



City of Lewisville, TX

Planning and Zoning Commission

Agenda

151 W Church Street
Lewisville, Texas 75057

Tuesday, April 16, 2024

6:30 PM

Council Chambers

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 the April 2, 2024 Meeting.](#)

C. Public Hearing

2. [PUBLIC HEARING: Consideration of a Special Use Permit for Automotive Repair \(Minor\); on Approximately 7.662 Acres Legally Described as Lot 5R, Block A, Crossroads Center North Addition, Located at 2601 East State Highway 121 Business Suite 206, Zoned Light Industrial District \(LI\); as Requested by Jason Burrell, Masterpiece Printing, on Behalf of RLS Realty LLC, the Property Owner. \(Case No. 24-03-3-SUP\).](#)

D. Adjournment

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 _____, 2024 at _____ AM.

Planning

MINUTES
PLANNING AND ZONING COMMISSION
APRIL 2, 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 6:30 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.

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).

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.

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.

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.

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,

Michele Berry, AICP
Planning Manager

MaryEllen Miksa, Chair
Planning and Zoning Commission

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: April 16, 2024

SUBJECT: **PUBLIC HEARING: Consideration of a Special Use Permit for Automotive Repair (Minor); on Approximately 7.662 Acres Legally Described as Lot 5R, Block A, Crossroads Center North Addition, Located at 2601 East State Highway 121 Business Suite 206, Zoned Light Industrial District (LI); as Requested by Jason Burrell, Masterpiece Printing, on Behalf of RLS Realty LLC, the Property Owner. (Case No. 24-03-3-SUP).**

BACKGROUND:

Lakeside at 121 is an office warehouse development built to house service contractors, warehouse showrooms, and similar uses. Currently four of the five proposed buildings have been built in the first phase of this project. Masterpiece Printing is a company that prints and installs vinyl on automobiles and operates out of 1,812 square foot tenant space at Lakeside at 121. They are seeking a Special Use Permit to allow the onsite application of vinyl on cars. The SUP regulations, adopted in 2013, required an SUP with all automotive repair (minor) businesses.

ANALYSIS:

Masterpiece Printing is a company that prints, cuts, and applies marketing and protective vinyl to vehicles. They primarily print and prepare vinyl at their place of business and install the vinyl in the field for corporate fleets. The SUP would allow them to have the ability to work on cars in at this location. No more than two cars will be worked on in-house at a time, and no cars will be stored outside.

The following are the criteria for consideration of an SUP per Section III.9.2 of the UDC.

- A. Compatibility with surrounding uses and community facilities;
The surrounding area consists of office warehouse and distribution warehouses. The project will have no major impact on any surrounding uses.
- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;
The Lewisville 2025 Vision Plan promotes the Big Move Economic Vitality. The proposal will offer specialized services to the surrounding community and will further the goal of reinforcing economic vitality and promoting a small business.

