



**City of Lewisville, TX**  
**Joint Meeting of the Planning and**  
**Zoning Commission and**  
**Transportation Board Agenda**

151 W Church Street  
Lewisville, Texas 75057

---

Tuesday, December 19, 2023

6:30 PM

Council Chambers

---

**Joint 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 December 5, 2023 Planning and Zoning Commission Meeting.](#)
2. [Consider the Minutes of the November 7, 2023 Joint Meeting of the Transportation Board.](#)

**C. Public Hearing**

3. [Public Hearing: Consideration of Amendments to the Thoroughfare Plan, Including Adding Future Streets Based on the Old Town Transit-Oriented Development Master Plan Update and Adding and Modifying Red Bud Street, McKenzie Street and Purnell Street to Reflect Proposed Capital Improvement Projects.](#)

**D. Announcements**

**E. 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 \_\_\_\_\_, 2023 by \_\_\_\_\_ AM.

\_\_\_\_\_  
City Secretary

**MINUTES  
PLANNING AND ZONING COMMISSION  
DECEMBER 5, 2023**

---

**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, December 5, 2023, 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, Ryan Conway, Francisca Al-waely and Karen Locke

Members absent: None

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; Patty Dominguez, Planning Technician

---

**Item B1: Approval of Minutes**

The first item on the agenda was to approve the minutes from the November 21, 2023, Meeting. A motion was made by Erum Ali to approve the minutes as presented, seconded by Rick Lewellen. The motion passed unanimously (7-0).

---

**Item C: Regular Hearing**

There was one item for consideration:

2. Consideration of Two Alternative Standards Associated With Landscaping and Building Materials for a Commercial Remodel; Located at 2325 South Stemmons Freeway (IH-35E), Legally Described as Lot 2, Block A, Vista Ridge Village Addition Phase 1; Zoned Light Industrial (LI) District, as Requested by Colton Wright, Vista Property Company, the Applicant, on Behalf of Vista Ridge Village SC LP, the Property Owner. (23-11-18-ALTSTD)

Michele Berry, Planning Manager, gave a brief overview of the subject property with a recommendation to recommend approval of two alternative standards as presented. There was no discussion on this item. A motion was made by Karen Locke to recommend approval of two alternative standards as presented. The motion was seconded by Jack Tidwell. 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, December 18, 2023 at 7:00 p.m.

---

**Item D: Announcements**

- Richard Luedke, Planning Director, reminded the Commissioners that the next regular meeting is scheduled for Tuesday, December 19, 2023. Since this date is close to the holidays, please let staff know if you will be absent.
- 

**Item E: Adjournment**

**MINUTES  
DECEMBER 5, 2023**

**Page 2**

A motion was made by Rick Lewellen to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Erum Ali. The motion passed unanimously (7-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:41 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

## TRANSPORTATION BOARD

### Item J: Call to Order and Announce that a Quorum is Present

With a quorum present, the Lewisville Transportation Board meeting was called to order by Chair MaryEllen Miksa at 7:13 p.m. on Tuesday, November 7, 2023, 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; Ryan Conway and Francisca Al-Waely

Members absent: none

Staff members present: Sirwan Shahoei, Traffic Engineer; Duane Klosterman, Administrative Analyst; Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Grace Martin-Young, Planning Intern; Alexis Barnett, Planner; Patty Dominguez, Planning Technician.

---

### Item K: Regular Hearing

There were two items for consideration.

10. Consider the Minutes of the September 19, 2023 Joint Meeting with the Planning and Zoning Commission and Overlay Board. A motion was made by Rick Lewellen to approve the minutes as presented, seconded by Jack Tidwell. The motion passed unanimously (7-0).
11. Consideration of an Ordinance Amending the Lewisville City Code, Section 15-87, Limitations on Turning Around, Prohibiting U-Turns on Multiple Median Openings Throughout the City.

Sirwan Shahoei, Traffic Engineer, gave a brief overview of the subject property and recommended that the Transportation Board recommend approval of the proposed addition of No U-Turn signage as presented. Staff provided photos reflecting where there were safety concerns of vehicles making potentially hazardous U-turns. Staff addressed questions regarding median redesign could be an additional option. Staff indicated that median changes would require TXDOT approval and would encounter delays. There was no further discussion on this item. A motion was made by Erum Ali to recommend approval of the addition of No U-Turn signage as presented. The motion was seconded by Ryan Conway. The motion passed unanimously (7-0).

