



151 W. Church Street  
Lewisville, TX 75057

## City of Lewisville, TX Agenda

### Joint Meeting of the Planning and Zoning Commission and Overlay District Board

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**Tuesday September 15,  
2020**

**6:30 P.M.**

**Zoom Meeting Will be Held  
Links for the Meeting are  
Contained Below**

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The Planning and Zoning Commission and Overlay District Board meeting scheduled for Tuesday, September 15, 2020, will only be open to the public via remote access. This is pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in-person meetings that assemble large groups of people.

Citizens/Visitors wanting to access the meeting may go to <https://cityoflewisville.zoom.us/j/93215965966> or call 888.475.4499 (Toll Free) or 877.853.5257 (Toll Free) using the following information: Webinar ID: 932 1596 5966. Listeners must sign-in to the event in order to comment. Please use the "raise hand" function to participate in any public hearing process while using the zoom application. If you have called in to the meeting, press \*9 to raise your hand and speak. If you have a technical issue connecting to this meeting, or during the meeting, call 817.938.4409 or e-mail [planning@cityoflewisville.com](mailto:planning@cityoflewisville.com).

Comments will be accepted via e-mail until 5:00 p.m. prior to the meeting. To submit a comment, please e-mail [planning@cityoflewisville.com](mailto:planning@cityoflewisville.com) with the agenda date and agenda number in the subject line of the e-mail. Please include your name and physical address for the record.

#### **PLANNING AND ZONING COMMISSION MEETING**

- 1. CALL TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT.**
- 2. APPROVE MINUTES OF THE SEPTEMBER 1, 2020 MEETING.**
- 3. 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)

- A. Final Plat of Parker Place Addition, Containing 130 Residential Lots and 3 Open Space Lots; on 24.120 Acres, Out of the B.B.B. and C.R.R. Survey, Abstract No. 180, the J. Johnson Survey, Abstract No. 1609, and the A. Singleton Survey, Abstract No. 1138; Zoned Planned Development – Estate Townhouse District (PD – ETH); Located at the Northeast Corner of Windhaven Parkway and Parker Road (F.M. 544); Being a Replat of Lot 1, Block A LISD Windhaven Campuses Addition.

#### **4. PUBLIC HEARINGS - ZONING AND SPECIAL USE PERMITS**

- A. Public Hearing: Consider a Zone Change From Agriculture Open Space District (AO) to Light Industrial District (LI); on Approximately 38.884 Acres Legally Described as Lot 6R, Block A, IH-35 Boat City Addition, and Located at 2791 South Stemmons Freeway as Requested by Brad Taylor, B&C Taylor Family Real Estate Holdings LLC, on Behalf of Steve Johnson, Golfcraft Vista Ridge LP, the Property Owner. (Case No. 20-06-3-Z)
  
- B. Public Hearing: Consider a Special Use Permit for a Plant Nursery (Retail Sales) With Outdoor Display or Storage and Building Material Sales With Outside Storage or Display and Three Associated Alternative Standards Regarding Screening and Sidewalks; on Approximately 41.826-acres, Legally Described as Lots 4-B and 6R, Block A, IH-35 Boat City Addition, Located at 2791 South Stemmons Freeway, With a Proposed Zoning of Light Industrial District (LI); as Requested by Brad Taylor, B&C Taylor Family Real Estate Holdings LLC, on Behalf of Steve Johnson, Golfcraft Vista Ridge LP, the Property Owner. (Case No. 20-06-4-SUP)

#### **5. OTHER BUSINESS**

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

#### **6. ADJOURNMENT**

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### **OVERLAY DISTRICT BOARD MEETING**

- 1. CALL TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT.**
- 2. APPROVE MINUTES OF THE AUGUST 18, 2020 JOINT PLANNING AND ZONING COMMISSION AND OVERLAY DISTRICT BOARD.**
- 3. Consideration of Three Alternative Standards Regarding Sidewalks and Screening Associated with a Plant Nursery (Retail Sales) With Outdoor Display or Storage and Building Material Sales With Outside Storage or Display and Three Associated Alternative Standards Regarding Screening and Sidewalks; on Approximately 41.826-acres, Legally Described as Lots 4-B and 6R, Block A, IH-35 Boat City Addition, Located at 2791 South Stemmons Freeway, With a Proposed Zoning of Light Industrial District (LI); as Requested by Brad Taylor, B&C Taylor Family Real Estate Holdings LLC, on Behalf of Steve Johnson, Golfcraft Vista Ridge LP, the Property Owner.

#### **4. ADJOURNMENT**

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**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.