



**City of Lewisville, TX**  
**Joint Meeting of the Planning and**  
**Zoning Commission and**  
**Transportation Board**

151 W Church Street  
Lewisville, Texas 75057

**Agenda**

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**Tuesday, March 4, 2025**

**6:30 PM**

**Council Chambers**

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**Regular Session - 6:30 P.M.**

**Planning and Zoning Commission**

**A. Call to Order and Announce that a Quorum is Present.**

**B. Approval of Minutes**

1. [Consider the Minutes of February 18, 2025 Regular Meeting.](#)

**C. Regular Hearings**

2. [Final Plat of Willows at Oakbend, Containing 41 Townhome Lots, 21 Single Family Detached Lots and Four Greenspace Lots; on 7.935 Acres out of the L. Bourgeois Survey, Abstract Number 52; Zoned Planned Development Estate Townhouse \(PD-ETH\) District, Located at 301 and 333 East Uecker Lane. \(23-08-1-FPCP\)](#)
3. [Final Plat of Kingswood Hills Addition, Containing 136 Single Family Detached Lots and Seven Greenspace Lots; on 47.641 Acres, Out of R. F. Hardin Survey, Abstract Number 613, the D. Cook Survey, Abstract Number 234, the T. A. West Survey, Abstract Number 1345, and the B. Schoonover Survey, Abstract Number 1209; Located on the East Side of Josey Lane Approximately 3,000 Feet South of Windhaven Parkway. \(24-05-2-FPCP\)](#)
4. [Final Plat of American Landscape Addition; on 1.129 Acres, Out of the S. M. Hayden Survey, Abstract 537; Zoned Heavy Industrial \(HI\) District, Located at 504 Barfknecht Lane. \(25-02-4-FP\)](#)

5. [Consideration of an Alternative Standard Related to Architectural Standards of the IH-35E Corridor Overlay District; on a 1.056-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 Intersection, as Requested by Emily Zoellner, P.E. of Manhard Consulting, on Behalf of Runtime Centers 1 LLC, the Property Owner. \(Case No. 24-09-14-AltStd\)](#)
6. [Consideration of an Alternative Standard Associated with Landscaping Standards; on 0.935 Acres, Located at 591 Benjamin's Way, Legally Described as Lots 4, 6 and 8, Pinnell Subdivision, Phase 4; Zoned Light Industrial \(LI\), as Requested by Steven Homeyer, of Homeyer Engineering, Inc., on Behalf of the Owner, Zindel Holdings, LLC \(25-01-2-AltStd\)](#)

#### **D. Public Hearing**

7. [Public Hearing: Consideration of a Zone Change From Public Use \(PU\) District to Planned Development - Townhouse 2 \(PD-TH2\) District on 3.211 Acres, Legally Described as Lot 3R Block A, Central Elementary Addition, Located at 701 South Charles Street, as Requested by Benny Jafari, TSMJV, LLC , the Property Owner. \(Case No. 23-08-6-PZ\)](#)

#### **E. Announcements**

#### **F. Adjournment**

### **Transportation Board**

#### **G. Call to Order and Announce that a Quorum is Present.**

#### **H. Approval of Minutes**

8. [Consider the Minutes of the July 2, 2024 Joint Meeting with the Planning and Zoning Commission.](#)

#### **I. Regular Hearing**

9. [Consider Amending the Lewisville City Code Chapter 15, Section 15-137, Parking Restrictions in the Old Town Entertainment District, by Limiting Parking on the East Side of Mill Street From the Intersection of Purnell Street to the Intersection of Main Street to two Hours Between the Hours of 8:00 a.m. and 5:00 p.m.](#)

## **J. 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), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

**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 and Transportation Board 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