

MINUTES
PLANNING AND ZONING COMMISSION
MARCH 18, 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, March 18, 2025, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

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

Members absent: Vice-Chair Erum Ali

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

Item B1: Approval of Minutes

Consider the minutes of March 4, 2025, Joint Meeting. A motion was made by Francisca Al-waely to approve the minutes as presented, seconded by Rick Lewellen. The motion passed unanimously (6-0).

Item C: Regular Hearings

2. Final Plat of Spectra Heights, Containing Three Non-Residential Lots; on 4.732 Acres; Zoned Planned Development General Business (PD-GB) District; Located at the Northwest Corner of the MacArthur Boulevard and Lewis Drive Intersection; Being a Replat of Spectra Heights, Lot 19, Block A. (25-02-1-RP)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. There was no discussion. A motion was made by Ainsley Stelling 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).

3. Final Plat of Broken Halo's Haven Containing One Non-Residential Lot; on 0.092 Acres; Zoned Old Town Mixed Use Two (OTMU2) District; Located at 334 East Walters Street; Being a Replat of the Kealy Addition, Lot 1, Block 10. (25-02-5-FP)

Lily Sutton, Planner I, gave a brief overview and staff's recommendation. 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 Hearings

4. Public Hearing: Consideration of a Special Use Permit for Automotive Repair (Minor) and Automobile Sales and Leasing; on an Approximately 0.68-Acre Lot, Legally Described as Lot 1, Block A, Hamed Addition; Located at 647 East State Highway 121 Business, Zoned Light Industrial District (LI); as Requested by Fadi Chaar of Ameri Southwest LLC, the Property Owner. (Case No. 24-08-14-SUP)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. The applicant was present and available for questions. Staff addressed questions regarding surrounding uses to the subject property, the pole sign and confirmed this will be an additional new building. 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 as presented, 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 April 7, 2025, at 7:00 p.m. for a second public hearing and a final decision.

5. Public Hearing: Consideration of a Recommendation for Amendments to the Unified Development Code by Amending VII Chapter 3, "Supplemental Use Regulations," to Modify Supplemental Use Standards, add Supplemental Standards for Unmanned Aircraft Systems and Clarify Relief Procedures for Supplemental Uses; Amending Article VIII, Chapter 5 "Screening Requirements" to add Standards for Screening Outside Storage and Ground-Mounted Solar Energy Systems; Amending Article II, Chapter 2, "Definitions" to add and Modify Impacted Definition; and Amending Article III, Chapter 4, Section 3 "Engineering Site Plan Requirements And Approval" to Require Outside Storage to be Shown on Engineering Site Plans.

Michele Berry, Planning Manager, gave a brief overview and staff's recommendation. Staff addressed questions regarding backyard cottages and drones. 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 Joshua Peterson to recommend approval of the amendments to the Unified Development Code as presented, seconded by Ainsley Stelling. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on April 21, 2025, at 7:00 p.m. for a second public hearing and a final decision.

Item E: Announcements

There were no announcements.

Item F: Adjournment

A motion was made by Rick Lewellen to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Francisca Al-waely. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:55 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