

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

NOVEMBER 7, 2023

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.

9. Consideration of Four Alternative Standards Associated With Building and Envelope Standards, Landscape Standards and Architectural Standards for a Commercial Development; on 0.181 Acres Out of the E. Aday Survey, Abstract Number 11, Located at 1181 South Stemmons Freeway; Zoned General Business (GB) District, as Requested by Andrew Yu, of Triangle Engineering LLC, on Behalf of Micheal Shea, of MDS Capital LLC, the Applicant. (23-08-10-ALTSTD)

Jon Beckham, Senior Planner, gave a brief overview of the subject property and recommended that the Overlay District Board approve alternative standard a) and recommend approval of alternative standards b) through d) as presented. Staff addressed questions regarding use, property to the north, landscaping, and visual approach of the building. There was no further discussion on this item. A motion was made by Francisca Al-waely to approve alternative standard a) and recommend approval of alternative standards b) through d) as presented. The motion was seconded by Karen Locke. The motion passed unanimously (7-0). Michele Berry, Planning Manager, stated that alternative standards b) through d) would appear before the Lewisville City Council on Monday, December 4, 2023 at 7:00 p.m. for a final decision.
