



City of Lewisville, TX
Planning and Zoning Commission
Agenda

151 W Church Street
Lewisville, Texas 75057

Tuesday, September 2, 2025

6:30 PM

Council Chambers

Regular Session - 6:30 P.M.

A. Call to Order and Announce that a Quorum is Present.

B. Approval of Minutes

1. [Consider the Minutes of August 5, 2025 Regular Meeting.](#)

C. Regular Hearing

2. [Consideration of an Alternative Standard to the IH-35E Corridor Overlay District Standard Associated With Building Orientation; on 1.94 Acres, Located on the Northwest Corner of IH-35E and FM 407; Legally Described as Blake C Bowen Addition, Block A, Lot 2B; Zoned Light Industrial \(LI\), as Requested by Daniel Stewart, of Development Engineering Consultants LLC, on Behalf of the Property Owner, Lewisville 407 & 35 P/S. \(25-07-10-AltStd\)](#)

D. Presentation

3. [Receive Update and Provide Feedback on the Lewisville 2035 Vision Plan.](#)

E. Announcements

F. Adjournment

The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

I do hereby certify that the above notice of meeting of the City of Lewisville Planning and Zoning Commission was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on _____, 2025 at _____ AM.

Planning Department

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

DRAFT MINUTES

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: September 2, 2025

SUBJECT: **Consideration of an Alternative Standard to the IH-35E Corridor Overlay District Standard Associated With Building Orientation; on 1.94 Acres, Located on the Northwest Corner of IH-35E and FM 407; Legally Described as Blake C Bowen Addition, Block A, Lot 2B; Zoned Light Industrial (LI), as Requested by Daniel Stewart, of Development Engineering Consultants LLC, on Behalf of the Property Owner, Lewisville 407 & 35 P/S. (25-07-10-AltStd)**

BACKGROUND:

The property is seeking to subdivide the lot into two pad sites (Lot 2B-1 and Lot 2B-2). One pad site (Lot 2B-1) will be developed into a Chipotle restaurant. In addition to its usual sit-in layout, the Chipotle will have a drive-through on the west side of the building for mobile order pickup. The developer is requesting an alternative standard for the building orientation not to have the long side parallel to the street in order to achieve their desired layout for the two proposed lots.

ANALYSIS:

- a) To modify the building orientation in lieu of the orientation required by Section VI.8.1.B.2.a to have the longer side of building parallel to FM 407.

The I-35E Corridor Overlay Core Subdistrict standards require that buildings with frontage on an arterial street to have the longer side of the building parallel to the street. The proposed subdivision into two lots, creates a narrow Lot 2B-1 and prevents the longer side of the building from being orientated facing FM 407. The developer says that they cannot change this proposed lot layout due to land use feasibility for the remaining lot. In lieu of altering the orientation of the building or lot to comply with the standards, the developer has proposed adding a canopy that extends across the drive-through window and side entrance to help give the building a longer visual appearance adjacent to FM 407. The columns holding up the canopy will be wrapped in brick, also contributing to appearance. A similar technique was used for the Dutch Bros on Hebron Parkway, for which a similar alternative standard was approved.

CITY STAFF'S RECOMMENDATION:

