

MINUTES
PLANNING AND ZONING COMMISSION
JUNE 18, 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 MaryEllen Miksa at 6:30 p.m. on Tuesday, June 18, 2024, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair - MaryEllen Miksa, Rick Lewellen, Karen Locke, Vice-Chair Erum Ali, Jack Tidwell and Francisca Al-waely.

Members absent: Ryan Conway

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

Item B1: Approval of Minutes

Consider the minutes from the June 4, 2024, Regular Meeting. A motion was made by Erum Ali to approve the minutes as presented, seconded by Karen Locke. The motion passed unanimously (6-0).

Item C: Regular Hearing

2. Consideration of an Alternative Standard Related to Screening for a Proposed Service Contractor on a 1.27-Acre Lot, Legally Described as Hillside Office Park, Block C, Lot 10; Located at 820 Office Park Circle; Zoned Light Industrial (LI) District, as Requested by Hunter M. Muth, LandCare, LLC, on Behalf Nick England, England Trans Properties, LLC, the Property Owner. (Case No. 24-06-8-AltStd)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. There was no discussion. A motion was made by Rick Lewellen to recommend approval of the alternative standard as presented, seconded by Karen Locke. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on July 15, 2024, at 7:00 p.m. for a second hearing and a final decision.

Item D: Public Hearings

3. Public Hearing: Consideration of a Special Use Permit for Boat Sales and Service and Motorcycle Sales and Service; on a Portion of a 7.662-Acre Lot, Legally Described as Lot 5R, Block A, Crossroads Centre North, Located at 2601 East State Highway 121 Business, Suite 111; Zoned Light Industrial (LI) District; as Requested by Andrea Even, Ventura Texas Marine, the Applicant, on Behalf of AR Reddy Castle Hills LLC, the Property Owner. (Case No. 24-05-8-SUP)

Lauren Cook, 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. Chair Miksa opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. There was no discussion on this item. A motion was made by Karen Locke 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 July 1, 2024, at 7:00 p.m. for a second public hearing and a final decision.

4. Public Hearing: Consideration of a Special Use Permit for Automotive Repair (Major); on a Portion of a 2.038 Acre Lot, Legally Described as Lot 2, Block A, Ratliff Masonry Addition, Located at 720 Valley Ridge Circle, Zoned Light Industrial District (LI); as Requested by Joseph Ward, DTS Interiors LLC, the Applicant, on Behalf of Hermosa Partners Ltd, the Property Owner. (Case No. 24-05-7-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. Chair Miksa opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. There was no discussion on this item. A motion was made by Rick Lewellen to recommend approval of the special use permit request as presented. The motion was seconded by Jack Tidwell. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on July 1, 2024, at 7:00 p.m. for a second public hearing and a final decision.

5. Public Hearing: Consideration of a Zone Change From Light Industrial (LI) District and General Business (GB) District to Light Industrial (LI) District; on 1.397-Acres, Legally Described as Lots 1A and 1B, Block A, Interstate Thirty-Five North Addition; Located at 1204 North Stemmons Freeway; as Requested by Jason Kilpatrick, the Applicant, on Behalf of Bart Schott, the Property Owner. (24-03-3-Z)

Grace Martin-Young, Planner I, gave a brief overview of the subject property with a recommendation to recommend approval of the zone change as presented. Staff addressed question from Chair Miksa stating no public comments and/or inquiries were received on this item. Chair Miksa opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. Staff clarified the acreage that is being rezoned. There was no further discussion on this item. A motion was made by Erum Ali to recommend approval of the zone change request as presented. The motion was seconded by Rick Lewellen. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on July 15, 2024, at 7:00 p.m. for a second public hearing and a final decision.

6. Public Hearing: Consideration of a Special Use Permit for Heavy Equipment Rental; on 1.397-Acres, Legally Described as Lots 1A and 1B, Block A, Interstate Thirty-Five North Addition; Located at 1204 North Stemmons Freeway, Zoned Light Industrial (LI) District and General Business (GB) District; as Requested by Jason Kilpatrick, the Applicant, on Behalf of Bart Schott, the Property Owner. (24-01-1-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 parking, pole sign and public comment/inquiries. Chair Miksa opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. There was no further discussion on this item. A motion was made by Karen Locke to recommend approval of the special use permit as presented. The motion was seconded by Jack Tidwell. 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: Other Business

7. Selection of a Planning and Zoning Commission Representative to the Zoning Board of Adjustment.

A motion was made by Karen Locke to nominate Rick Lewellen as the Planning and Zoning Commission Representative to the Zoning Board of Adjustment. The motion was seconded by Jack Tidwell. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that the appointment would be considered by the City Council on July 1, 2024 at 7:00 p.m.

Item F: Announcements

- Michele Berry, Planning Manager, thanked the commissioners who have already RSVP to Patty Dominguez for some upcoming training opportunities. A one-day workshop will be on July 26, 2024, and a State Planning Conference in October 2024. If anyone is interested and can attend, please reply to the email sent by Patty as soon as possible to get you registered.
 - Michele Berry also announced some upcoming backyard cottage programming and asked if anyone is interested in helping and/or promoting backyard cottages to let her know.
 - Lastly, Michele Berry announced that tonight is Chair Miksa last day with the Planning and Zoning Commission. Both Michele Berry and Richard Luedke thanked Miksa for many years of service to the community and dedication.
-

Item G: Adjournment

A motion was made by Karen Locke to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Francisca Al-waely. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:55 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

Erum Ali, Vice-Chair
Planning and Zoning Commission