

**MINUTES  
PLANNING AND ZONING COMMISSION  
OCTOBER 21, 2025**

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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 meeting was called to order by Vice Chair Erum Ali at 6:30 p.m. on Tuesday, October 21, 2025, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Vice Chair Erum Ali, Jack Tidwell (arrived at 6:42 p.m.), Ainsley Stelling, Francisca Al-waely, Joshua Peterson, Rick Lewellen

Members absent: Chair Karen Locke

Staff members present: Michele Berry, Senior Planner Part-time; Lauren Cook, Planner I; Lily Sutton, Planner I; Patty Dominguez, Senior Planning Technician; Jose Marines, Senior Administrative Analyst; Stacie Anaya, Director Parks and Recreation.

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**Item B: Approval of Minutes**

1. Consider the minutes of the October 7, 2025, Regular Meeting.

*A motion was made by Francisca Al-waely to approve the minutes as presented, seconded by Ainsley Stelling. The motion passed unanimously (5-0).*

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**Item C: Public Hearings**

2. Public Hearing: Consideration of a Special Use Permit for Automotive Repair (Minor) and Car Wash; on Approximately 1.22 Acres, Legally Described as Lot 3, Block A, Corners at Valley Parkway Addition, Located at West 1111 Round Grove Road (F.M. 3040), Zoned Local Commercial (LC); as Requested by Tarek Bazzi, Kwik Kar, on Behalf of Roys LLC, the Property Owner. (Case No. 25-07-11-SUP)

Lily Sutton, Planner I, gave a brief overview and staff's recommendation. The applicant was available for 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 Francisca Al-waely to recommend approval of the special use permit as presented, seconded by Rick Lewellen. The motion passed unanimously (5-0).* Michele Berry, Senior Planner, stated that this item would be considered by the City Council on Monday, November 17, 2025, at 7:00 p.m. for a second public hearing and final decision.

3. Public Hearing: Consideration of a Special Use Permit for a Contractor's Yard; on Approximately 4.967 Acres Out of The J.W. Haven Survey, Abstract Number 541; Located on the North Side of East Main Street Approximately 200 Feet West of Valley Ridge Boulevard, Zoned Heavy Industrial (HI) District; as Requested by Sean Faulkner, Foresite Group LLC on Behalf of Koble Investment Property I LLC, the Property Owner. (Case No. 25-03-4-SUP)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. The applicant was available for questions. There was a question about the type of contractors' yard. Staff clarified it was a utility contractor. 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 Rick Lewellen to recommend approval of the special use permit as presented, seconded by Francisca Al-waely. The motion passed unanimously (5-0).* Michele Berry, Senior Planner, stated that this item would be considered by the City Council on Monday, November 17, 2025, at 7:00 p.m. for a second public hearing and final decision.

4. Public Hearing: Consideration of a Zone Change From General Business District (GB) to Medical District (MD); on Approximately 4.714 Acres, Legally Described as Lakepointe Phase Three Lots 3B and 3C, Block D; Located at 751 Hebron Parkway; as Requested by Neil Felder, the Property Owner. (Case No. 25-09-10-Z)

Lily Sutton, Planner I, gave a brief overview and staff's recommendation. The applicant was available for questions. Staff addressed questions regarding business uses in General Business vs Medical District. 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 Ainsley Stelling to recommend approval of the zone change as presented, seconded by Joshua Peterson. The motion passed unanimously (5-0).* Michele Berry, Senior Planner, stated that this item would be considered by the City Council on Monday, November 17, 2025, at 7:00 p.m. for a second public hearing and final decision.

Commissioner Jack Tidwell arrived at 6:42 p.m.

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**Item D: Presentations**

5. Lewisville 2035 Big Issues Update.

Michele Berry, Senior Planner, presented an update on the progress of the Lewisville 2035 Vision Plan, which is transitioning from the "Big Issues" phase to the "Big Ideas" phase. Staff addressed questions regarding touch points comparison 2035 vs 2025 Plan and youth engagement. The second Community Vision Workshop is scheduled for Thursday, December 4th at Independence Elementary School.

6. Proposed Updates to Unified Development Code Pertaining to Parkland Dedication and Tree Mitigation.

Stacie Anaya, Director of Parks and Recreation, and Jose Marines, Senior Administrative Analyst, presented the proposed updates to the Unified Development Code pertaining to Parkland Dedication and Tree Mitigation. The commissioners had several focused questions and suggestions for staff regarding the proposed changes.

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**Item E: Announcements**

Michele Berry, Senior Planner, stated that most of the Planning staff will be attending a conference in College Station, Texas this week, which may result in slower response times.

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**Item F: Adjournment**

*A motion was made by Joshua Peterson to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Ainsley Stelling. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 7:30 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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Richard E. Luedke, AICP  
Planning Director

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Karen Locke, Chair  
Planning and Zoning Commission