



City of Lewisville, TX
Planning and Zoning Commission
Agenda

151 W Church Street
Lewisville, Texas 75057

Tuesday, January 7, 2025

6:30 PM

Council Chambers

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 the December 17, 2024 Regular Meeting.](#)

C. Regular Hearing

2. [Regular Hearing: Lewisville Corporate Center, Lot 2R, Block A; on 6.578 Acres; Zoned Planned Development - Mixed Use \(PD-MU\) District; Located on the West Side of IH-35E Frontage Road Approximately 810 Feet South of FM 407 \(Justin Road\); Being a Replat of Lewisville Corporate Center, Lot 2, Block A. \(Case No. 24-12-11-RP\)](#)
3. [Regular Hearing: Valley Ridge Industrial Park Addition, Lots 1 and 2, Block A; on 26.8417 Acres; Zoned Light Industrial \(LI\) District; Located on the North Side of Valley Ridge Boulevard, Approximately 920 Feet West of Mill Street; Being a Replat of Valley Ridge Business Park East Addition, Lots 3, 4, and 5, Block B. \(Case No. 24-12-12-RP\)](#)
4. [Regular Hearing: T.H.D. Stuarts' Addition, Lots 14R1 and 14R2, Block B; on 0.284 Acres; Zoned Single Family Residential \(R5\) District; Located at 106 Martin Street; Being a Replat of T.H.D. Stuarts' Addition, Lot 14, Block B. \(Case No. 24-12-13-RP\)](#)

D. Public Hearing

5. [Public Hearing: Consideration of a Recommendation for Amendments to the Unified Development Code by Amending Article VII, “Uses, Parking Requirements, Supplemental Use Regulations And Certain Distance Requirements of Volume II of the Lewisville City Code, Known as the Unified Development Code, by Amending Chapter VII.3; “Supplemental Use Regulations”, Section VII.3.24, Manufacturing, Light Intensity; Manufacturing, Medium Intensity; Manufacturing, Heavy Intensity; and Warehouse Distribution Facility, to Provide Additional Standards, and Amending Exhibit VII.2.3-4, Non-Residential Zoning Districts, to Clarify Applicability of Special Use Permit Requirements for Such Uses in Certain Zoning Districts.](#)

6. [Public Hearing: Consideration of a Special Use Permit for Licensed Massage Therapy; on Approximately 1.1601 Acres, Legally Described as Lot 2, Block A, Lewisville Plaza Phase 2, Located at 1010 Edmonds Lane; Zoned Local Commercial District \(LC\); as Requested by Yangjuan Zhao, Top Massage, on Behalf of Jay Maharaj LLC, the Property Owner. \(Case No. 24-09-16-SUP\).](#)

E. Adjournment

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.

Planning