

**MINUTES
PLANNING AND ZONING COMMISSION
DECEMBER 3, 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 Karen Locke at 6:30 p.m. on Tuesday, December 3, 2024, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair – Karen Locke, Vice-Chair Erum Ali, Jack Tidwell, Rick Lewellen, Joshua Peterson, Ainsley Stelling, Francisca Al-waely

Members absent: none

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

Item B1: Approval of Minutes

Consider the minutes of the November 19, 2024, Regular Meeting. *A motion was made by Francisca Al-waely to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (7-0).*

Item C: Regular Hearing

2. Final Plat of Oak Ridge Park Estates Section 1, Lots 5R and 65, Block 5; on 0.467 Acres, out of the P.K. Waggoner Survey, Abstract Number 1016; Single-Family Residential (7,500 square foot lot) (R-7.5) District; Located at 133 and 125 Hedgerow Lane; Being a Replat of Oak Ridge Park Estates Section 1, a portion of Lot 4, and all of lots 5 and 6, Block A. (24-11-9-RP)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. There was no discussion. *A motion was made by Erum Ali to disapprove the final plat due to deficiencies and delegate to staff the authority to accept and approve the plat when deficiencies are corrected, seconded by Ainsley Stelling. The motion passed unanimously (7-0).*

Item D: Public Hearings

3. Public Hearing: Public Hearing: Consideration of a Special Use Permit for Automotive Repair (Minor); on an Approximately 1.5871-Acres, Legally Described as Lot 9, Block A, Fairway Business Park; Located at 1504 Eagle Court, Zoned Light Industrial District (LI); as Requested by John Lam, of Alltrades, on Behalf of AIP Eagle Court, LLC, the Property Owner. (Case No. 24-11-20-SUP)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. The applicant was 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. Peterson asked if any public

comment was received. Jon stated that no public comments and/or phone calls were received by staff and further stated that it is a very secluded location. There was no discussion. A motion was made by Francisca Al-waely to recommend approval of the special use permit as presented, seconded by Joshua Peterson. The motion passed unanimously (7-0). Richard E Luedke, Planning Director, stated that the item would appear before the City Council on December 16, 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 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)

Michele Berry, Planning Manager, gave a brief overview and staff's recommendation. Michele addressed questions regarding why City staff is recommending denial and special use permit regulations for a licensed massage therapy. Michele further stated that no public comments were received. Al-waely further stated that she wished that the applicant had been there to further explain or provide more details to the Commission. Michele stated that if the Commission wanted to they could table the item to the next meeting and staff would attempt to have the applicant present. 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 denial of the special use permit as presented, seconded by Rick Lewellen. The motion passed unanimously (7-0). Richard E Luedke, Planning Director, stated that the item would appear before the City Council on January 6, 2025, 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 to Heavy Industrial (HI) District and Heavy Industrial (HI) District to Light Industrial (LI) District, on a Portion of 8.504 Acre Lot, Legally Described as Lot 1, Block A, M.A. Block Addition; Located at 1201 South Railroad Street; as Requested by Arturo Flores, the Applicant, on Behalf of Fluor Enterprises Inc., the Property Owner. (24-09-10-Z)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. Troy Burkey of Fluor Enterprises Inc., 1204 S Railroad St (applicant) was 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 Rick Lewellen to recommend approval of the zone change as presented, seconded by Ainsley Stelling. The motion passed unanimously (7-0). Richard E Luedke, Planning Director, stated that the item would appear before the City Council on January 6, 2025, at 7:00 p.m. for a second public hearing and a final decision.

6. Public Hearing: Consideration of a Recommendation for Amendments to the Unified Development Code by Amending Article II, "Definitions", Article VII, "Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance Requirements", and Article VIII, Chapter 3, "Landscaping Standards" of Volume II of the Lewisville City

Code, Known as the Unified Development Code, by Adding New Defined Terms to Section II.2.1 as Required by the Regulations set Forth Herein, by Adding a New Section VII.3.24, Establishing Supplemental Use Regulations for Manufacturing, Light Intensity; Manufacturing, Medium Intensity; Manufacturing, Heavy Intensity; and Warehouse Distribution Facility Uses, Amending Exhibit VII.2.3-4, Non-Residential Zoning Districts, to add References to the New Supplemental Use Regulations, and Amending Exhibit VIII.3.3-3, Approved Understory Trees, to Identify Certain Understory Trees Listed Therein as Evergreen.

Richard E Luedke, Planning Director, gave a brief overview and staff's recommendation. Staff addressed questions regarding the proposed standards. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. There was no further discussion. A motion was made by Rick Lewellen to recommend approval of the amendments to the Unified Development Code as presented, seconded by Joshua Peterson. The motion passed unanimously (7-0). Richard E Luedke, Planning Director, stated that the item would appear before the City Council on December 9, 2024, at 7:00 p.m. for a second public hearing and a final decision.

7. Public Hearing: Consideration of the Adoption of the Business 121 Corridor Plan.

Michele Berry, Planning Manager, gave a brief overview and staff's recommendation. Kendall Howard with Half (Consultant) gave a presentation on the draft report for the Business 121 Corridor Plan. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. Tidwell congratulated the staff on all the work. There was no discussion. A motion was made by Erum Ali to recommend approval of the Business 121 Corridor Plan as presented, seconded by Ainsley Stelling. The motion passed unanimously (7-0). Richard E Luedke, Planning Director, stated that the item would appear before the City Council on December 16, 2024, at 7:00 p.m. for a second public hearing and a final decision.

Item E: Announcements

- Chair Locke congratulated the staff on a successful backyard cottage event.
- Michele Berry, Planning Manager, stated that this coming weekend is the Holiday Stroll event which will be Friday and Saturday, which will also include some kick off events for our 2025 Centennial Celebration.

Item F: Adjournment

A motion was made by Rick Lewellen 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 7:10 p.m.

**MINUTES
DECEMBER 3, 2024**

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