

**MINUTES**  
**JOINT MEETING OF THE PLANNING AND ZONING COMMISSION, OVERLAY**  
**DISTRICT BOARD, AND TRANSPORTATION BOARD**  
**JULY 7, 2020**

**PLANNING AND ZONING COMMISSION MEETING**

**Item 1:**

The Lewisville Planning and Zoning Commission meeting was called to order at 6:30 P.M. on Tuesday, July 7, 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 June 16, 2020, meeting. A motion was made by Erum Ali to approve the minutes as presented, seconded by Karen Locke. 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 Trinity Townhomes Addition Lots 1-8, Block A; on 0.302 Acres out of the A.G. King Survey, Abstract Number 698; Zoned Old Town Mixed Use 2 (OTMU2) District; Located on the Northwest Corner of Main Street and Leonard Street.

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 Karen Locke to disapprove the final plat and grant staff the ability to accept and approve the final plat. The motion was seconded by William Meredith. The motion passed unanimously (6-0).

---

- B. Final Plat of Villas of Bellaire Addition; Containing 102 Residential Lots, Eight Open Space Lots and Seven Private Street Lots; on 9.06 Acres out of the Eli Pickett Survey, Abstract Number 1014; Zoned Planned Development – Townhouse Two (PD-TH2) District; Located at the Northwest Corner of the Bellaire Boulevard and Southwest Parkway/Oakwood Lane Intersection, a Portion Being a Replat of Lot 2, Oakwood West Addition.

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 MaryEllen Miksa. The motion passed unanimously (6-0).*

**Item 4:**

Public Hearings were next on the agenda. There were two items for consideration:

- A. **Public Hearing:** Consideration of a Zone Change Request from Single Family Residential (R-7.5) to Old Town Mixed Use 2 District (OTMU2); on Approximately 0.52 Acres, Legally Described as a Portion of Lot 2, Block E, O.T. Lewisville and Located at 135 West Walters Street; as Requested by William Peck of William Peck & Associates Inc., on Behalf of SJC Holdings, LLC, the Property Owner. (Case No. 20-06-2-Z)

Staff gave a brief overview of the proposed zoning change and requested the public hearing for the item be continued for consideration until the next Planning & Zoning Commission meeting on Tuesday, July 21, 2020 to allow the applicant to meet signposting requirements. *A motion was made by William Meredith to continue the public hearing until the Tuesday, July 21, 2020 meeting. The motion was seconded by Erum Ali. The motion passed unanimously (6-0).*

**Item 5:**

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.

Chairman Davis 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 6:42 P.M.

## OVERLAY DISTRICT BOARD MEETING

### Item 1:

The Lewisville Overlay District Board meeting was called to order at 6:42 P.M. on Tuesday, June 16, 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 June 16, 2020, meeting. *A motion was made by MaryEllen Miksa to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (6-0).*

---

### Item 3:

Consideration of Two Alternative Standards Associated with a New Development on a 1.130-Acre Lot, Legally Described as The Hilton Garden Inn Addition, Block A, Lot 2; Located on the Southwest side of Lake Vista Drive, Approximately 570 Feet South of East Vista Ridge Mall Drive; Zoned Light Industrial (LI) District, as Requested by D.Y. Lee, of DL Architecture, on Behalf of Jang Myungsun, the Property Owner. (Case No. 20-06-5-ALTSTD)

Staff gave a brief overview of the subject property, the existing conditions of the site and its improvements, and details of the two proposed alternative standards. Staff provided a recommendation that the Board approve alternative standard b.) as presented, and that the Board provide a recommendation of approval for alternative standard a.) prior to its appearance before the Lewisville City Council. The applicant was present and available for questions. *A motion was made by MaryEllen Miksa to recommend approval of alternative standard a.), and to approve alternative standard b.) as presented. The motion was seconded by John Lyng. The motion passed unanimously (6-0).* Staff indicated that alternative standard a.) would appear before the Lewisville City Council on Monday, August 3<sup>rd</sup>, 2020 for a final decision.

---

### Item 4:

Consideration of Four Alternative Standards Associated with a Proposed Expansion of an Existing Industrial Building on a 25.263-Acre Lot, Legally Described as Summit Business Park Addition, Block A, Lot 3; Located at 1175 North Stemmons Freeway; Zoned Light Industrial (LI) District, as Requested by Jason Russell of GSR Andrade Architects on

Behalf of Norman International Dallas LLC, the Property Owner. (Case No. 20-05-5-ALTSTD)

Staff gave a brief overview of the item and asked that the Board make no action on the item as it is being considered for an Economic Development Agreement by the Lewisville City Council. A motion was made by Karen Locke to make no action on the item. The motion was seconded by William Meredith. The motion passed unanimously (6-0).

---

There being no other business to discuss, the Overlay District Board meeting was adjourned at 6:50 P.M.

Respectfully Submitted,

Approved,

---

Michele Berry, AICP  
Planning Manager

---

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