

MINUTES
JOINT MEETING OF THE PLANNING AND ZONING COMMISSION
AND OVERLAY DISTRICT BOARD
MAY 19, 2020

PLANNING AND ZONING COMMISSION MEETING

Item 1:

The Lewisville Planning and Zoning Commission meeting was called to order at 6:31 P.M. on Tuesday, May 19, 2020, by Chairman James Davis through Zoom Virtual Meeting.

Planning and Zoning Commission Members present: James Davis, Chairman (Teleconference); William Meredith (Teleconference); John Lyng (Teleconference); MaryEllen Miksa, Vice-Chair (Teleconference); Karen Locke (Teleconference) and Erum Ali (Teleconference).

Planning and Zoning Commission Members absent: Alvin Turner.

City Staff members present: Richard Luedke, Planning Director (Teleconference); Michele Berry, Planning Manager (Teleconference); Jonathan Beckham, Planner; (Teleconference) and Theresa Ernest, Planning Technician (Teleconference).

Item 2:

The second item on the agenda was to approve the minutes from the May 5, 2020, meeting. A motion was made by Karen Locke to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (6-0).

Item 3:

Regular Hearing – Plats were next on the agenda. There were two items for consideration:

- A. Final Plat of Castle Hills Golf Course Addition Lots 6R-1, 6R-2, 6R-3 & 7, Block A; on 17.179 Acres out of the J. Dooley Survey, Abstract Number 343; With Estate Townhouse Residential (ETH) District and Single-Family Residential (R-12) District Zoning Designations; Located on the South Side of King Arthur Boulevard, Approximately 300 Feet West of Queen Peggy Lane, Being a Replat of Castle Hills Golf Course Addition Lots 6 and 7, Block A.

Staff gave a brief overview of the proposed final plat with a recommendation of disapproval due to deficiencies and a recommendation to delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. Once the deficiencies listed are corrected the approved plat will be brought to the Chairman for signature. No comments were received prior to the meeting and no one at the meeting indicated a desire to speak. A motion was made by William Meredith to disapprove the final plat and grant staff the ability to accept and approve the final plat. The motion was seconded by Erum Ali. The motion passed unanimously (6-0).

- B. Final Plat of Peck V.R. Addition Lot 7A, Block B; on 3.946 Acres out of the J.W. King Survey, Abstract Number 696; Zoned Light Industrial (LI) District; Located on the South side of South Valley Ridge Boulevard Approximately 320 Feet East of Kealy Avenue, Being a Replat of Peck V.R. Addition Lots 7&8, Block A.

Staff gave a brief overview of the proposed final plat with a recommendation of disapproval due to deficiencies and a recommendation to delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. Once the deficiencies listed are corrected the approved plat will be brought to the Chairman for signature. No comments were received prior to the meeting and no one at the meeting indicated a desire to speak. A motion was made by John Lyng to disapprove the final plat and grant staff the ability to accept and approve the final plat. The motion was seconded by MaryEllen Miksa. The motion passed unanimously (6-0).

Item 4:

Other Business was next on the agenda. There was one item for discussion:

- A. The Overlay District Board will meet following the Planning and Zoning Commission Meeting.

Staff gave a brief statement regarding the Overlay District Board meeting following the adjournment of the Planning and Zoning Commission meeting.

There being no other business to discuss, the Planning & Zoning Commission meeting was adjourned at 6:39 P.M.

OVERLAY DISTRICT BOARD MEETING

Item 1:

The Lewisville Overlay District Board meeting was called to order at 6:39 P.M. on Tuesday, May 19, 2020, by Chairman James Davis through Zoom Virtual Meeting.

Overlay District Board Members present: James Davis, Chairman (Teleconference); William Meredith (Teleconference); John Lyng (Teleconference); MaryEllen Miksa, Vice-Chair (Teleconference); Karen Locke (Teleconference) and Erum Ali (Teleconference).

Overlay District Board Members absent: Alvin Turner.

City Staff members present: Richard Luedke, Planning Director (Teleconference); Michele Berry, Planning Manager (Teleconference); Jonathan Beckham, Planner; (Teleconference) and Theresa Ernest, Planning Technician (Teleconference).

Item 2:

The second item on the agenda was to approve the minutes from the March 3, 2020, meeting. A motion was made by William Meredith to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (6-0).

Item 3:

Consideration of Three Alternative Standards Associated with Façade Changes for El Paisa on Two Lots Totaling 1.0542-Acres, Legally Described as Two Lots Out of the W. King Survey, Abstract Number 697; Located at 1342 E SH 121 Business; Zoned General Business (GB) District, as Requested by Ayman Alkurdi, of Moose Construction LLC, on Behalf of Jose Velasquez, the Business Owner (Case No. 20-04-3-AltStd).

Staff gave a brief overview of the subject property, the existing conditions of the site and its improvements, and details of the requested three proposed alternative standards. Staff provided a recommendation that the Board approve alternative standard b.) and alternative standard c.) as presented, and that the Board provide a recommendation of approval for alternative standard a.) prior to its appearance before the Lewisville City Council. Members MaryEllen Miksa and William Meredith had questions regarding the type of exterior building materials and their percentage of coverage on the building exterior. The business owner, Jose Velasquez, was present and answered questions regarding the exterior materials. Staff provided additional details about the unique circumstances of the re-development at the subject property and their recommendation of the request. A motion was made by William Meredith to recommend approval of alternative standard a.), and to approve alternative standard b.) and alternative standard c.) as presented. The motion was seconded by Erum Ali. The motion passed unanimously (6-0). Staff indicated that alternative standard a.) would appear before the Lewisville City Council on Monday, June 15th, 2020 for a second reading and final decision.

There being no other business to discuss, the Overlay District Board meeting was adjourned at 7:06 P.M.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

James Davis, Chairman
Planning and Zoning Commission and
Overlay District Board