



City of Lewisville, TX

Planning and Zoning Commission

Agenda

151 W Church Street
Lewisville, Texas 75057

Tuesday, April 2, 2024

6:30 PM

Council Chambers

Regular Session - 6:30 P.M.

A. Call to Order and Announce that a Quorum is Present.

B. Approval of Minutes

1. [Consider the Minutes of the March 19, 2024 Meeting.](#)

C. Regular Hearing

2. [Regular Hearing: Preliminary Plat of Lewisville Business Park Addition; Lots 1-12, Block A; on 226.3678 Acres, Out of the Peter Harmonson Survey, Abstract 530, the H. Turner Survey, Abstract Number 1248, the J.T. Cozby Survey, Abstract Number 1567 and the Jesse Watkins Survey Abstract Number 1327; Zoned Planned Development-Light Industrial \(PD-LI\) District; Located Generally Along the North and South Sides of Spinks Road, West of South Valley Parkway and East of Duncan Lane \(24-03-2-PP\)](#)
3. [Regular Hearing: Preliminary Plat of Josey Lane Residential Addition; Lot 1X, Block A, Lots 1-21, 22X-23X, Block B, Lots 1-18, Block C, Lots 1-23, 24X, Block D, Lots 1-14, Block E, Lots 1-25, 26X-28X, Block F, and Lots 1-34, 35X Block G; on 47.641 Acres, Out of R. F. Hardin Survey, Abstract Number 613, the D. Cook Survey, Abstract Number 234, the T. A. West Survey, Abstract Number 1345, and the B. Schoonover Survey, Abstract Number 1209; Zoned Planned Development-Estate Townhouse \(PD-ETH\) District; Located on the East Side of Josey Lane Approximately 3,000 feet South of Windhaven Parkway \(24-03-3-PP\)](#)

4. [Consideration of one Alternative Standard Associated With Window Requirements for a Religious Facility on Approximately 2.674-Acres, Out of the Eli Pickett Survey, Abstract Number 1014, Zoned Local Commercial \(LC\) District, Located at 175 Bellaire Boulevard, Approximately 570 Feet West of the Northwest Corner of Bellaire Boulevard and South State Highway 121 Business, as Requested by Marlen Marquez, Wright Group Architects, on Behalf of Chin Evangelical Baptist Church, the Property Owner. \(24-02-1-ALTSTD\)](#)
5. [Consideration of Three Alternative Standards Associated With Landscaping, Building Envelope and Architectural Standards for a Quick Service Coffee Establishment on Approximately 1.104-Acres, out of the Hebron Lakepointe Addition, Lot 3R1 Block A, Zoned General Business \(GB\) District, Located Approximately 55 Feet East of the Southeast Corner of Hebron Parkway and Lakepointe Drive, as Requested by Patrick Colliflower, Foresite Group, on Behalf of Dutch Bros Coffee, the Property Lessee . \(24-03-3-ALTSTD\)](#)

D. Presentation

6. [Update on the Business 121 Corridor Plan.](#)

E. Announcements

F. Adjournment

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

I do hereby certify that the above notice of meeting of the City of Lewisville Planning and Zoning Commission was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on _____, 2024 at _____ AM.

Planning