

MINUTES
PLANNING AND ZONING COMMISSION
APRIL 7, 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 7, 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, Francisca Al-waely

Members absent: Joshua Peterson, Jack Tidwell

Staff members present: Richard E. Luedke, Planning Director; Vashil Fernandez, Planning Manager; Jon Beckham, Senior Planner; Patty Dominguez, Senior Planning Technician.

Item B: Approval of Minutes

1. Consider the minutes of the March 17, 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 (5-0).

Item C: Public Hearing

2. Public Hearing: Consideration of a Special Use Permit for Automobile Sales and Leasing; on Approximately 15.428-Acres, Legally Described as Lot 11, Block A, Frontier Ford and Lot 5, Block B, Valley Ridge Business Park East; Located at 1144 North Stemmons Freeway (IH-35E), Zoned Light Industrial (LI) District and General Business (GB) District; as Requested by Dynamic Engineering Consultants, on Behalf of Pack Properties II LTD the Property Owner (Case No. 25-09-12-SUP).

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. Oscar Mohkamkar with ASM Architects, Inc. and Josh Edge with Dynamic Engineering were both present and available for questions. In response to Commissioner Stelling's inquiry regarding sidewalks, staff confirmed that they will be included in the project. 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 Francisca Al-waely to recommend approval of the special use permit as presented, seconded by Ainsley Stelling. The motion passed unanimously (5-0).* Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, May 4, 2026, at 7:00 p.m. for a second public hearing and final decision.

Item D: Announcements

- Richard E Luedke, Planning Director, reminded everyone that the 2035 Vision Community Workshop will be held this Thursday April 9, 2026 from 5:00 pm to 8:00 pm at Valley Ridge Church.

Item E: Adjournment

A motion was made by Erum Ali to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Rick Lewellen. The motion passed unanimously (5-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:42 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