MINUTES
PLANNING AND ZONING COMMISSION

AUGUST 5, 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, August 5, 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, Jack Tidwell (arrived at 6:33 p.m.), Rick Lewellen, Ainsley Stelling, Francisca Al-waely

Members absent: none

Staff members present: Richard E. Ludke, Planning Director; Lily Sutton, Planner I; Lauren Cook, Planner I; Patty Dominguez, Senior Planning Technician.

Item B: Approval of Minutes

1. Consider the minutes of July 15, 2025, Regular Meeting.

A motion was made by Joshua Peterson to approve the minutes as presented, seconded by Francisca Al-waely. The motion passed unanimously (6-0).

Item C: Regular Hearings

2. Regular Hearing: Vacation of the Final Plat of Kingswood Hills Addition, Containing 136 Single Family Detached Lots and Nine Open Space Lots; on 47.641 Acres, Out of R. F. Hardin Survey, Abstract Number 613, the D. Cook Survey, Abstract Number 234, the T. A. West Survey, Abstract Number 1345, and the B. Schoonover Survey, Abstract Number 1209; Zoned Planned Development (PD-ETH) District; Located on the East Side of Josey Lane Approximately 3,000 feet South of Windhaven Parkway (24-05-2-FPCP)

Richard E. Luedke, Planning Director, gave a brief overview and staff's recommendation. There was no discussion. *A motion was made by Erum Ali to approve vacation of the final plat of Kingswood Hills Addition, seconded by Rick Lewellen. The motion passed unanimously (6-0)*.

3. Tabled Regular Hearing: Consideration of One Alternative Standard to I-35E Corridor Overlay District Standards Associated With Screening Loading Areas; on 26.84 Acres, Located on the North Side of Valley Ridge Boulevard Approximately 1,000 Feet West of the Intersection of Valley Ridge Boulevard and North Mill Street; Legally Described as Valley Ridge Business Park East, Block B, Lots 3, 4 and 6; Zoned Light Industrial (LI) District, as Requested by Iris Herrejon, of Kimley-Horn, on Behalf of the Owner, Constellation REP. (25-03-4-AltStd)

Commissioner Jack Tidwell arrived at 6:33 p.m.

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. There was no discussion. *A motion was made by Rick Lewellen to recommend approval of alternative standard as presented, seconded by Ainsley Stelling. The motion passed unanimously (7-0)*. Richard E. Luedke, Planning Director, stated that this item along with the other two alternative standards recommended for approval previously would appear before the City Council on August 18, 2025, at 7:00 p.m. for a second regular hearing and a final decision.

Item D: Public Hearings

4. Public Hearing: Consideration of a Special Use Permit for an Automobile Repair (Minor) Facility on Approximately 0.972 Acres, Legally Described as Bennett Park Center Addition, Lot 1, Block A, Located at 519 Bennett Lane, and Zoned Light Industrial (LI) District; as Requested by Timothy Gotcher, EcoPal Mobile Detail LLC, on Behalf of KJS Properties, LLC, the Property Owner. (Case No. 25-03-3-SUP)

Lily Sutton, Planner I, gave a brief overview and staff's recommendation. The applicant was present and available for questions. Staff clarified that the special use permit is for an automobile repair minor not automobile repair major. 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 approval of the special use permit with conditions 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 September 8, 2025, at 7:00 p.m. for a second public hearing and a final decision.

5. Public Hearing: Consideration of a Special Use Permit for a Gasoline Service Station on Approximately 0.582 Acres, Legally Described as Lot 1, Block A, Mobil Oil Addition, Located at 1298 West Main Street, and Zoned Local Commercial (LC) District; as Requested by MD Mozharul Islam, Civil Urban Associates, INC., on Behalf of Avna Realty INC, the Property Owner. (Case No. 25-05-8-SUP)

Lily Sutton, Planner I, gave a brief overview and staff's recommendation. The applicant was present and available for questions. Chair Locke opened the public hearing. Shalaaz Palwden stated she was the director of this project and was available to answer any questions. With no one else indicating a desire to speak, the public hearing was then closed. *A motion was made by Francisca Al-waely to recommend approval 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 September 8, 2025, at 7:00 p.m. for a second public hearing and a final decision.

6. Public Hearing: Consideration of a Special Use Permit for Warehouse Distribution Facility and Manufacturing, Light Intensity; on Approximately 6.986 Acres Out of The E. Aday Survey, Abstract Number 11; Located at 421 Bennett Lane & 451 Bennett Lane, Zoned Light Industrial District (LI) and Agricultural Open Space (AO) With Pending Zone Change to Light Industrial (LI); as Requested by Lindsey Mayer, Dynamic Engineering Consultants, PC on behalf of Eduardo & Ana Ortuno and Rafael & Alfredo Corona, the Property Owners. (Case No. 25-04-6-SUP)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. The applicant was present and available for questions. Chair Locke opened the public hearing. James Yu with Lovett Industrial, the applicant, spoke in support and stated they reached out to all the neighbors along Pine Street. They did hear back from two people with traffic concerns. They have done a traffic analysis and have addressed some of their concerns by changing the orientation of the driveway and right turn lane on the site plan. With no one else indicating a desire to speak, the public hearing was then closed. *A motion was made by Joshua Peterson to recommend approval of the special use permit as presented, seconded by Jack Tidwell. The motion passed unanimously (7-0)*. Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on September 8, 2025, at 7:00 p.m. for a second public hearing and a final decision.

Item E: Other Business

7. Selection of Chair and Vice Chair.

A motion was made by Ainsley Stelling for Karen Locke to remain as Chair and Erum Ali as Vice Chair. The motion was seconded by Francisca Al-waely. The motion passed unanimously (7-0).

Item F: Announcements

There were no announcements.

Item G: Adjournment

A motion was made by Joshua Peterson 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 6:49 p.m.

These minutes will be approved by the Planning and Zoning Commission at the next scheduled meeting.

Respectfully Submitted,

Michele Berry, AICP
Planning Manager

Approved,

Karen Locke, Chair
Planning and Zoning Commission