

MINUTES
PLANNING AND ZONING COMMISSION
SEPTEMBER 15, 2020

Item 1:

The Lewisville Planning and Zoning Commission meeting was called to order at 6:30 pm by Chairman MaryEllen Miksa through Zoom Virtual Meeting.

Members present: William Meredith (Teleconference); John Lyng (Teleconference); MaryEllen Miksa (Teleconference); Alvin Turner (Teleconference); Karen Locke (Teleconference) and Erum Ali (Teleconference).

Members absent: Francisca Al-waely.

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

Item 2:

The second item on the agenda was to approve the minutes from the September 1, 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 was one item for consideration:

- 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.

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. 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).

Item 4:

Public Hearings – Zoning & Special Use Permits were next on the agenda. There were two items for consideration:

- 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)

Items 4A and 4B were read together. Staff gave a brief overview of the proposed zone change and special use permit request with a recommendation of approval for both items. Chairman Miksa open the joint public hearing. Cole Taylor, B&C Taylor Family Real Estate Holdings LLC, was present and available for questions. With no one else coming forward to speak the joint public hearing was closed. *A motion was made by William Meridith to recommend approval of items of 4A and 4B. The motion was seconded by Alvin Turner. The motion passed unanimously (6-0).* Staff indicated that items 4A and 4B would appear before the Lewisville City Council on Monday, September 21st, 2020 for a second public hearing and final decision.

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 Miksa 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 6:47 P.M.

OVERLAY DISTRICT BOARD MEETING

Item 1:

The Lewisville Overlay District Board meeting was called to order at 6:48 pm by Chairman MaryEllen Miksa through Zoom Virtual Meeting.

Members present: William Meredith (Teleconference); John Lyng (Teleconference); MaryEllen Miksa (Teleconference); Alvin Turner (Teleconference); Karen Locke (Teleconference) and Erum Ali (Teleconference).

Members absent: Francisca Al-waely.

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

Item 2:

The second item on the agenda was to approve the minutes from the August 18, 2020, Joint Planning & Zoning Commission and Overlay District Board 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:

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.

Staff gave a brief overview of the subject property, the existing conditions of the site and its improvements, and details of the three proposed alternative standards. Staff provided a recommendation that the Board recommend approval for the three alternative standards prior to the item's appearance before the Lewisville City Council. Cole Taylor, B&C Taylor Family Real Estate Holdings LLC, was present and available for questions. *A motion was made by William Meredith to recommend approval of alternative standards a.), b.), and c.). The motion was seconded by Karen Locke. The motion passed unanimously (6-0).* Staff indicated that alternative standards a.), b.), and c.) would appear before the Lewisville City Council on Monday, September 21st, 2020 for a 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 and
Overlay District Board