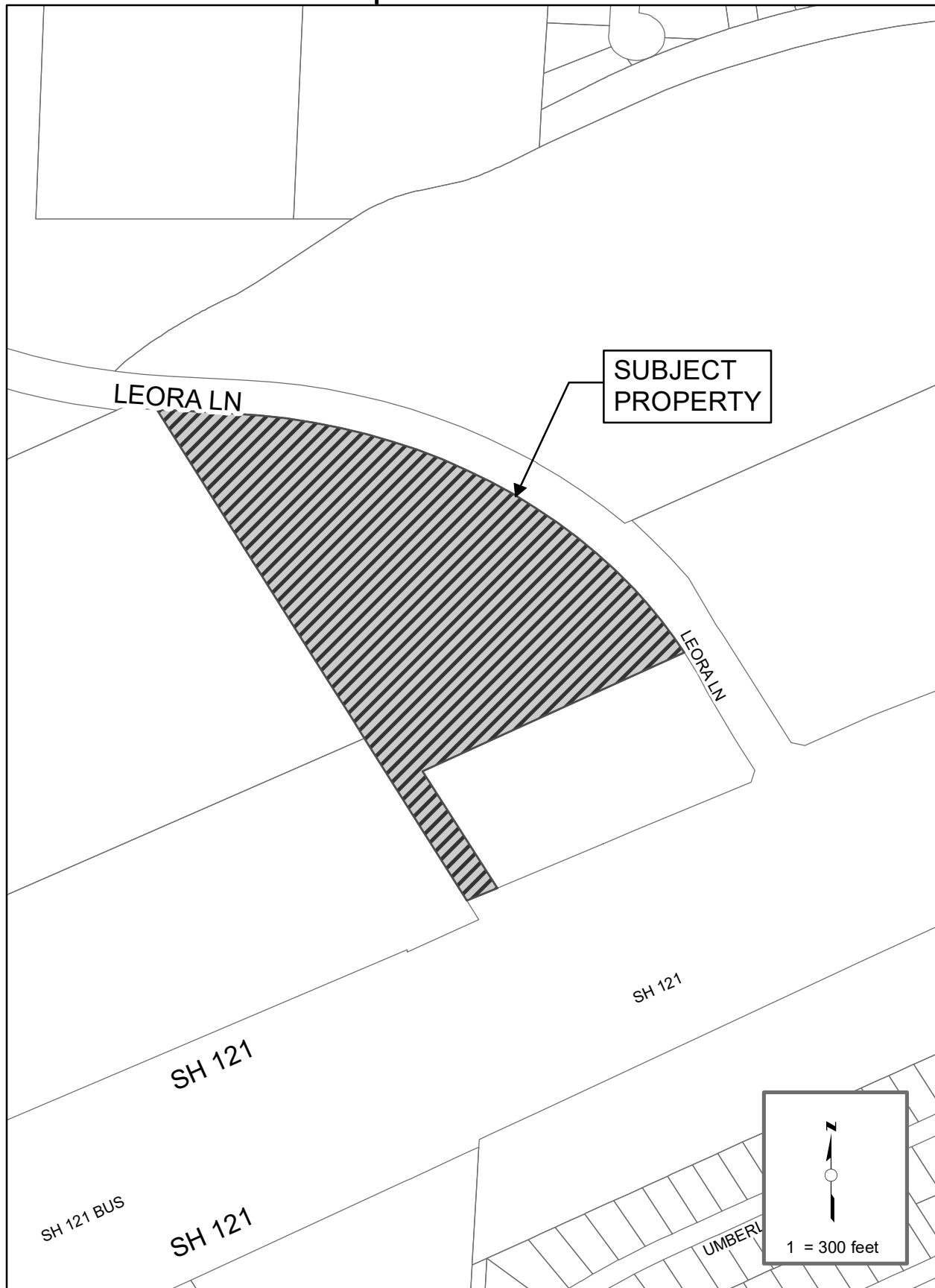
- C. Enhancement or promotion of the welfare of the area;
The specialized services offered by this business will further the goal of reinforcing economic vitality which in turn promotes the welfare of this area.
- D. Whether the use will be detrimental to the public health, safety, or general welfare; and
The use is not detrimental to the public health, safety, or general welfare of the area.
- E. Conformity with all zoning regulations and standards.
The project will comply with all other regulations of the Unified Development Code if the SUP is approved.

Staff finds the request consistent with area uses and zoning and in alignment with the Big Move of Economic Vitality as outlined in the Lewisville 2025 Vision Plan.

CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the Special Use Permit as set forth in the caption above.

Location Map - 2601 E SH 121 BUS



Aerial Map - 2601 E SH 121 BUS



April 11, 2024

CITY OF LEWISVILLE

151 W. CHURCH ST, LEWISVILLE, TX 75057

"I, Rajender Reddy Yelala with RLS Reality LLC, authorize Jason Burrell to submit a Special Use Permit on my behalf.

SINCERELY,

A handwritten signature in black ink that reads "Rajender". The signature is stylized with a long horizontal stroke extending from the end of the word.