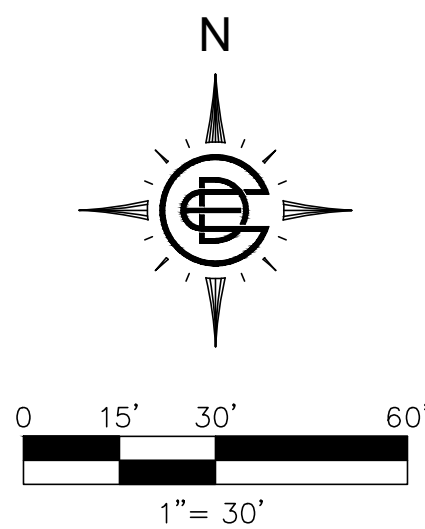
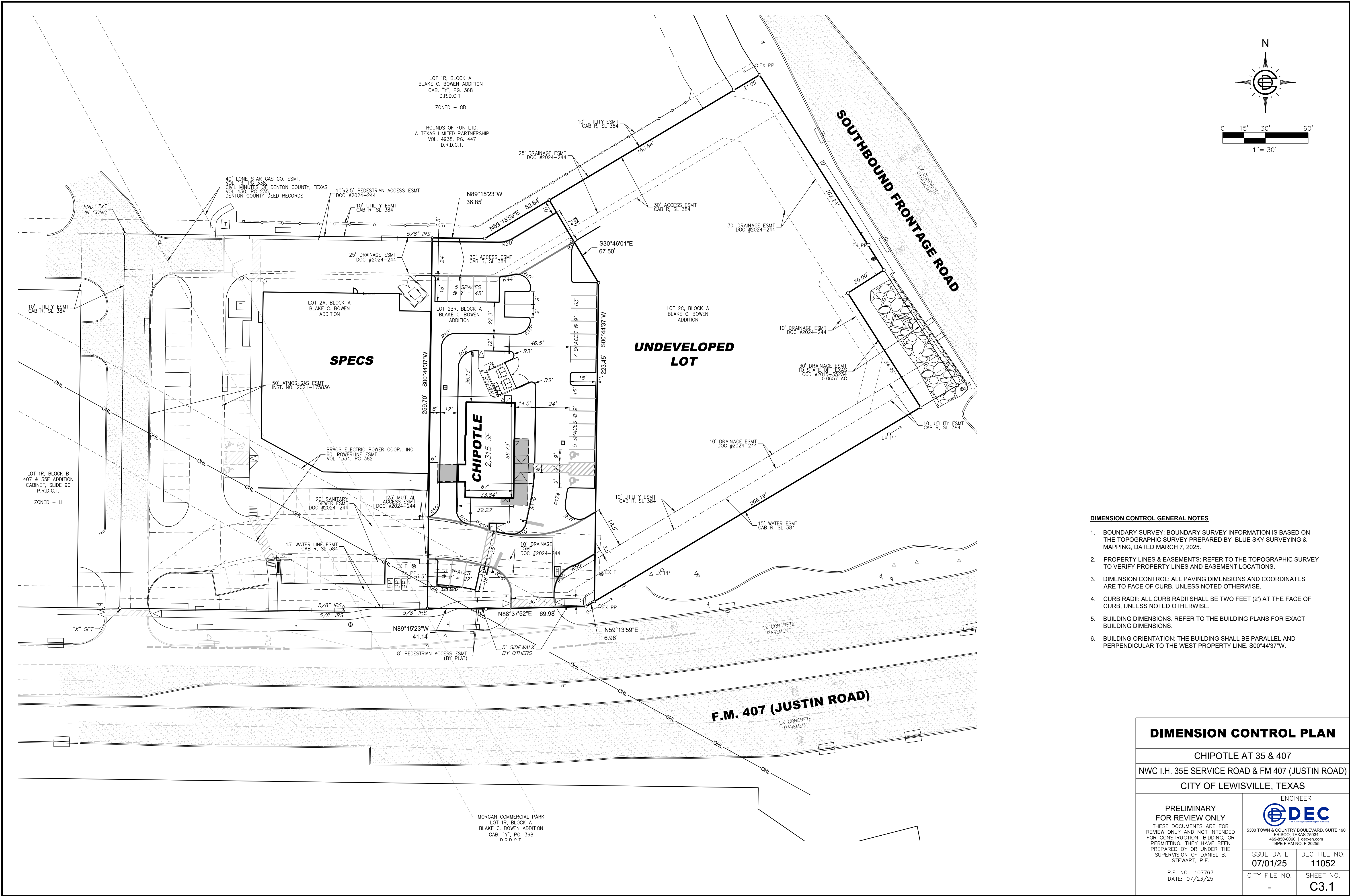
Staff recommends that the Planning and Zoning Commission recommend approval of the alternative standard as presented.

