



# City of Lewisville, TX

## Planning and Zoning Commission

### Agenda

151 W Church Street  
Lewisville, Texas 75057

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Tuesday, July 1, 2025

6:30 PM

Council Chambers

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### 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 June 17, 2025 Meeting.](#)

#### C. Regular Hearing

2. [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. \(25-03-4-AltStd\)](#)

#### D. Public Hearings

3. [Public Hearing: Consideration of a Zone Change From Single-Family Residential \(R-7.5\) District to Old Town Mixed-Use One \(OTMU-1\) District; on Approximately 0.304 Acres of Land out of The J. Craft Survey, Abstract Number 295; Located at 572 Richland Street; as Requested by Deborah Lynn Wright, the Property Owner. \(25-03-8-Z\)](#)

4. [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”.](#)
5. [Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for a Communication Antenna \(Over 25 Feet in Height\); on Approximately 1.544 Acres out of the S. Riggs Survey, Abstract Number 1088; Located at 1550 North Stemmons Freeway, Zoned General Business District \(GB\); as Requested by Daniel Pettis, Integrisite Inc. on Behalf of Verizon Wireless, the Operator, and Cecil Dalton Family Funeral Home, Ltd., the Property Owner. \(Case No. 24-09-17-SUP\)](#)
6. [Public Hearing: Consideration of a Zone Change From Light Industrial \(LI\) District to Planned Development - Light Industrial \(PD-LI\) District, on 20.11 Acres, Legally Described as Lots 3AR-1 and 3AR-2, Block J Vista Ridge; Located at 800 State Highway 121 Bypass and 2780 Lake Vista Drive; as Requested by Halff Associates, Inc., the Applicant, on Behalf of Bank of American N A, the Property Owner. \(25-04-4-PZ\)](#)

## **E. Announcements**

## **F. Adjournment**

The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

#### 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 \_\_\_\_\_, 2025 at \_\_\_\_\_ AM.

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Planning Department