

MINUTES
PLANNING AND ZONING COMMISSION
FEBRUARY 20, 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 MaryEllen Miksa at 6:36 p.m. on Tuesday, February 20, 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, and Ryan Conway

Members absent: Francisca Al-waely

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Grace Martin-Young, Planner I

Item C: Regular Hearings

3. Consideration of Four Alternative Standards Related to Building Setbacks, Parking Layout, Driveway Location, and Streetscape for a Proposed Commercial Building on a 3.29-Acre Lot, Legally Described as Blake C. Bowen Addition, Block A, Lots 2; Located at the on the North Side of Justin Road (FM 407) Approximately 400 Feet West of IH-35E; Zoned Light Industrial (LI) District, as Requested by Larry Cates on Behalf of Lewisville 407 & 35, the Property Owner (Case No. 24-02-2-AltStd).

Michele Berry, Planning Manager, gave a brief overview of the subject property with a recommendation to recommend approval of alternative standards a) through d) as presented. The applicant Larry Cates was present and available for questions. Staff addressed questions on grading and gas easements. There was no discussion on this item. A motion was made by Erum Ali to recommend approval of alternative standards a) through d) as presented. The motion was seconded by Rick Lewellen. The motion passed unanimously (6-0). Richard Luedke, Planning Director, announced that this item will be considered by the City Council for a final decision on Monday, March 4, 2024 at 7:00 p.m.