---

### Item L: Adjournment

A motion was made by Francisca Al-Waely to adjourn the Transportation Board meeting. The motion was seconded by Karen Locke. The motion passed unanimously (7-0).

**MINUTES  
NOVEMBER 7, 2023**

**Page 8**

There being no other business to discuss, the Transportation Board meeting was adjourned at 7:21 p.m.

These minutes will be approved by the Transportation Board at the next scheduled meeting.

Respectfully Submitted,

Approved,

---

Sirwan Shahooei  
Traffic Engineer

---

MaryEllen Miksa, Chairman  
Transportation Board

## MEMORANDUM

**TO:** Planning and Zoning Commission and Transportation Board

**FROM:** Michele Berry, AICP, Planning Manager

**DATE:** December 19, 2023

**SUBJECT:** **Public Hearing: Consideration of Amendments to the Thoroughfare Plan, Including Adding Future Streets Based on the Old Town Transit-Oriented Development Master Plan Update and adding and modifying Red Bud Street, McKenzie Street and Purnell Street to Reflect Proposed Capital Improvement Projects.**

### BACKGROUND

In 2003, the City of Lewisville adopted the Old Town Lewisville Master Plan, the Old Town Development Ordinance, and the Old Town Mixed Use zoning districts to promote the enhancement of Old Town Lewisville while preserving its unique character. With the arrival of the Denton County Transit Authority's (DCTA) A-Train passenger rail station in Old Town Lewisville in 2009, the city began an extensive public involvement process that led to the adoption of the Old Town Transit Oriented Development (TOD) Master Plan in October 2010. In 2017, an update to the plan was adopted to supplement the 2010 Master Plan focusing on current market conditions and strategies to accelerate redevelopment in the area between Charles Street and Railroad Street. The 2023 Update did the same thing with the addition of the area east of the Charles Emery Old Town Lewisville DCTA train station. The Planning and Zoning Commission recommended unanimous approval (4-0) of the Old Town Transit-Oriented Development Master Plan on October 3, 2023 and it was approved by City Council on October 16, 2023.