RAJENDER REDDY YELALA
RLS REALITY LLC



**MASTERPIECE
PRINTING**

817-995-2805
2601 E State Highway 161 #206
Lewisville, TX 75057

To :
LEWISVILLE CITY COUNCIL

972-219-3400
151 W Church St
Lewisville, TX 75057

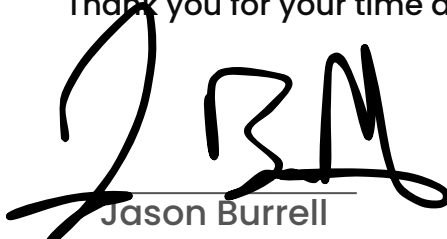
Date : 13 march 2024

Dear Lewisville City Council,

At Masterpiece Printing we're a company that print, cut, and apply marketing and protective vinyl to vehicles for our many corporate automotive manufacturing clients (Lexus North, Porsche Car North America, Bentley North America, BMW North America, McClaren, Toyota North America). Our sister company AOD Auto Care Group has been selling this service for the last 3 years but have been outsourcing the printing and wrap installs and we're now looking to have everything in house. This location also puts us next to both McClaren's and Toyota's North America headquarters to provide these products and services more frequently and offer other services including shirt printing and other variations of prints. A lot of the installs are carried out onsite at event locations around the country, but there are a few wrap and paint protection film projects that we'll conduct in house. At most we'll have 2 vehicles inside the facility. At no point will there be any vehicles stored outside. All vehicles will go inside the building immediately upon arrival and once the work is completed the vehicle will either be picked up by the client or we'll deliver it directly to them.

We'll be operating Monday through Saturday from 9am to 5pm, closed on Sundays.


Thank you for your time and consideration,



Jason Burrell
Co-Owner and CEO

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	8.66'	25.00'	019°5'01"	S12°24'44"W	8.62'
C2	42.49'	20.00'	121°43'05"	S58°22'19"E	34.94'
C3	39.46'	44.00'	051°23'08"	N86°27'43"E	38.15'
C4	31.21'	20.01'	089°22'57"	N67°2'05"E	28.14'
C5	3.69'	20.00'	010°33'44"	N18°38'02"E	3.68'
C6	15.38'	948.00'	000°55'47"	S65°49'45"E	15.38'
C7	16.64'	960.00'	000°59'35"	S64°32'03"E	16.64'
C8	9.63'	25.00'	022°04'04"	S34°56'56"W	9.57'
C9	30.42'	20.00'	087°09'14"	S19°39'43"E	27.57'
C10	255.94'	924.21'	015°52'02"	S59°18'19"E	255.13'
C11	7.18'	44.00'	009°21'01"	S42°41'48"E	7.17'
C12	28.35'	20.00'	081°12'34"	S78°37'34"E	26.03'
C13	5.63'	20.00'	016°08'21"	N52°41'58"E	5.62'
C14	18.84'	948.00'	001°08'20"	S33°39'51"E	18.84'
C15	13.29'	960.00'	000°47'36"	S32°38'59"E	13.29'
C16	7.21'	25.00'	016°31'43"	S70°50'01"W	7.19'

All variances (if any) from the General Development Ordinance
Approved by City Council.

 4/15/2023


MaryEllen Miksa, Chairman, Planning & Zoning Commission Date
City of Lewisville, Texas

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of the Crossroads Centre North, Lot 5R and Lot 6, Block A, Addition to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the ____ day of _____, 20____, and such body by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as hereinabove subscribed in the capacity stated.

Witness my hand this 20th day of April, 2021.

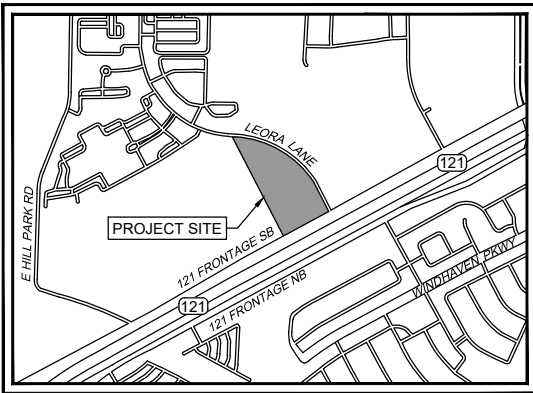
Julie Worcester

Julie Worcester, City Secretary
City of Lewisville, Texas



FILED: DOC.#

Filed for Record
in the Official Records Of:
Denton County
On: 4/26/2021 12:37:18 PM
In the PLAT Records
FINAL PLAT CROSSROADS C
Doc Number: 2021-170
Number of Pages: 1
Amount: 50.00
Order#: 29210426000608
By: MK



VICINITY MAP
1" = 1000'

LAYOUT & DIMENSIONAL CONTROL NOTES:

- BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
- CURB RADI: UNLESS NOTED OTHERWISE, ALL CURB RADI SHALL BE 3' AT FACE OF CURB.
- BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
- ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.



