

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**APRIL 2, 2024**

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**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 6:30 p.m. on Tuesday, April 2, 2024, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair - MaryEllen Miksa, Vice-Chair Erum Ali, Jack Tidwell, Rick Lewellen, Karen Locke, Francisca Al-waely and Ryan Conway

Members absent: none

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Grace Martin-Young, Planner I; Lauren Cook, Planner I; Patty Dominguez, Planning Technician.

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**Item C: Regular Hearings**

5. Consideration of Three Alternative Standards Associated With Landscaping, Building Envelope and Architectural Standards for a Quick Service Coffee Establishment on Approximately 1.104-Acres, out of the Hebron Lakepointe Addition, Lot 3R1 Block A, Zoned General Business (GB) District, Located Approximately 55 Feet East of the Southeast Corner of Hebron Parkway and Lakepointe Drive, as Requested by Patrick Colliflower, Foresite Group, on Behalf of Dutch Bros Coffee, the Property Lessee. (24-03-3-ALTSTD)

Grace Martin-Young, Planner, gave a brief overview of the subject property with a recommendation to recommend approval of alternative standards a) through c) as presented. Staff addressed questions on neighboring businesses, undeveloped land to the east of subject property, and trail. There was no discussion on this item. A motion was made by Karen Locke to recommend approval of alternative standards a) through c) as presented. The motion was seconded by Rick Lewellen. The motion passed unanimously (7-0). Richard Luedke, Planning Director, announced that this item will be considered by the City Council for a final decision on Monday, May 6, 2024 at 7:00 p.m.

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**Item F: Adjournment**

A motion was made by Erum Ali to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Francisca Al-waely. The motion passed unanimously (7-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 7:09 p.m.

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

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Respectfully Submitted,

Approved,

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Michele Berry, AICP  
Planning Manager

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MaryEllen Miksa, Chair  
Planning and Zoning Commission