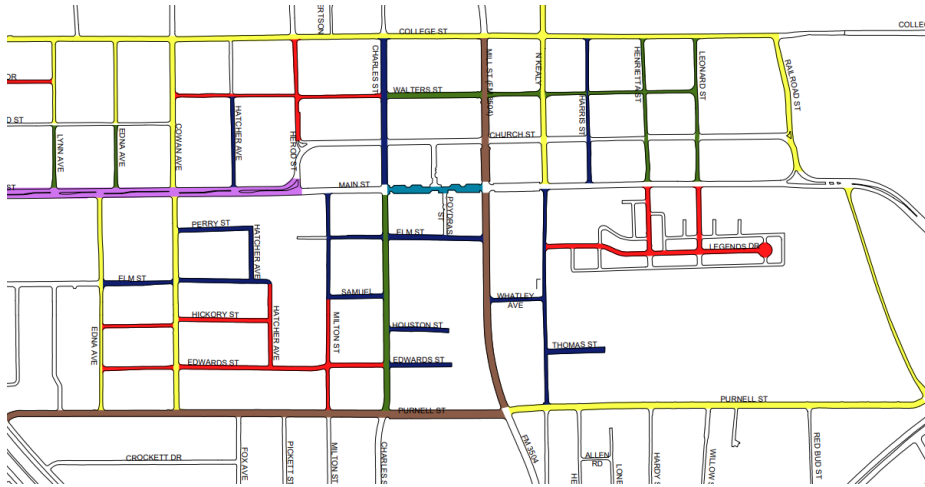
### ANALYSIS

#### *Old Town Street Network Changes*

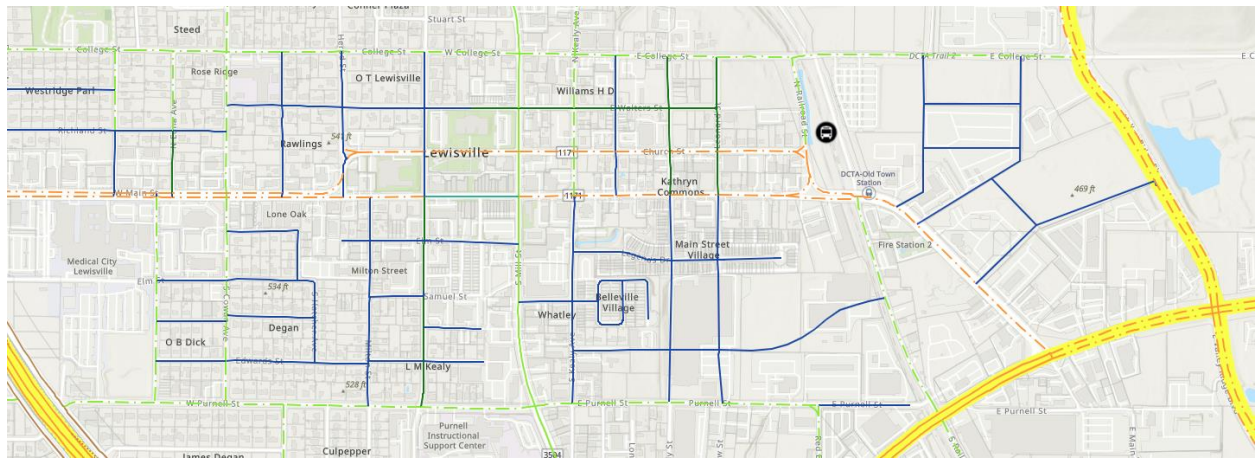
A key component of the 2023 Old Town TOD Master Plan Update is creating new street networks in areas of Old Town that do not have a grid street network. Stakeholder engagement for the Old Town Transit Oriented Development Plan Update gathered from March to September 2023 along with a community open house on June 1, 2023, demonstrated strong support for the overall vision, implementation steps, and willingness to work with the city to achieve desired results. In particular, there was support to create the network of streets proposed.

These amendments do not propose adding all streets shown in the Old Town TOD Master Plan Update to the thoroughfare plan in order to provide flexibility for future development. These streets added include those being partially built with The Standard project by Ojala for which a Planned Development was approved on November 20, 2023. In addition, a few other key north-south and east-west connections are added in order to ensure consistency and allow for multiple development partners.

The thoroughfare plan amendments will be a vital tool in implementing the overall vision for Old Town Lewisville. It will need to be followed by subsequent steps including creating a Capital Improvement Project for the future streets.



