

MINUTES
PLANNING AND ZONING COMMISSION
AUGUST 20, 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, August 20, 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, Ainsley Stelling, Joshua Peterson, Francisca Al-waely

Members absent: Rick Lewellen

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

Item B1: Approval of Minutes

Consider the minutes from the August 6, 2024, regular meeting. *A motion was made by Jack Tidwell to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (6-0).*

Item C: Regular Hearing

2. Final Plat of Standard at Old Town Addition; on 17.664 Acres, Out of the A.G King Survey, Abstract 698; Zoned Planned Development-Mixed Use (PD-MU) District, Located at and North of 701 East Main Street (24-07-9-FP)

Michele Berry, Planning Manager, gave a brief overview and staff's recommendation. Commissioner Tidwell asked if there was anything substantial on the plat that the commission would be interested in. Berry went over the list of deficiencies and stated nothing substantive related to the lot layout. There was no discussion. *A motion was made by Francisca Al-waely 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 Jack Tidwell. The motion passed unanimously (6-0).*

Item D: Public Hearing

3. Public Hearing: Consideration of a Special Use Permit for Manufacturing, Medium Intensity; on Approximately 5.1578 Acres Legally Described as Lot 3, Block A, of the Red River Business Park Addition, Zoned Light Industrial District (LI); as Requested by Angela Hunt, Munsch Hardt Kopf & Harr, on Behalf of Tyler Clements, Multiquip Inc., the Tenant, and the Arthur's Lane Business Park, LLC, the Property Owner. (Case No. 24-08-13-SUP)

Lauren Cook, Planner I, gave a brief overview of the subject property with a recommendation to recommend approval of the special use permit as presented. Tyler Clements, 1800 Waters Ridge, Lewisville, Texas; and Angela Hunt, 500 N Akard Street, Dallas, Texas, on behalf of the applicant

were both present and available for questions. The Chair Locke 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 Francisca Al-waely to recommend approval of the special use permit as presented. The motion was seconded by Joshua Peterson. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on September 9, 2024, at 7:00 p.m. for a second public hearing and a final decision.

Chair Locke asked if there were any announcements before adjourning the meeting. Staff stated there are no announcements.

Item E: Adjournment

A motion was made by Erum Ali to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Joseph Peterson. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:36 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

Karen Locke, Chair
Planning and Zoning Commission