

MINUTES
PLANNING AND ZONING COMMISSION
MAY 6, 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, May 6, 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, Francisca Al-waely, Rick Lewellen, Ainsley Stelling.

Members absent: Jack Tidwell

Staff members present: Richard E. Luedke, Planning Director; Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Patty Dominguez, Senior Planning Technician.

Item B1: Approval of Minutes

Consider the minutes of April 15, 2025, Meeting. A motion was made by Erum Ali to approve the minutes as presented, seconded by Francisca Al-waely. The motion passed unanimously (6-0).

Item C: Regular Hearings

2. Consideration of One Alternative Standard Associated with Landscaping Standards for Sam's Club; on 10.51 Acres, Located at 751 West Main Street, Legally Described as Valley Ridge Business Park West, Lot 4-R1R, Block C; Zoned General Business (GB), as Requested by Coby Chambliss, of Kimley-Horn, on Behalf of the Owner, Wal-Mart Stores #18-6381. (25-04-6-AltStd)

Michele Berry, Planning Manager, gave a brief overview and staff's recommendation. There was no discussion. Kenzie Porter, 801 Cherry Street, Fort Worth, Texas 76102, was present and available for questions. A motion was made by Francisca Al-waely to recommend approval of the alternative standard as presented, 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 May 19, 2025, at 7:00 p.m. for a second regular hearing and a final decision.

3. Consideration of One Alternative Standard Associated with Landscaping Standards for Starship Bagel; on 10.807 Acres, Located at 1108 West Main Street, Legally Described as Main Valley Shopping Center Addition, Lot 1, Block A; Zoned Local Commercial (LC) District, as Requested by Oren Salomon, of Starship Bagel, on Behalf of the Owner, 15-85 Properties LLC. (25-03-3-AltStd)

Michele Berry, Planning Manager, gave a brief overview and staff's recommendation. Staff addressed questions regarding the property owner. Oren Salomon 1108 W Main St, Lewisville, Texas and Jen Marvel 1261 Ottawa Ln, Lewisville, Texas, were both present in support. There was no discussion. A motion was made by Francisca Al-waely to recommend approval of the alternative standard as presented, seconded by Ainsley Stelling. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on May 19, 2025, at 7:00 p.m. for a second regular hearing and a final decision.

Item D: Public Hearing

4. Public Hearing: Consideration of a Special Use Permit for a Self-Service Storage Facility; on Approximately 3.97 Acres, Legally Described as Highpoint Oaks Addition, Lot 3R2, Block C; Located at 2710 Denton Tap Road, Zoned Light Industrial District (LI); as Requested by Extra Space Storage, Inc. and Masterplan, on Behalf of Sovran Acquisition LP, the Property Owner (Case No. 25-02-1-SUP)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. The applicant Dallas Cothrum with Masterplan Consultants, 3333 Welburn, Dallas, Texas gave a presentation and spoke in support. The applicant clarified they have not received any opposition to their request. 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 Ainsley Stelling to recommend approval of the special use permit as presented, 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 June 2, 2025, at 7:00 p.m. for a second public hearing and a final decision.

Item E: Announcements

- Michele Berry, Planning Manager, stated that the first Sounds of Lewisville concert series was tonight.
- Richard E. Luedke, Planning Director, stated that the process of creating the Lewisville 2035 Vision Plan has begun and that a call for applications to serve on the 2035 Steering Committee will be going out.

Item F: Adjournment

A motion was made by Rick Lewellen to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Joshua Peterson. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:50 p.m.

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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