Existing Old Town Thoroughfare Plan

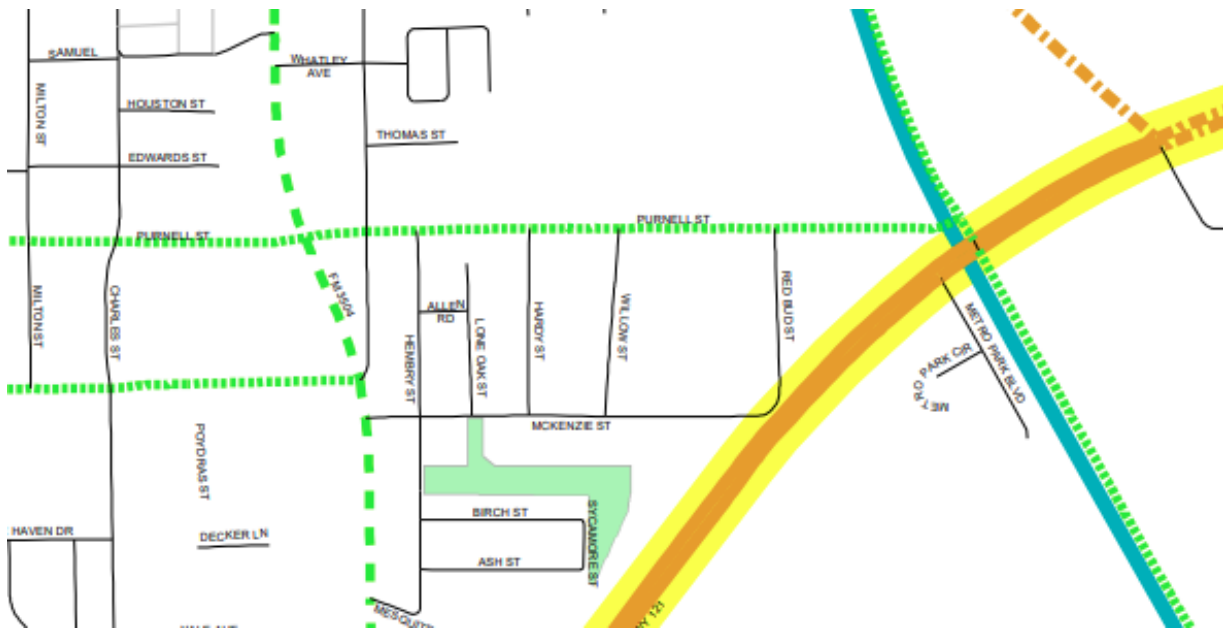


Proposed Old Town Thoroughfare Plan

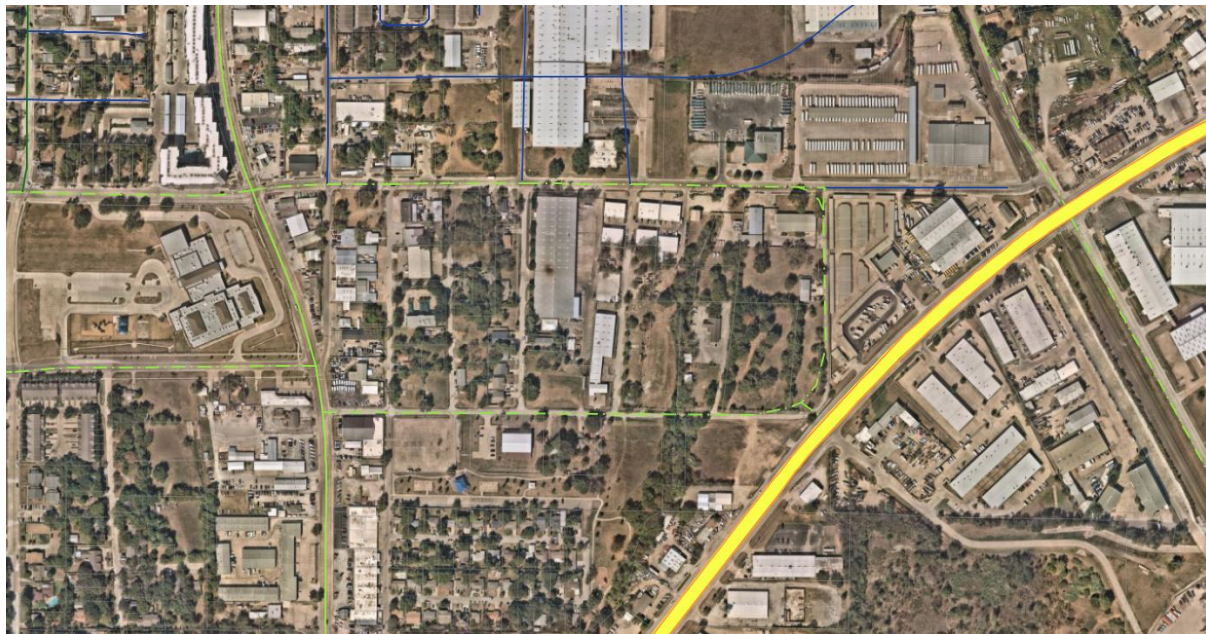
*McKenzie, Red Buds and Purnell Changes*

McKenzie and Red Bud are not currently on the Thoroughfare plan as they are considered local streets and not collector or arterial streets. There has been long discussion about closing the rail crossing immediately west of the intersection of Purnell and Railroad Street as that crossing impacts traffic flow and safety at the intersection of Railroad Street and SH Business 121. Closing the Purnell Street rail crossing would resolve many conflicts but would also significantly reduce access for properties on McKenzie, Red Bud and nearby streets. To mitigate this, a new connection to SH Business 121 is proposed with the associated realignment of Red Bud and McKenzie. These streets would now function as thoroughfares, carrying increased traffic.





Existing Thoroughfare Plan



Proposed Thoroughfare Plan

**CITY STAFF'S RECOMMENDATION:**

That the Planning and Zoning Commission and Transportation Board Recommend approval of the proposed Thoroughfare Plan amendments as set forth in the caption above.