

MINUTES
PLANNING AND ZONING COMMISSION
JULY 15, 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 6:35 p.m. on Tuesday, July 15, 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, Jack Tidwell, Rick Lewellen, Ainsley Stelling, Francisca Al-waely

Members absent: none

Staff members present: Michele Berry, Planning Manager; Lily Sutton, Planner I; Lauren Cook, Planner I; Patty Dominguez, Senior Planning Technician; Chris McGinn, Director of Neighborhood and Inspection Services.

Item B1: Approval of Minutes

Consider the minutes of July 1, 2025, Meeting. *A motion was made by Francisca Al-waely to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (7-0).*

Item C: Regular Hearing

2. Regular Hearing: Consideration of Two Alternative Standards Associated With Public Improvements and Landscape Standards for Broken Halo’s Haven; on Approximately 0.918 Acres, Legally Described as Lot 6, Block 10, Kealy Addition, Zoned Old Town Mixed Use Two (OTMU-2); Located at 334 East Walters Street as Requested by Brittany Youngblood, McAdams, on Behalf of Leif Kjell Knutson and Natalie Reid-Knutson Capital LLC, the Property Owner. (Case No. 25-05-9-AltStd)

Lily Sutton, Planner I, gave a brief overview and staff’s recommendation. There was no discussion. *A motion was made by Rick Lewellen to recommend approval of two alternative standards as presented, seconded by Ainsley Stelling. The motion passed unanimously (7-0).*

3. Tabled Regular Hearing: Consideration of Three Alternative Standards to I-35E Corridor Overlay District Standards Associated With Secondary Walkways, Loading Areas, and Building Orientation; on 26.84 Acres, Located on the North Side of Valley Ridge Boulevard Approximately 1000 Feet West of the Intersection of Valley Ridge Boulevard and North Mill Street; Legally Described as Valley Ridge Business Park East, Block B, Lots 3, 4 and 6; Zoned Light Industrial (LI) District, as Requested by Iris Herrejon, of Kimley-Horn, on Behalf of the Owner, Constellation REP. (25-03-4-AltStd)

Lauren Cook, Planner I, gave a brief overview and updated staff’s recommendation. Staff addressed question regarding access. *A motion was made by Erum Ali to recommend approval of alternative standards a) and c) as presented and table alternative standard b) pending approval letter from the cemetery, seconded by Jack Tidwell. The motion passed unanimously (7-0).*

Item D: Public Hearings

4. Public Hearing: Consideration of a Special Use Permit for an Automobile Repair (Minor) Facility on Approximately 0.61 Acres, Legally Described as Thomas Addition, Lot 1, Block A, Located at 500 South Kealy Avenue, and Zoned Light Industrial (LI) District; as Requested by Ezekiel Kaufman, Mobile Tire, LLC, the Property Owner. (Case No. 25-06-9-SUP)

Lily Sutton, Planner I, gave a brief overview and staff's recommendation. The applicant was present and available for questions. 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 with conditions as presented, seconded by Joshua Peterson. The motion passed unanimously (7-0).*

5. Public Hearing: Consideration of a Zone Change From Agriculture Open Space District (AO) to Light Industrial District (LI); on Approximately 3.027 Acres of Land out of the Edmond Aday Survey, Abstract Number 11, Located at 421 Bennett Lane as Requested by James Yu, Lovett Industrial LLC, on Behalf of Eduardo and Ana Ortuno, the Property Owners. (Case No. 25-04-9-Z)

Lily Sutton, Planner I, gave a brief overview and staff's recommendation. The applicant was present and available for questions. Staff addressed questions regarding notifications to surrounding property owners. Staff also stated that no public comments have been received. Chair Locke opened the public hearing. James Yu with Lovett Industrial, the applicant, spoke in support and stated they reached out to all the neighbors along Pine Street. They did hear back from one person with traffic concerns. They have done a traffic analysis and have addressed some of their concerns. Mr. Yu also addressed questions regarding the business use of this site. 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 zone change as presented, seconded by Rick Lewellen. The motion passed unanimously (7-0).*

6. Continued 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".

Michele Berry, Planning Manager, presented a detailed overview of the proposed changes and staff's recommendation. Commissioner Stelling expressed her support. Commissioner Peterson questioned the density/distance regulation. Chair Locke opened the continued public hearing.

Catherine Paris, 195 E Round Grove Road, spoke in support of short-term rentals.

Robert Ocnashek, 2061 Camelot Drive, a short-term rental owner spoke in opposition of short-term rental cap regulations.

Jeff Woods, 1001 Forest Park, spoke in support of the proposed amendments.

No other members of the public came forward to speak. The public hearing was then closed. Staff addressed questions regarding waiting list for short-term permits once the cap has been reached and legal non-conforming status. Commissioner Peterson stated he is struggling with the low cap and 1000 feet distance requirement and states we are taking a very conservative approach and doesn't match with the data that has been presented. Other commissioners feel this is a good middle ground to start. *A motion was made by Ainsley Stelling to recommend approval of the ordinance as set forth , seconded by Jack Tidwell. The motion passed (6-1), Joshua Peterson voting "no".* Michele Berry, Planning Manager, stated that the item would appear before the City Council on August 18, 2025, at 7:00 p.m. for a second public hearing and final decision. Michele also stated that the previous public hearings would appear before the City Council on August 4, 2025 at 7:00 p.m. for a second public hearing and final decision.

Item E: Announcements and Reports

7. Receive an Update on Implementation of Long Range Plans

Michele Berry, Planning Manager, gave an update on implementation of Long Range Plans.

Item F: Adjournment

A motion was made by Erum Ali to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Francisca Al-waely. The motion passed unanimously (7-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 7:43 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

DRAFT MINUTES