



# City of Lewisville, TX

## Planning and Zoning Commission

### Agenda

151 W Church Street  
Lewisville, Texas 75057

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Tuesday, July 15, 2025

6:30 PM

Council Chambers

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### 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 July 1, 2025 Meeting.](#)

#### C. Regular Hearing

2. [Regular Hearing: Consideration of Two Alternative Standards Associated With Public Improvements and Landscape Standards for Broken Halo's Haven; on Approximately 0.918 Acres, Legally Described as Lot 6, Block 10, Kealy Addition, Zoned Old Town Mixed Use Two \(OTMU-2\); Located at 334 East Walters Street as Requested by Brittany Youngblood, McAdams, on Behalf of Leif Kjell Knutson and Natalie Reid-Knutson Capital LLC, the Property Owner. \(Case No. 25-05-9-AltStd\).](#)
3. [Tabled Regular Hearing: Consideration of Three Alternative Standards to I-35E Corridor Overlay District Standards Associated With Secondary Walkways, Loading Areas, and Building Orientation; on 26.84 Acres, Located on the North Side of Valley Ridge Boulevard Approximately 1000 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. \(25-03-4-AltStd\)](#)

#### D. Public Hearing

4. [Public Hearing: Consideration of a Special Use Permit for an Automobile Repair \(Minor\) Facility on Approximately 0.61 Acres, Legally Described as Thomas Addition, Lot 1, Block A, Located at 500 South Kealy Avenue, and Zoned Light Industrial \(LI\) District; as Requested by Ezekiel Kaufman, Mobile Tire, LLC, the Property Owner. \(Case No. 25-06-9-SUP\).](#)
5. [Public Hearing: Consideration of a Zone Change From Agriculture Open Space District \(AO\) to Light Industrial District \(LI\); on Approximately 3.027 Acres of Land out of the Edmond Aday Survey, Abstract Number 11, Located at 421 Bennett Lane as Requested by James Yu, Lovett Industrial LLC, on Behalf of Eduardo and Ana Ortuno, the Property Owners. \(Case No. 25-04-9-Z\)](#)
6. [Continued Public Hearing: Consider Amending Section II.2.1., “Definitions” to add a Definition of “Short-Term Rental Unit”; Amending Article VII, “Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance Regulations”, to Amend the Heading of Article VII to “Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance and Density Regulations” and the Heading of Chapter VII.4. to “Certain Distance and Density Regulations”, to add a new Section VII.4.3. Establishing Distance and Density Location Regulations for Short Term Rental Units, and to Repeal and Delete Section VII.2.1.5., “Interim Prohibition on Short-Term Rental of Dwelling Units”.](#)

## **E. Announcements and Reports**

7. [Receive an Update on Implementation of Long Range Plans.](#)

## **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.

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Planning Department