

MINUTES
PLANNING AND ZONING COMMISSION
JULY 1, 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, July 1, 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: Richard E. Luedke, Planning Director; 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 June 17, 2025, Meeting. *A motion was made by Francisca Al-waely to approve the minutes as presented, seconded by Joshua Peterson. The motion passed unanimously (7-0).*

Item 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)

Lauren Cook, Planner I, gave a brief overview and updated staff's recommendation. During the presentation, it was noted that a formal letter of support from an adjacent property owner, a cemetery, had not yet been obtained. Staff did receive a call from one of the cemetery board members stating they were not opposed to this request but needed to meet with all the board members first. Staff recommended tabling the item to the next meeting. *A motion was made by Rick Lewellen to table the item until the July 15, 2025 meeting, seconded by Ainsley Stelling. The motion passed unanimously (7-0).*

Item 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)

Lily Sutton, Planner I, gave a brief overview and staff's recommendation. 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 Erum Ali to recommend approval of the zone change as presented, seconded by Francisca Al-waely. The motion passed unanimously (7-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on July 21, 2025, at 7:00 p.m. for a second public hearing and a final decision.

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".

Michele Berry, Planning Manager, explained this is a continued public hearing from the June 17, 2025 meeting and presented a detailed overview of the proposed changes and staff's recommendation. Staff addressed questions regarding transferability of a short-term rental permit, density limits, city-wide cap and clarification on multifamily units. Chair Locke opened the continued public hearing. No members of the public came forward to speak. A motion was made by Ainsley Stelling to continue the public hearing to the July 15, 2025 meeting, seconded by Jack Tidwell. The motion passed unanimously (7-0).

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)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. 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 Rick Lewellen to recommend approval of the special use permit as presented, seconded by Francisca Al-waely. The motion passed unanimously (7-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on July 21, 2025, at 7:00 p.m. for a second public hearing and a final decision.

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)

Michele Berry, Planning Manager, gave a presentation and provided updated exhibit documents and staff's recommendation. The applicant Scott Krikorian with Trammell Crow Company (Developer) gave a presentation and spoke in support. Mr. Krikorian addressed questions regarding a planned development vs light industrial zoning district and traffic impact. Daniel Box with Winstead PC was also 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 planned development zone change with the updated exhibits as presented, seconded by Erum Ali. The motion passed unanimously (7-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on July 21, 2025, at 7:00 p.m. for a second public hearing and a final decision.

Item E: Announcements

- Michele Berry, Planning Manager, announced that tonight is the final Sounds of Lewisville concert of the season, featuring a fireworks show. Michele also announced that the City of Lewisville had received two awards from the North Central Texas Council of Governments (NCTCOG) for the Business 121 Corridor Plan and the Backyard Cottage Design Competition.

Item F: Adjournment

A motion was made by Erum Ali to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Jack Tidwell. The motion passed unanimously (7-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 7:22 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