

MINUTES
JOINT MEETING OF THE PLANNING AND ZONING COMMISSION AND
OVERLAY DISTRICT BOARD
AUGUST 18, 2020

PLANNING AND ZONING COMMISSION MEETING

Item 1:

The Lewisville Planning and Zoning Commission meeting was called to order at 6:32 P.M. on Tuesday, August 18, 2020, by Chairman MaryEllen Miksa through Zoom Virtual Meeting.

Planning and Zoning Commission Members present: William Meredith (Teleconference); John Lyng (Teleconference); MaryEllen Miksa, Chairman (Teleconference); Alvin Turner (Teleconference); Karen Locke (Teleconference); Erum Ali (Teleconference) and Francisca Alwaelly (Teleconference).

City Staff members present: Richard Luedke, Planning Director (Teleconference); Michele Berry, Planning Manager (Teleconference); Jonathan Beckham, Senior Planner (Teleconference); June Sin, Planner (Teleconference).

Item 2:

The second item on the agenda was to approve the minutes from the August 4, 2020, meeting. A motion was made by Karen Locke to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (7-0).

Item 3:

Public Hearings were next on the agenda. There was one item for consideration:

- A. **Public Hearing:** Consideration of a Zone Change Request from Agriculture Open Space District (AO) to Light Industrial District (LI); on Approximately 17.189 Acres, Being all or Part of Seven Tracts of Land out of the Burrell Hunter Survey, Abstract Number 544 and Located on the Northwest Corner of South Edmonds Land and Spinks Road; as Requested by Nathan Forney of Kimley-Horn, on Behalf of Edward Cobb III, EOC-Round Grove LLC and Thomas V. Cobb, the Property Owners. (Case No. 20-07-4-Z)

Staff gave a brief overview of the proposed special use permit request and recommended approval as presented. Chairman MaryEllen Miksa then opened the public hearing. The applicant was present via Teleconference and available for questions. With no one coming forward to speak, the public hearing was then closed. Member William Meredith asked if a proposed warehouse or distribution center would comply with the Lewisville 2025 Plan, which staff affirmed. A motion was made by William Meredith to recommend approval of the zoning change request. The motion was seconded by Alvin Turner. The motion passed unanimously (7-0). Staff indicated that the item

would appear before the Lewisville City Council on Monday, September 14th, 2020, for a second public hearing and final decision.

There being no other business to discuss, the Planning & Zoning Commission meeting was adjourned at 6:38 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, August 17, 2020, by Chairman MaryEllen Miksa through Zoom Virtual Meeting.

Overlay District Board Members present: William Meredith (Teleconference); John Lyng (Teleconference); MaryEllen Miksa, Chairman (Teleconference); Alvin Turner (Teleconference); Karen Locke (Teleconference); Erum Ali (Teleconference) and Francisca Al-waely (Teleconference).

City Staff members present: Richard Luedke, Planning Director (Teleconference); Michele Berry, Planning Manager (Teleconference); Jonathan Beckham, Senior Planner (Teleconference); June Sin, Planner (Teleconference).

Item 2:

The second item on the agenda was to approve the minutes from the July 7, 2020, meeting. A motion was made by William Meredith to approve the minutes as presented, seconded by John Lyng. The motion passed unanimously (7-0).

Item 3:

- A. Consideration of Nine Alternative Standards Associated with a Proposed New Medical Equipment Sterilization Facility on a 6.152-Acre Lot Legally Described as Buddy Gregg Motor Homes Addition, Lot 1, Block A; Located at 1206 North Stemmons Freeway; Zoned Light Industrial (LI) and General Business (GB); as Requested by Steven Homeyer of Homeyer Engineering, INC. on behalf of 1206 N Stemmons, LLC, the Property Owner. (Case No. 20-07-6-ALTSTD).

Staff gave a brief overview of the item and provided a recommendation that the Board approve alternative standard (C) as presented, and that the Board provide a recommendation of approval for alternative standards (A), (B), (D), (E), (F), (G), (H) and (I) prior to its appearance before the Lewisville City Council. The applicant was present via Teleconference and available for questions. Chairman Miksa asked what type of medical equipment would be sterilized on site and how the equipment is brought to the facility. Larry Nichols, Steri-Tek, provided additional information about their services and shipment receipt. A motion was made by William Meredith to approve alternative standard (C) and to recommend approval of alternative standards (A), (B), (D), (E), (F), (G), (H) and (I) as presented. The motion was seconded by Erum Ali. The motion passed

unanimously (7-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, September 14th, 2020, for a second reading and final decision.

There being no other business to discuss, the Overlay District Board meeting was adjourned at 6:52 P.M.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

MaryEllen Miksa, Chairman
Planning and Zoning Commission
Overlay District Board