

**DRAFT EXCERPT OF THE MINUTES
JOINT MEETING OF THE PLANNING AND ZONING COMMISSION, OVERLAY
DISTRICT BOARD AND TRANSPORTATION BOARD**

NOVEMBER 7, 2023

Item A: Call to Order and Announce that a Quorum is Present

With a quorum present, the Lewisville Planning and Zoning Commission meeting was called to order by Chair MaryEllen Miksa at 6:30 p.m. on Tuesday, November 7, 2023, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair - MaryEllen Miksa; Vice-Chair Erum Ali; Jack Tidwell; Rick Lewellen; Karen Locke; Ryan Conway and Francisca Al-waely

Members absent: none

Staff members present: Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Grace Martin-Young, Planning Intern; Alexis Barnett, Planner; Patty Dominguez, Planning Technician; Sirwan Shahooei, Traffic Engineer; Duane Klosterman, Administrative Analyst.

Item D: Public Hearings

4. Public Hearing: Consideration of a Special Use Permit for a Gasoline Service Station; on Approximately 1.0 Acre Legally Described as Lot1A-1R, Block I, Vista Ridge Addition, Located at 851 State Highway 121 Bypass, Zoned Light Industrial (LI) District; as Requested by Michael Wanja, of Goree Architects, on Behalf of the Owner, Costco Warehouse Corp. (Case No. 23-05-7-SUP)

Alexis Barnett, Planner, gave a brief overview of the proposed special use permit request with a recommendation to recommend approval as presented. Jeremy Irving with Barghausen Consulting, applicant, was present and available for questions. Commissioner Al-waely thanked Costco for doing this. Commissioner Tidwell asked if there are any plans of a convenience type of store out by the fueling stations and asked about queuing plan reviews. Staff stated queuing is currently an issue and that is the reason why Costco is adding more fueling pumps and adding another lane to get vehicles in and out more quickly. They will be required to obtain permits for this work, but there is no current standards for queuing. Chair Miksa opened the public hearing. Jeremy Irving, applicant, addressed the question regarding the convenience store stating there are no plans for a convenience store at the fueling pumps. With no one else indicating a desire to speak the public hearing was then closed. There was no discussion on this item. A motion was made by Karen Locke to recommend approval of the special use permit request as presented. The motion was seconded by Erum Ali. The motion passed unanimously (7-0). Michele Berry, Planning Manager, stated that the item would appear before the Lewisville City Council on Monday, December 4, 2023 at 7:00 p.m. for a second public hearing and final decision.

OVERLAY DISTRICT BOARD MEETING

Item F: Call to Order and Announce that a Quorum is Present

With a quorum present, the Lewisville Overlay District Board meeting was called to order by Chair MaryEllen Miksa at 6:54 p.m. on Tuesday, November 7, 2023, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair - MaryEllen Miksa; Vice-Chair Erum Ali; Jack Tidwell; Rick Lewellen; Karen Locke; Ryan Conway and Francisca Al-waely

Members absent: none

Staff members present: Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Grace Martin-Young, Planning Intern; Alexis Barnett, Planner; Patty Dominguez, Planning Technician; Sirwan Shahoei, Traffic Engineer; Duane Klosterman, Administrative Analyst.

Item H: Regular Hearing

There were two items for consideration.

8. Consideration of One Alternative Standard Associated With Architectural Standards for a Gasoline Service Station on Approximately 1.0 Acre, Legally Described as Lot1A-1R, Block I, Vista Ridge Addition, Located at 851 State Highway 121 Bypass; Zoned Light Industrial (LI), as Requested by Michael Wanja, of Goree Architects, on Behalf of the Owner, Costco Warehouse Corp. (23-08-12-ALTSTD)

Alexis Barnett, Planner, gave a brief overview of the subject property and recommended that the Overlay District Board recommend approval of the alternative standard as presented. There was no discussion on this item. A motion was made by Rick Lewellen to recommend approval of the alternative standard as presented. The motion was seconded by Jack Tidwell. The motion passed unanimously (7-0). Michele Berry, Planning Manager, stated that the item would appear before the Lewisville City Council on Monday, December 4, 2023 at 7:00 p.m. for a final decision.