Aerial Map - Blake C Bowen Addn. Block A Lot 2B



Aerial Map - Blake C Bowen Addn. Block A Lot 2B





- DIMENSION CONTROL GENERAL NOTES**
1. BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE TOPOGRAPHIC SURVEY PREPARED BY BLUE SKY SURVEYING & MAPPING, DATED MARCH 7, 2025.
 2. PROPERTY LINES & EASEMENTS: REFER TO THE TOPOGRAPHIC SURVEY TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
 3. DIMENSION CONTROL: ALL PAVING DIMENSIONS AND COORDINATES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
 4. CURB RADII: ALL CURB RADII SHALL BE TWO FEET (2') AT THE FACE OF CURB, UNLESS NOTED OTHERWISE.
 5. BUILDING DIMENSIONS: REFER TO THE BUILDING PLANS FOR EXACT BUILDING DIMENSIONS.
 6. BUILDING ORIENTATION: THE BUILDING SHALL BE PARALLEL AND PERPENDICULAR TO THE WEST PROPERTY LINE: S00°44'37\"/>

DIMENSION CONTROL PLAN

CHIPOTLE AT 35 & 407
NWC I.H. 35E SERVICE ROAD & FM 407 (JUSTIN ROAD)
CITY OF LEWISVILLE, TEXAS

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR
REVIEW ONLY, AND NOT INTENDED
FOR CONSTRUCTION, BIDDING, OR
PERMITTING. THEY HAVE BEEN
PREPARED BY OR UNDER THE
SUPERVISION OF DANIEL B.
STEWART, P.E.

P.E. NO.: 107767
DATE: 07/23/25



5300 TOWN & COUNTRY BOULEVARD, SUITE 190
FRISCO, TEXAS 75034
469-850-0060 | daniel@dec-engineering.com
TBP# FIRM NO. F-20255

ISSUE DATE 07/01/25	DEC FILE NO. 11052
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CITY FILE NO. -	SHEET NO. C3.1
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LEWISVILLE 2035

VISION PLAN OUTREACH - BIG ISSUES



Agenda:

1. Lewisville 2035 vision plan overview.
2. Engagement exercise.
3. How to stay involved.





Overview

Lewisville 2035 plan and process

What is the Lewisville 2035 vision plan?

- Serves as a comprehensive and strategic plan.
- Guides:
 - Land use and zoning decisions
 - City budget decisions
 - Staff priorities and work plans
- Can address big issues such as **housing, neighborhoods, access to parks and green space, economic prosperity, development types, transportation, etc.**



Lewisville past and present.

What is the Lewisville 2035 vision plan?

- **Built on public input and engagement.** This foundation of public input helps elected officials know what the community wants.
- Lays out **BIG MOVES or Goals** for the community and gives ideas on strategies to achieve those goals.
- Allows the community and city staff to **align their work** in support of achieving these big moves.



The 2035 Vision Plan team at Fiesta Charro.



Lewisville 2025 vision plan overview:

Adopted in 2014, Updated in 2021.
cityoflewisville.com/about-lewisville

Strategic Moves

- 1 Values-driven Organization
- 2 Data-driven Organization
- 3 Connected City

Big Moves

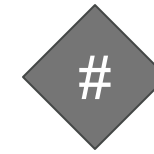
- 1 Green Centerpiece
- 2 Extending the Green
- 3 Old Town
- 4 Diverse and Thriving Neighborhoods
- 5 Economic Vitality
- 6 Identity, Place and Communications
- 7 Sustainability



Highlights from the 2024 Annual Report:

