

MINUTES
PLANNING AND ZONING COMMISSION
JULY 16, 2024

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, July 16, 2024, 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, Joshua Peterson and Francisca Al-waely.

Members absent: Jack Tidwell

Staff members present: Richard E. Luedke, Planning Director; Jon Beckham, Senior Planner; Grace Martin-Young, Planner I; Vincent Johnson, Planning Intern; Patty Dominguez, Planning Technician.

Item B1: Approval of Minutes

Consider the minutes from the July 2, 2024, Joint Meeting with the Transportation Board. A motion was made by Erum Ali to approve the minutes as presented, seconded by Francisca Al-waely. The motion passed unanimously (6-0).

Item C: Regular Hearing

2. Final Plat of Lovett Addition, Lot 1, Block A, on 6.56 Acres, Out of the Peter Harmonson Survey, Abstract 604, Zoned Light Industrial (LI) District, Located on the South Corner of State Highway 121 Business and Vista Ridge Mall Drive. (24-06-6-FP)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. There was no discussion. A motion was made by Francisca Al-waely to disapprove the final plat due to deficiencies and delegate to staff the authority to accept and approve the plat when deficiencies are corrected, seconded by Rick Lewellen. The motion passed unanimously (6-0).

Item D: Public Hearing

3. Public Hearing: Consideration of a Special Use Permit for a Backyard Cottage on Approximately 0.3037-Acres; Legally Described as Lot 10, Block E, Vista Oaks - Phase II Addition, Located at 1353 Utica Lane; Zoned Single-Family Residential (6,000 Square Foot Lot) (R-6) District; as Requested by Coby Minton, on Behalf of Michael C. Burns, the Property Owner. (24-06-11-SUP)

Grace Martin-Young, Planner I, gave a brief overview of the subject property with a recommendation to recommend approval of the special use permit as presented. The applicant was present and available for questions. Staff addressed questions regarding fencing and neighboring properties behind this property. Staff stated that the Canadian Pacific Kansas City Southern Railroad is right behind this property. Chair Miksa opened the public hearing. Graham Blaylock resident at 1353 Utica Lane spoke in support of this item stating he's the son of the property owner and that this backyard cottage is being built for him. With no one else indicating a desire to speak, the public hearing was then closed. There was no discussion on this item. A motion was made by Ainsley Stelling to recommend approval of the special use permit as presented. The motion was seconded by Erum Ali. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on August 5, 2024, 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 Ainsley Stelling. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:39 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