

MINUTES
PLANNING AND ZONING COMMISSION
MAY 7, 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 5:30 p.m. on Tuesday, May 7, 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, Ryan Conway, and Francisca Al-waely.

Members absent: Vice-Chair Erum Ali, Jack Tidwell.

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.

Item B1: Approval of Minutes

The first item on the agenda was to consider the minutes from the April 16, 2024, Regular Meeting. A motion was made by Karen Locke to approve the minutes as presented, seconded by Rick Lewellen. The motion passed unanimously (5-0).

Item C: Regular Hearing

2. Regular Hearing: Final Plat of Cricket Complex, Lot 1, Block A; on 3.145 Acres, out of the Samuel M. Hayden Survey, Abstract Number 537, Zoned Light Industrial (LI) District, Located on the East Side of Barfknecht Lane approximately 1,550 feet South of Midway Road. (24-04-3-FP)

Vincent Johnson, Planning Intern, gave a brief overview and staff's recommendation. A motion was made by Rick Lewellen 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 Francisca Al-waely. The motion passed unanimously (5-0).

3. Regular Hearing: Consideration of two Alternative Standards Associated With Screening and Lighting Standards for a Proposed Commercial Building on a 3.29-Acre Lot, Legally Described as Blake C. Bowen Addition, Block A, Lot 2; Located on the North Side of Justin Road (FM 407) Approximately 400 Feet West of IH-35E; Zoned Light Industrial (LI) District, as Requested by Samuel Mortimer, Planning Agency LLC, on Behalf of Lewisville 407 & 35 Partnership, the Property Owner (Case No. 24-04-6-AltStd).

Michele Berry, Planning Manager gave a brief overview and staff's recommendation. Commissioner Conway asked about the location and material of the screening. A motion was made by Francisca Al-waely to approve the alternative standards as presented, seconded by Karen Locke. The motion passed unanimously (5-0). Richard E. Luedke, Planning Director, stated that

the item would appear before the Lewisville City Council on May 20, 2024, for a second hearing and a final decision.

4. Regular Hearing: Consideration of one Alternative Standard Associated With Landscaping Standards for a Restaurant on a 4.476 Acre Tract, Legally Described as Lots 3, 4 & 5 Block A, Zoned General Business (GB) District, Located at 724 West Main Street, on the South Side of West Main Street Approximately 600 Feet West of Edmonds Lane, as Requested by Polo Padilla, IDStudio4, on Behalf of Dave's Hot Chicken, the Property Lessee. (24-04-5-ALTSTD)

Grace Martin-Young, Planner I, gave a brief overview and staff's recommendation. *A motion was made by Karen Locke to approve the alternative standard as presented, seconded by Francisca Al-waely. The motion passed unanimously (5-0).* Richard E. Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on May 20, 2024, for a second hearing and a final decision.

Item D: Public Hearing

5. Public Hearing: Consideration of a Special Use Permit for a Motor Freight Terminal; on Approximately 8.53 Acres, Legally Described as Lot 2, Block E, Waters Ridge Phase 1, Located at 1600 South Stemmons Freeway, Zoned Light Industrial District (LI); as Requested by Jessica Breaux, Amazon, on Behalf of ALM Lewisville LLC, the Property Owner. (Case No. 23-11-16-SUP).

Jon Beckham, Senior Planner, 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 Karen Locke to recommend approval of the special use permit as presented. The motion was seconded by Rick Lewellen. The motion passed unanimously (5-0).* Richard E. Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on June 3, 2024, for a second public hearing and a final decision.

6. Public Hearing: Consideration of a Special Use Permit for Manufacturing, Medium Intensity; on Approximately 9.65 Acres, Legally Described as Bison Grove Business Park Addition, Lot 2, Block A, Located at 701 Spinks Road, Zoned Light Industrial District (LI); as Requested by Casey Gregory, of Sanchez & Associates, on Behalf of Centerpoint Properties Trust, the Property Owner. (Case No. 24-04-4-SUP).

Jon Beckham, Senior Planner, gave a brief overview of the subject property with a recommendation to recommend approval of the special use permit as presented. Karen Locke

asked about the use for the foam manufactured and Ryan Conway asked about environmental review. The applicant explained some of the end uses for the foam manufactured. Staff stated it has been reviewed by Public Services staff for industrial pre-treatment requirements. 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 Rick Lewellen to recommend approval of the special use permit as presented. The motion was seconded by Francisca Al-waely. The motion passed unanimously (5-0). Richard E. Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on May 20, 2024 for a second public hearing and a final decision.

Item E: 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 (5-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 5:58 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

MaryEllen Miksa, Chair
Planning and Zoning Commission