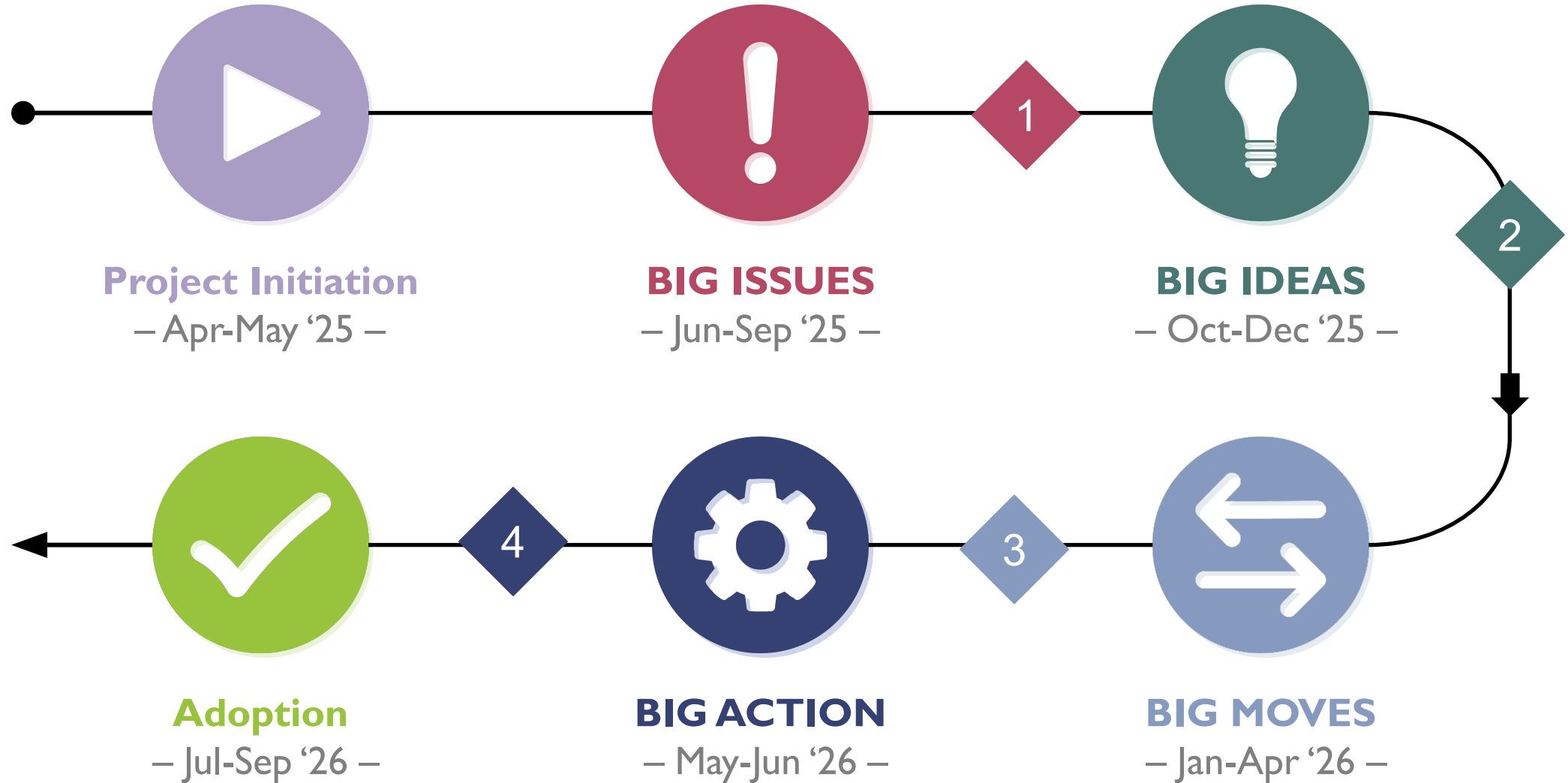
- **Diverse and Thriving Neighborhoods** - Public Facility Corporation, Backyard Cottages, Construction of Tittle-McFadden Public Safety Center, Neighborhood Street Projects
- **Extend the Green** - Glory Park, Hired an Urban Forester, Timber Creek Trail extension
- **Old Town** - New pocket park under construction in Old Town, several new developments, beer garden under construction
- **Connected City** - New dispatch system, Corporate Drive extension

