

**MINUTES
PLANNING AND ZONING COMMISSION
SEPTEMBER 3, 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, September 3, 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, Rick Lewellen, Joshua Peterson, Francisca Al-waely,

Members absent: Ainsley Stelling

Staff members present: Richard E. Luedke, Planning Director; Grace Martin-Young, Planner I; Patty Dominguez, Senior Planning Technician.

Item B1: Approval of Minutes

Consider the minutes from the August 20, 2024, regular meeting. *A motion was made by Erum Ali to approve the minutes as presented, seconded by Joshua Peterson. The motion passed unanimously (6-0).*

Item C: Regular Hearing

2. Final Plat of Original Town Lewisville, Lot 1R, Block 1; on 0.271 Acres, out of the J.W. King Survey, Abstract Number 696; Zoned Old Town Mixed-Use One (OTMU-1) District; Located at 227 North Charles Street; Being a Replat of Portions of Lots 1 and 2, Block 1, Original Town Lewisville Addition. (24-08-4-RP)

Grace Martin-Young, 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 Rick Lewellen. The motion passed unanimously (6-0).*

3. Consideration of an Alternative Standard Associated With Building, Envelope and Architectural Standards for two Restaurants on Approximately 2.081-Acres, out of the Hebron Lakepointe Addition, Lots 4R & 5, Block A, Zoned General Business (GB) District, Located on the South Side of Hebron Parkway, Approximately 200 Feet East of Lakepointe Drive, as Requested by Tom Rud, id GROUP, on Behalf of CFT NV Developments LLC, the Property Owner. (24-08-13-AltStd)

Grace Martin-Young, Planner I, gave a brief overview of the subject property with a recommendation to recommend approval of the alternative standard as presented. Grace addressed questions regarding lighting; and the concept plan for future business on Lot 5 regarding the vegetative space next to the drive-through. There was no discussion on this item. *A motion was made by Rick Lewellen to recommend approval of the alternative standard as presented. The motion was seconded by Francisca Al-waely. The motion passed unanimously (6-0).* Richard E.

Luedke, Planning Director, stated that the item would be considered by the City Council on October 7, 2024, at 7:00 p.m. for a final decision.

Item D: Announcements

- Grace Martin-Young, Planner I, gave an update on backyard cottages and also talked about the backyard cottage design competition from August 19, 2024 to October 31, 2024, and if anyone is interested in being a panel judge to let her know.
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Item E: Adjournment

A motion was made by Jack Tidwell to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Erum Ali. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:47 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