

MINUTES
PLANNING AND ZONING COMMISSION
FEBRUARY 18, 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, February 18, 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, Francisca Al-waely, Jack Tidwell

Members absent: Rick Lewellen, Ainsley Stelling

Staff members present: Richard E. Luedke, Planning Director; Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Lauren Cook, Planner I; Lily Sutton, Planner I; Patty Dominguez, Senior Planning Technician.

Item B1: Approval of Minutes

Consider the minutes of February 4, 2025, Regular Meeting. A motion was made by Francisca Al-waely to approve the minutes as presented, seconded by Jack Tidwell. The motion passed unanimously (5-0).

Item C: Regular Hearings

2. Consideration of Two Alternative Standards Associated with Outdoor Storage Standards and Screening Standards for Walmart; on 18.613 Acres, Located at 801 West Main Street, Legally Described as Valley Ridge Business Park West Addition, Lot 3-R1-A, Block C; Zoned General Business (GB) District, as Requested by Ian Bright, of Wing LLC, on Behalf of the Owner, Wal-Mart Real Estate Business Trust (24-11-15-AltStd)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. Presentation given by Josh Bushey of Wing Aviation, 2999 Olympus Blvd., detailing drone delivery operations and site specifics. Staff addressed questions from Commissioners regarding impacts on precedent-setting and parking lot operations. There was no further discussion. A motion was made by Erum Ali to recommend approval of two alternative standards as presented, seconded by Francisca Al-waely. The motion passed unanimously (5-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on March 3, 2025, at 7:00 p.m. for a second regular hearing and a final decision.

3. Consideration of Five Alternative Standards Related to Parking, Pedestrian Circulation, Architecture, and Screening Standards of the IH-35E Corridor Overlay District; on a 0.1793-Acre Tract of Land out of the J. Sutton Survey, Abstract Number 1155 and the E. Pickett Survey, Abstract Number 1014; Located on the North Corner of the IH-35E Frontage Road and Fox Avenue, as Requested by Emily Zoellner, P.E. of Manhard Consulting, on Behalf of Runtime Centers 1 LLC, the Property Owner. (Case No. 24-09-14-AltStd)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. Staff addressed questions regarding queuing. The commission raised concerns about viability of site use if business fails, traffic flow, parking and lighting. Becca Deeken of Manhart Consulting, 8144 Walnut Hill Lane Suite 750, Dallas, TX, was present and provided details on the project. She explained the ordering process, emphasizing that customers place orders via an app before arriving to pick up their food, reducing on-site congestion. Becca also addressed concerns about pedestrian access, confirming there would be no walk-up ordering and that clear signage would guide customers. She highlighted that this was the first iteration of the concept and answered the commissioner questions regarding site viability and traffic flow. There was no further discussion. A motion was made by Joshua Peterson to recommend approval of five alternative standards as presented, seconded by Jack Tidwell. The motion passed (4-1) Francisca Al-waely voting "no". Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on March 3, 2025, at 7:00 p.m. for a second regular hearing and a final decision.

Item D: Public Hearing

4. Public Hearing: Consideration of a Special Use Permit for Commercial Amusement (Outdoor); on an Approximately 1.10-Acre Tract Out of the H.H. Smith Survey, Abstract No. 1576; Located on the South Side of East Vista Ridge Mall Drive, Approximately 200-Foot West of Highview Lane, Zoned Light Industrial District (LI); as Requested by Mathew Thomas, of Thomas Site Development Engineering, Inc. on Behalf of Harish Reddy, of Feathers Smash LLC, the Property Owner. (Case No. 23-05-8-SUP)

Jon Beckham, Senior Planner, gave a brief history of Feather Smash that is directly east of the subject site then proceeded to give an overview and staff's recommendation. Jon stated there were noise concerns from Lewisville residents and residents to the south. Jon handed out a noise assessment report to the commissioners then proceeded to give an overview of the report. Staff addressed questions regarding air quality report, life span of the batch plant and parking. Matthew Thomas, Civil Engineer at Thomas Site Development Engineering, 2507 Heather Glenn Court, Colleyville, TX 76034, addressed questions regarding operating hours, which will be 5:00 am to 11:00 pm.

Chair Locke opened the public hearing.

Chair Locke read letter from Matthew S. Steer, Development Services Administrator from the City of Coppell, "I Hope all is well with you. The City of Coppell has received concerns from the Coppell Green Homeowners' Association relating to the potential noise generated from the proposed outdoor pickleball courts. This subdivision is located to the east of the proposal. We would ask that these be taken into consideration when action on the proposal before the Planning and Zoning Commission this evening."

Philip LaBarge, VP of Coppell Greens HOA, 858 Morley Lane, Coppell, TX, spoke and stated that he initially had noise concerns about the proposed pickleball courts. After reviewing plans, he found that a planned stone wall with an 8-foot wood fence should block sound effectively. His only remaining concern is ensuring the fence is board-on-board for better noise reduction. With that assurance, he has no further objections.

The applicant agreed to board-on-board fence. Staff addressed questions regarding lighting. Staff further stated that the exhibit in the backup materials currently only states “wood fence” and recommends specifying board-on-board design in the motion. With no one else indicating a desire to speak, the public hearing was then closed. A motion was made by Erum Ali to recommend approval of the special use permit as presented, seconded by Francisca Al-waely. The motion passed unanimously (5-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on March 17, 2025, at 7:00 p.m. for a second public hearing and a final decision.

Item E: Announcements

There were no announcements.

Item F: Adjournment

A motion was made by Francisca Al-waely to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Joshua Peterson. The motion passed unanimously (5-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 7:26 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