Project Phasing



Community Workshops
hosted in each phase

WE ARE HERE



Lewisville 2035 Big Issues



BIG ISSUES

– Overview –

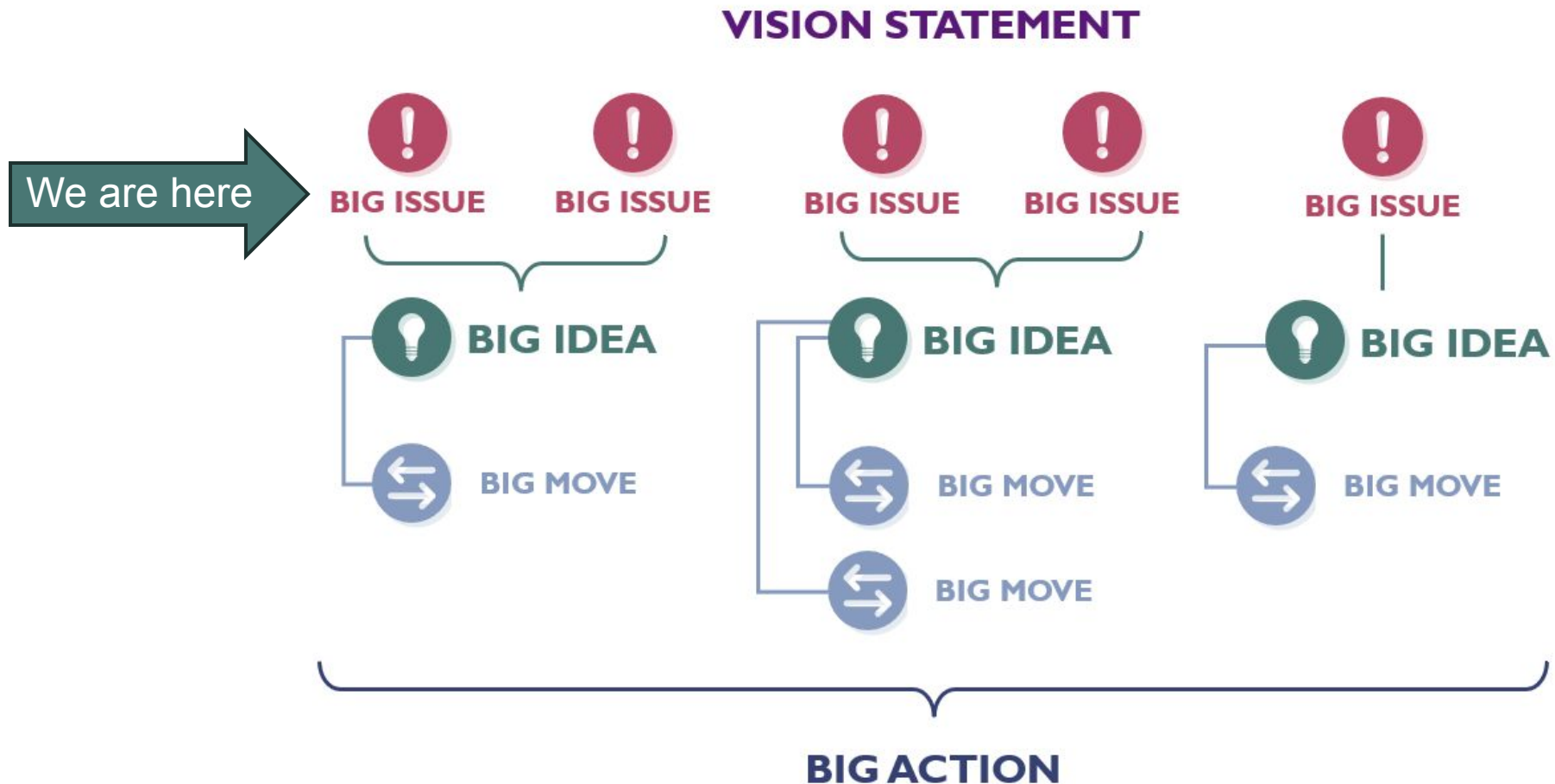
- Analyze changes to the physical, social, economic, and jurisdictional conditions in the City since the last plan update
- **Identify the BIG ISSUES** currently being experienced by and impacting residents

– Engagement –

- Online virtual engagements (still open!) and social media
- Steering Committee established of Lewisville community members
- **Neighborhood & Community outreach**
- Community Vision Workshop #1 (September 18, 2025)

Lewisville 2035 Big Issues

Goal - Identify the **big challenges** and **big opportunities** that exist in Lewisville today.





Your Thoughts

Engagement Activity

Worksheet I - Individual:

tinyurl.com/2035P2W



Worksheet 3 - Individual Bonus:

tinyurl.com/2035P2W3NC





NEXT STEPS

Stay Involved:

First Community Vision Workshop

Thursday, September 18

Lewisville Grand Theater
100 North Charles Street
5 p.m. to 8 p.m.

LewisvilleTX2035.com

#Lewisville2035

on Facebook & Instagram

Visit the Project Website



LewisvilleTX2035.com

THANK YOU!

Questions?

LEWISVILLE

2035

V I S I O N

Issues or requests unrelated to Lewisville 2035?

lewisvilletx.citysourced.com

