



**City of Lewisville, TX**  
**Planning and Zoning Commission**  
**Agenda**

151 W Church Street  
Lewisville, Texas 75057

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**Tuesday, August 17, 2021**

**6:30 PM**

**City Council Chambers 151 West  
Church Street Lewisville, Texas.**

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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 Approval of the Minutes of the August 3, 2021 Meeting

**C. Public Hearing - Plats**

(The following replats have variances requested or are being recommended for disapproval with listed deficiencies and will be considered following a public hearing in accordance with Local Government Code Section 212)

2. Public Hearing: Final Plat of Santos Addition, Lots 1 and 2, Block A; on 0.999 Acres out of the E. Pickett Survey, Abstract Number 1014; Zoned R-7.5 Single Family Residential (R-7.5) District, Located at 736 South Poydras Street.

**D. Regular Hearing - Plats**

(The following plats have variances requested or are being recommended for disapproval with listed deficiencies and will be considered following a regular hearing in accordance with Local Government Code Section 212)

3. Regular Hearing: Final Plat of 121 Railroad Addition, Lots 1 and 2, Block A; on 10.03 Acres out of the John W. King Survey, Abstract Number 695, and the John H. Havens Survey, Abstract Number 541; Zoned Heavy Industrial (HI) District, Located on the East Side of Railroad Street, Approximately 1,310 Feet South of State Highway 121 Business.

4. Regular Hearing: Final Plat of Castle Hills Phase 10, Lewisville Addition, Discovery at the Realm Phase 3; on 10.363 Acres out of the A. Singleton Survey, Abstract Number 1138; with a Zoning Designation of Multi-Family 3 (MF3) District, Located on North Side of the Proposed Extension of Essex Drive, Approximately 2,000 Feet Southeast of Windhaven Parkway.
5. Regular Hearing: Final Plat of Timber Creek Willows; Containing 31 Residential Lots and Four Open Space Lots on 3.898 Acres out of the B. Hunter Survey, Abstract Number 553; Zoned Mixed Use (MU) District, Located at the South Side of Southwest Parkway Approximately 230 Feet West of State Highway 121 Business; Being a Replat of a Portion of Lots 7R-R1 and 8, Block C, Country Ridge Addition.

### **E. Public Hearing - Zoning & Special Use Permits**

6. Public Hearing: Consideration of a Special Use Permit for a Wholesale Establishment With More Than 10% Outside Storage; on Approximately 17.007-Acres, Legally Described as Lot 1, Block A, Builders FirstSource Addition, Located at 902 North Mill Street, Zoned Warehouse District (WH); as Requested by Robert Schneeberg, Gonzalez & Schneeberg, Engineers & Surveyors, Inc. on Behalf of Builders FirstSource LLC., the Property Owner. (Case No. 21-06-8-SUP).
7. Public Hearing: Consideration of a Zone Change Request From General Business District (GB) to Planned Development - General Business (PD-GB) District and Planned Development - Townhouse District (PD-TH); on Approximately 6.208 Acres, Out of the L. Burgois Survey, Abstract No. 52; Located on the North Side of Lewis Drive, East Side of Chambers Drive and West Side of MacArthur Boulevard; as Requested by Patrick Filson, Kirkman Engineering, on Behalf of Srinivas Thatipally, Spectra Heights LLC., the Property Owner. (Case No. 19-12-2-PZ).
8. Public Hearing: Consideration of a Special Use Permit for a Boat Display, Sales (Outdoor) and Repair Facility; on Approximately 6.256-Acres, Legally Described as Lots 6,7 and 8, Block A of Peck V.R. Addition, Located on North Side of Valley Ridge Boulevard, Approximately 80 feet West of North Kealy Avenue, Zoned Light Industrial District (LI); as Requested by Robert Schneeberg, Gonzalez & Schneeberg Engineering, on Behalf of Champion Investments LLC and Valley Ridge Properties LLC, the Property Owners. (Case No. 21-05-06-SUP).

9. Public Hearing: Consider a Zone Change Request from Agriculture Open Space (AO) District to Light Industrial (LI) District; on Approximately 1.1192-Acres, Being a Portion of a Tract of Land out of the P. Higgins Survey, Abstract 525, Located at the Terminus of Bunker Hill Lane, Approximately 1,000 Feet Southwest of Westhill Lane; as Requested by Nasir Rizvi, Ark Architects on Behalf of Bunker Hill Flexspace LLC, the Property Owner. (21-07-5-Z).

**F. Announcements**

**G. 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 \_\_\_\_\_, 2021 by \_\_\_\_\_ AM.

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City Secretary