passed unanimously (7-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on September 8, 2025, at 7:00 p.m. for a second public hearing and a final decision.

Item G: 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 (7-0).

There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:49 p.m.

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

Respectfully Submitted,

Michele Berry, AICP
Planning Manager

Approved,

Karen Locke, Chair
Planning and Zoning Commission