

MINUTES
PLANNING AND ZONING COMMISSION
APRIL 6, 2021

Item A:

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

Members present: William Meredith (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); Claire Powell, Assistant City Manager (Teleconference); Karen Walz, Strategic Community Solutions (Teleconference).

Item B1:

The second item on the agenda was to approve the minutes from the March 16, 2021, meeting. A motion was made by Karen Locke to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (5-0).

Item C:

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

1. Public Hearing: Final Plat of Austin Ranch West, Lot 1R-1 and 2R, Block A; on 21.577 Acres, Out of the Thomas A. West Survey, Abstract Number 1344; Zoned Light Industrial (LI); Located on the Eastern Side of Tittle Drive Between Travis Street and Plano Parkway, and Being a Replat of Austin Ranch West, Lots 1R and 2, Block A.

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. Chair Miksa opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. 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 (5-0).

Item D:

Public Hearings – Zoning & Special Use Permits were next on the agenda. There was one item for consideration:

1. **Public Hearing:** Consideration of a Zone Change Request from Light Industrial District (LI) to Planned Development - Mixed Use District (PD-MU); on an Approximately 35.77-Acre Tract of Land out of the P.K. Waggoner Survey, Abstract No. 1342; Located at the Northern Terminus of Summit Avenue on the West Side of IH-35E (North Stemmons Freeway) and the East Side of McGee Lane; as Requested by Randi Rivera, McAdams., on Behalf of Mehrdad Moayedi, MM Fronterra LLC, the Property Owner. (Case No. 20-01-1-PZ).

Staff gave a brief overview of the proposed zone change with a recommendation of approval for the item. A presentation was made by Ashton Miller, McAdams, that gave further detail regarding the project. Applicant Randi Rivera, McAdams and Derrick Goodman, Centurion American, representing the developer, were present and available for questions. Chair Miksa then opened the public hearing. Ryan Hermann, 2015 Sorrento Lane, asked questions regarding odor abatement, traffic impacts, screening, building heights and phasing. Ms. Rivera and Mr. Goodman provided details related to Mr. Hermann's questions. With no one else coming forward to speak the public hearing was closed. *A motion was made by William Meredith to recommend approval of the proposed zoning change request. The motion was seconded by Alvin Turner. The motion passed unanimously (5-0).* Staff indicated that the item would appear before the Lewisville City Council on Monday, April 19, 2021 for a second public hearing and final decision.

Item E:

Announcements was next on the agenda. There was one item for discussion:

1. The Planning and Zoning Commission will recess and convene as the Overlay District Board. After the adjournment of the Overlay District Board, the Planning and Zoning Commission will reconvene.

Chair Miksa recessed the Planning and Zoning Commission meeting at 7:40 p.m. in order to convene the Overlay District Board meeting.

OVERLAY DISTRICT BOARD MEETING

Item F:

The Lewisville Overlay District Board meeting was called to order at 7:40 pm by Chair MaryEllen Miksa through Zoom Virtual Meeting.

Members present: William Meredith (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) Claire

Powell, Assistant City Manager (Teleconference); Karen Walz, Strategic Community Solutions (Teleconference).

Item G:

The second item on the agenda was to approve the minutes from the February 2, 2021, Joint Planning & Zoning Commission and Overlay District Board meeting. *A motion was made by Erum Ali to approve the minutes as presented, seconded by Karen Locke. The motion passed unanimously (5-0).*

Item H:

1. Consideration of Eight Alternative Standards Related to a Mixed-Use Development; on an Approximately 35.77-Acre Tract of Land out of the P.K. Waggoner Survey, Abstract No. 1342; Located at the Northern Terminus of Summit Avenue on the West Side Of IH-35E (North Stemmons Freeway) and the East Side of McGee Lane; as Requested by Randi Rivera, McAdams, on Behalf of Mehrdad Moayedi, MM Fronterra LLC, the Property Owner.

Staff gave a brief overview of the subject property and recommended that the Overlay District Board recommend approval of Alternative Standards a) through e) prior to their appearance before the Lewisville City Council, and to approve Alternative Standards f) through h). The applicant was present and available for questions. *A motion was made by William Meredith to recommend approval of alternative standards a.), b.), c.), d.) and e.), and to approve alternative standards f.), g.), and h.) as presented. The motion was seconded by Erum Ali. The motion passed unanimously (5-0).* Staff indicated that alternative standards a.), b.), c.), d.), and e.) would be considered by the Lewisville City Council on Monday, April 19, 2021 for a final decision.

Item I:

1. Adjournment of the Overlay District Board, and the Planning and Zoning Commission will reconvene.

There being no other business to discuss, the Overlay District Board meeting was adjourned at 7:47 p.m. and reconvened the Planning and Zoning Commission meeting with the same members present.

Item J:

Public Hearing – Plans & Zoning Text Amendments was next on the agenda. There was one item for consideration:

1. Public Hearing: Consider and Make a Recommendation Regarding the Lewisville 2025 Vision Plan Update.

Staff gave a brief overview of the item. A presentation was made by Karen Walz, Strategic Community Solutions, on the Lewisville 2025 Vision Plan Update. Chair Miksa then opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. A motion was made by Erum Ali to recommend approval of the Lewisville 2025 Vision Plan Update. The motion was seconded by William Meredith. The motion passed unanimously (5-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, April 19, 2021 for a second public hearing and final decision.

Item K:

Other Business was next on the agenda. There was one item for discussion:

1. Presentation by City Staff Regarding Proposed City Charter Amendments on the May 1, 2021 Ballot.

Claire Powell, Assistant City Manager, gave a presentation regarding the Proposed Charter Amendments election.

There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

MaryEllen Miksa, Chairman
Planning and Zoning Commission and
Overlay District Board