

**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 B1: Approval of Minutes**

The first item on the agenda was to consider the minutes from the March 19, 2024, Meeting. A motion was made by Karen Locke to approve the minutes as presented, seconded by Francisca Al-waely. The motion passed unanimously (7-0).

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**Item C: Regular Hearings**

2. Regular Hearing: Preliminary Plat of Lewisville Business Park Addition; Lots 1-12, Block A; on 226.3678 Acres, Out of the Peter Harmonson Survey, Abstract 530, the H. Turner Survey, Abstract Number 1248, the J.T. Cozby Survey, Abstract Number 1567 and the Jesse Watkins Survey Abstract Number 1327; Zoned Planned Development-Light Industrial (PD-LI) District; Located Generally Along the North and South Sides of Spinks Road, West of South Valley Parkway and East of Duncan Lane (24-03-2-PP)

Jon Beckham, Senior Planner, gave a brief overview of the proposed preliminary plat with a recommendation to disapprove the preliminary plat due to deficiencies and delegate to staff the authority to accept and approve the plat once the listed deficiencies are corrected. The approved plat will be brought to the chair for signature. There was no discussion on this item. A motion was made by Erum Ali to disapprove the preliminary plat due to deficiencies and delegate to staff the authority to accept and approve the plat once the listed deficiencies are corrected. The motion was seconded by Rick Lewellen. The motion passed unanimously (7-0).

3. Regular Hearing: Preliminary Plat of Josey Lane Residential Addition; Lot 1X, Block A, Lots 1-21, 22X-23X, Block B, Lots 1-18, Block C, Lots 1-23, 24X, Block D, Lots 1-14, Block E, Lots 1-25, 26X-28X, Block F, and Lots 1-34, 35X Block G; on 47.641 Acres, Out of R. F. Hardin Survey, Abstract Number 613, the D. Cook Survey, Abstract Number 234, the T. A. West Survey, Abstract Number 1345, and the B. Schoonover Survey, Abstract Number 1209; Zoned Planned Development-Estate Townhouse (PD-ETH) District; Located on the East Side of Josey Lane Approximately 3,000 feet South of Windhaven Parkway (24-03-3-PP)

Jon Beckham, Senior Planner, gave a brief overview of the proposed preliminary plat with a recommendation to disapprove the preliminary plat due to deficiencies and delegate to staff the authority to accept and approve the plat once the listed deficiencies are corrected. The approved plat will be brought to the chair for signature. There was no discussion on this item. A motion was made by Rick Lewellen to disapprove the preliminary plat due to deficiencies and delegate to staff the authority to accept and approve the plat once the listed deficiencies are corrected. The motion was seconded by Jack Tidwell. The motion passed unanimously (7-0).

4. Consideration of one Alternative Standard Associated With Window Requirements for a Religious Facility on Approximately 2.674-Acres, Out of the Eli Pickett Survey, Abstract Number 1014, Zoned Local Commercial (LC) District, Located at 175 Bellaire Boulevard, Approximately 570 Feet West of the Northwest Corner of Bellaire Boulevard and South State Highway 121 Business, as Requested by Marlen Marquez, Wright Group Architects, on Behalf of Chin Evangelical Baptist Church, the Property Owner. (24-02-1-ALTSTD)

Grace Martin-Young, Planner, gave a brief overview of the subject property with a recommendation to recommend approval of alternative standard as presented. The applicant was present and available for questions. Staff addressed questions regarding the brick, stating the same type of brick will be used that is a darker color tone. There was no discussion on this item. A motion was made by Rick Lewellen to recommend approval of alternative standard as presented. The motion was seconded by Karen Locke. 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.

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 D: Presentation**

6. Update on the Business 121 Corridor Plan.

Michele Berry, Planning Manager, presented an update on the Business 121 Corridor Plan. Staff addressed questions regarding the possibility of an overlay district along 121, and signal timing study. Tidwell stated he would like to see more of the economics behind this study, like the vacancy rates, the ratings on centers and capital improvements.

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**Item E: Announcements**

- Michele Berry, Planning Manager, introduced the new Planner Lauren Cook. Michele also reminded the Commissioners about the upcoming meetings: joint meeting with the Capital Improvement Advisory Committee on Tuesday, April 16, 2024; and joint meeting with City Council on May 7, 2024 at 6:00 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.

Respectfully Submitted,

Approved,

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Michele Berry, AICP  
Planning Manager

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MaryEllen Miksa, Chair  
Planning and Zoning Commission