

MINUTES
PLANNING AND ZONING COMMISSION
JUNE 17, 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, June 17, 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 (arrived at 6:31 pm), Jack Tidwell, Rick Lewellen, Ainsley Stelling.

Members absent: Francisca Al-waely

Staff members present: Richard E. Luedke, Planning Director; Lily Sutton, Planner I; Patty Dominguez, Senior Planning Technician; Chris McGinn, Director of Neighborhood and Inspection Services.

Item B1: Approval of Minutes

Consider the minutes of May 20, 2025, Joint Meeting. *A motion was made by Rick Lewellen to approve the minutes as presented, seconded by Ainsley Stelling. The motion passed unanimously (5-0).*

Item C: Public Hearings

2. Public Hearing: Consideration of a Special Use Permit for Manufacturing, Medium Intensity; on Approximately 5.1578 Acres Legally Described as Lot 1, Block A, Red River Business Park Addition; Located at 900 Arthur's Lane; Zoned Light Industrial District (LI); as Requested by Angela Hunt, Munsch Hardt Kopf & Harr, on Behalf of Fast Photonics USA Inc., the Tenant, and Arthur's Lane Business Park, LLC, the Property Owner. (25-04-7-SUP)

Commissioner Joshua Peterson arrived at 6:31 pm.

Lily Sutton, Planner I, gave a brief overview and staff's recommendation. Staff addressed question regarding the levy district behind the subject property. The applicant Angela Hunt with Munsch Hardt Kopf & Harr, 500 North Akard, Dallas, Texas gave a presentation and spoke in support. The applicant addressed questions regarding water and power capacity. 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 Jack Tidwell to recommend approval of the special use permit as presented, seconded by Joshua Peterson. The motion passed unanimously (6-0).* Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on July 7, 2025, at 7:00 p.m. for a second public hearing and a final decision.

3. Public Hearing: Consider Amending Section II.2.1., “Definitions” to add a Definition of “Short-Term Rental Unit”; Amending Article VII, “Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance Regulations”, to Amend the Heading of Article VII to “Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance and Density Regulations” and the Heading of Chapter VII.4. to “Certain Distance and Density Regulations”, to add a new Section VII.4.3. Establishing Distance and Density Location Regulations for Short Term Rental Units, and to Repeal and Delete Section VII.2.1.5., “Interim Prohibition on Short-Term Rental of Dwelling Units”.

Richard E. Luedke, Planning Director, gave a presentation and staff’s recommendation. Commissioner Stelling questioned the contradiction between the current ordinance not allowing permit transfer and the current agenda package language suggesting transfers upon sale. Richard explained that the Unified Development Code (UDC) addresses property operations, so if a property sells, the permit could be transferred as a continuation of use. Existing permit holders within 1000ft would be considered legal nonconforming, and new buyers could use those permits. If the short term rental (STR) use ceased for six months or switched to long-term/owner occupancy, the permit would be void, and reapplication would be subject to the 1000ft rule. Chris McGinn confirmed adjustments would be needed to the permit transfer process in the permitting chapter, and staff is working with the City Attorney to align all language. Commissioner Stelling asked if legal language could prevent lower-income units in apartments from becoming STRs. Richard stated those units are for long-term residency and are beyond STR commitments. Commissioner Peterson questioned the low number of survey submissions (602) compared to the city population and how input was sought. Richard responded that for a land use topic, the response was not bad, and this is an ongoing issue that primarily impacts established single-family neighborhoods, from whom most feedback has been received. Chair Locke opened the public hearing.

Joahim Morales (1325 Cedar Ridge Drive) spoke against the proposed changes, specifically for single-family properties, stating that one person having an STR should not prevent a neighbor from having one. He claimed that preventing others from having an STR violates property rights granted by the Texas Constitution and that the city would be wasting taxpayer dollars fighting lawsuits, referencing his successful lawsuits against Dallas and Carrollton.

Jeff Woods (1001 Forest Park Drive) spoke in support of the proposed 1,000-foot separation for short-term rental (STR) properties and opposed automatically granting new purchasers STR licenses. He argued that allowing new owners to immediately apply for a new STR permit at the same property effectively transfers the license, bypassing current non-transferability rules and undermining density efforts. Woods stated that this practice defeats the purpose of the density clause, which aims to prevent overconcentration of STRs and preserve neighborhood character. He emphasized that long-term residents suffer from transient occupancy, parking issues, noise, and reduced community cohesion. He urged the Commission to amend the ordinance to require a mandatory waiting period and reevaluation of spacing and neighborhood impact after a sale, or to

extinguish existing STR licenses upon sale, requiring new applications to meet all current regulations. Woods concluded that this "loophole" must be closed.

Gary Davis (550, 554, 558, & 562 Harvest Hill) spoke in opposition of making any changes to the current STR regulations, preferring to keep the current limit of 130 STRs, of which only 110 are currently active. He shared his experience of owning duplexes since 2005, switching to Airbnb in 2018, and finding it easier to manage than long-term rentals. He stated that if the 1000ft or 500ft provision is implemented, his two current Airbnb's would be affected, and he would prefer them to be grandfathered in. He suggested that the city could manage issues like occupancy and parking through inspections rather than new zoning.

No one else came forward. *A motion was made by Erum Ali to continue the public hearing to July 1st, 2025 meeting, seconded by Joshua Peterson. The motion passed unanimously (6-0).*

Item D: Announcements

- Richard E. Luedke, Planning Director, made the following announcements. Applications for the 2035 Plan Steering Committee close on Friday, June 20, 2025. Appointments will be made by the City Council on July 7, 2025. The City of Lewisville received two "Clyde Awards" (Celebrating Leadership and Development Excellence) from the North Central Texas Council of Governments. Lewisville was one of six recipients out of 36 submissions. The awards were for the Business 121 Corridor Plan and the Backyard Cottage Design Competition.

Item E: Adjournment

A motion was made by Rick Lewellen 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 7:15 p.m.

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

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

Karen Locke, Chair
Planning and Zoning Commission