

MINUTES
PLANNING AND ZONING COMMISSION
OCTOBER 15, 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 7:01 p.m. on Tuesday, October 15, 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, Ainsley Stelling, Francisca Al-waely

Members absent: none

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

Item B1: Approval of Minutes

Consider the minutes from the October 1, 2024, regular meeting. *A motion was made by Erum Ali to approve the minutes as presented, seconded by Francisca Al-waely. The motion passed unanimously (7-0).*

Item C: Regular Hearings

2. Final Plat of Runtime Center Addition, Lot 1, Block A; on 1.056 Acres, out of the Jesse Sutton Survey, Abstract 1155 and the E. Pickette Survey, Abstract 1014; Zoned Light Industrial (LI) District, Located at 702 South Stemmons Freeway. (24-10-11-FP)

Jon Beckham, Senior Planner, 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 (7-0).*

3. Preliminary Plat of Discovery at the Realm Phase 15, Containing 87 Townhouse Lots, Three Open Space Lots, and two Multi-family Lots; on 21.996 Acres, out of the A. Singleton Survey, Abstract 1138, and the Benjamin Schoonover Survey, Abstract 1209; Zoned Planned Development Multi-Family 3 (PD-MF3) District, With a Proposed Zoning of Planned Development Multi-Family 3 (PD-MF3) and Planned Development Townhouse (PD-TH) District, Located South of Lady Bettye Drive, North of Lady Tessala Avenue and East of Essex Boulevard. (24-09-5-PP)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. Staff addressed question from Stelling in regards to the Planned Development associated with this plat. There was no discussion. *A motion was made by Ainsley Stelling to disapprove the preliminary 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 (7-0).*

4. Final Plat of First Park 121 Addition, Lots 1A & 5, Block A; on 48.328 Acres out of the Samuel M. Hayden Survey, Abstract Number 537; Zoned Light Industrial (LI) District, Located at and Adjacent to 2001 Midway Road and 527 Holfords Prairie Road; Being a Replat of First Park Addition Lot 1, Block A and a 28.471 Acre Tract of Land out of the Samuel M. Hayden Survey, Abstract Number 537. (24-09-6-RP)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. There was no discussion. A motion was made by Erum Ali 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 Francisca Al-waely. The motion passed unanimously (7-0).

5. Final Plat of Verona Addition, Lots 29R1 and 29R2, Block A; on 0.354 Acres out of the F. Pierce Survey, Abstract Number 1016; Zoned Estate Townhouse Residential (ETH) District; Located at 216 Milano Drive; Being a Replat of Verona Addition, Lot 29, Block A. (24-09-2-MP)

Grace Martin-Young, Planner I, gave a brief overview and staff's recommendation. Stelling asked for the zoning. Staff stated it is zoned Estate Townhouse. There was no discussion. A motion was made by Rick Lewellen 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 Ainsley Stelling. The motion passed unanimously (7-0).

6. Final Plat of Valley Ridge Addition Phase IV, Lot 1R-1B-1, Block A; on 3.1549 Acres out of the Levi N. Sparks Survey, Abstract Number 1135; Zoned Medical (MD) District; Located on the South Side of Valley Ridge Boulevard Approximately 400 Feet East of North Garden Ridge Boulevard and on the East Side of North Garden Ridge Boulevard Approximately 300 Feet South of Valley Ridge Boulevard; Being a Replat of Valley Ridge Addition Phase IV, Lots 1R-1B and 1R-1C, Block A. (24-09-7-RP)

Grace Martin-Young, Planner I, gave a brief overview and staff's recommendation. There was no discussion. A motion was made by Rick Lewellen 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 Ainsley Stelling. The motion passed unanimously (7-0).

Item D: Public Hearings

7. Public Hearing: Consideration of a Special Use Permit for a Gasoline Service Station; Located at 751 West Main Street, on 10.5078 Acres Legally Described as Lot 4-R1R, Block C, of Valley Ridge Business Park West, Zoned General Business District (GB); as Requested by Ryan Alvarez, Kimley Horn & Associates, on Behalf of Wal-Mart Stores #18-6381, the Property Owner. (Case No. 24-05-6-SUP)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. Al-waely said thank you and stated this is much needed. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. Further discussion was held by the commissioners who expressed their concern about the site layout and traffic flow. Peterson asked if any public comment was received. Lauren stated she received one phone call inquiry about this case for information and they were okay with it. A motion was made by Erum Ali to recommend approval of the special use permit as presented, seconded by Francisca Al-waely. The motion passed unanimously (7-0). Richard E Luedke, Planning Director, stated that the item would appear before the City Council on November 18, 2024, at 7:00 p.m. for a second public hearing and a final decision.

8. Public Hearing: Consideration of a Zone Change from Agriculture Open Space (AO) District to Light Industrial (LI) District, on 4.909-Acres out of the P. Higgins Survey, Abstract 525; Located at 610 Holfords Prairie Road; as Requested by Ali Reza Ravjani, the Property Owner. (24-08-8-Z)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. Chair Locke asked staff if any public comment had been received to which staff stated no. Staff addressed questions regarding the zoning to the properties to the south of subject property and also confirmed that when the subject property is developed, they will be required to have a screening wall and 10-foot landscape buffer. Lewellen asked if the property owners to the south of subject property received a notice about the zone change. Staff confirmed that property owners within 200 feet of subject property were all mailed a notice about the zone change and public hearing. Staff received no public comment about this zone change. A motion was made by Francisca Al-waely to recommend approval of the zone change 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 November 18, 2024, at 7:00 p.m. for a second public hearing and a final decision.

Item E: Announcements

- Michele Berry, Planning Manager, announced that the APA State Planning Conference will be held this week and that the planning staff along with some commissioners will be attending. Those attending should have received information about parking, and to please contact the planning team with any questions.

Item F: Adjournment

A motion was made by Erum Ali to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Ainsley Stelling. The motion passed unanimously (7-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 7:33 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