GRAPHIC SCALE

0 50 100 FEET

SCALE: 1" = 50'

LEGEND

- PROPOSED SIGN
- FIRE LANE STRIPING
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- ACCESSIBLE ROUTE
- PARKING COUNT
- PROPOSED RETAINING WALL
- PROPOSED FDC
- PROPERTY BOUNDARY
- OVERHEAD DOOR (REFER ARCH. PLANS FOR DETAILS)

PARKING DATA TABLE

OFFICE PARKING REQUIREMENT	1 SPACE PER 250 SF
WAREHOUSE PARKING REQUIREMENT	1 SPACE PER 2,000 SF
PORTION OF BUILDING OFFICE	20% / 24,787 SF
PORTION OF BUILDING WAREHOUSE	80% / 99,148 SF
OFFICE PARKING SPACES REQUIRED	100 SPACES
WAREHOUSE PARKING SPACES REQUIRED	50 SPACES
TOTAL PARKING SPACES REQUIRED	153 SPACES
TOTAL PARKING SPACES PROVIDED	184 SPACES
REQUIRED ADA PARKING	7 SPACES (2 VAN)
PROVIDED ADA PARKING	9 SPACES (9 VAN)

SITE PLAN DATA TABLE

EXISTING ZONING	LI
PROPOSED ZONING	LI
LOT AREA (SF) / (ACRES)	333,670 / 7.66
TOTAL BUILDING AREA (SF)	123,935
BUILDING HEIGHT	30'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	37.1% / 0.371:1
OUTSIDE STORAGE	NONE

SITE BENCHMARKS

- BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT SET IN EASTERLY CURB LINE OF A PARKING LOT, BEING APPROXIMATELY 543 FEET SOUTHWESTERLY AND 508 FEET NORTHWESTERLY FROM THE NORTHWEST INTERSECTION OF LEORA LANE AND STATE HIGHWAY 121.
ELEVATION = 510.57' (NAVD '88)
- BM NO. 2 THE SITE BENCHMARK IS AN "X" CUT FOUND IN A CURB INLET IN THE NORTH LINE OF STATE HIGHWAY 121, BEING APPROXIMATELY 168 FEET SOUTHWESTERLY FROM THE NORTHWEST INTERSECTION OF STATE HIGHWAY 121 AND LEORA LANE.
ELEVATION = 523.49' (NAVD '88)



LAKESIDE AT 121
BUSINESS PARK
LOT 5R, BLOCK A
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

STATE HIGHWAY NO. 121
(VARIABLE WIDTH R.O.W. AS SHOWN ON DOC. NO. 2018-495, P.R.D.C.T.)

Our Location

LANDSCAPE BUFFER REDUCTION NOTE:

- ENHANCED BUILDING MATERIALS TO BE PROVIDED PER SECTION 6-123 OF THE CITY OF LEWISVILLE CODE OF ORDINANCES.
- CONSTRUCTION TYPE TO BE PRE-ENGINEERED METAL FRAMING WITH EXTERIOR TO INCLUDE 80% MINIMUM BRICK OR STONE VENEER.

ENGINEERING SITE PLAN
CITY PROJECT NO. ENG-2020-287

LAKESIDE AT 121 BUSINESS PARK
2601 EAST STATE HIGHWAY 121 BUSINESS
7.66 ACRES
LOT 5R, BLOCK A
CROSSROADS CENTRE NORTH
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
PREPARATION DATE: 05/21/2021

OWNER/APPLICANT
PRIME OFFICE WAREHOUSES
3220 PRENTISS LANE
LEANDER, TX 76641
PH: 512-761-8025
CONTACT: MALLIK GILAKATTULA

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT ST. SITE 110
ALLEN, TX 75013
PH: (469) 369-4448
CONTACT: CHRIS TRONZANO, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1857
CONTACT: JEREMY NELSON, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1857
CONTACT: JACK BARTON, RPLS

REV. DATE: DESCRIPTION:



KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: RA19001

ISSUE DATE: 05/21/2021

ENGINEERING
SITE PLAN

SHEET:

C3.0