

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**FEBRUARY 2, 2021**

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**Item A:**

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

Members present: William Meredith (Teleconference); John Lyng (Teleconference); MaryEllen Miksa (Teleconference); Alvin Turner (Teleconference); Karen Locke (Teleconference); Francisca Al-waely (Teleconference).

Members absent: Erum Ali.

Staff members present: Michele Berry, Planning Manager (Teleconference); June Sin, Planner (Teleconference).

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**Item B:**

The second item on the agenda was to approve the minutes from the January 19, 2021, meeting. *A motion was made Karen Locke to approve the minutes as presented, seconded by Alvin Turner. The motion passed unanimously (6-0).*

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**Item C:**

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

1. Public Hearing: Consideration of a Zone Change Request from Mixed Use District (MU) to Planned Development - Mixed Use District (PD-MU); on Approximately 11.15-Acres, Legally Described as a Portion of Lot 2R, Block A, Summit Ridge Apartments Addition; Located at the Southwest Quadrant of Grandy's Lane and Interstate Highway 35E (North Stemmons Freeway) and North of the Kansas City Southern Railroad; as Requested by Joseph Hornisher, Kimley-Horn, Inc., on Behalf of R. O'Neal Gray II, Santa Fe Realty Corp, the Property Owner. (Case No. 20-10-3-PZ).

Staff gave a brief overview of the proposed zone change and recommended approval. The applicant was present via teleconference. Chair Miksa opened the public hearing. Matt Brendel, Legacy Partners, was present and available for questions. Discussion was held regarding the specifics of amenity accessibility, whether adequate parking was provided on-site, pricing of units and occupancy percentages. Mr. Brendel and staff provided further detail for both the residential and commercial components of the subject property. With no one else coming forward to speak the public hearing was closed. *A motion was made by Karen Locke to recommend approval of the zoning change request. The motion was seconded by William Meredith. The motion passed*

unanimously (6-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, February 15<sup>th</sup>, 2021 for a second public hearing and final decision.

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2. Public Hearing: Consideration of a Special Use Permit for a Minor Automobile Service Facility; on Approximately 0.8028 -Acres, Legally Described as Lot 2, Block A, Market at Valley Ridge Parkway Addition; Located on the East Side of South Valley Parkway Approximately 350 Feet North of West Round Grove Road (FM 3040), Zoned Local Commercial District (LC); as Requested by Lauren Lackey, Landev Engineers, on Behalf of Colton Wright, Outparcel Valley Parkway LLC, the Property Owner. (Case No. 20-11-7-SUP).

Staff gave a brief overview of the proposed special use permit request with a recommendation of approval. The applicant was present via teleconference and available for questions. Chair Miksa opened the public hearing. With no one coming forward to speak the public hearing was closed. A motion was made by William Meredith to recommend approval of the special use permit request. The motion was seconded by Karen Locke. The motion passed unanimously (6-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, March 1<sup>st</sup>, 2021 for a second public hearing and final decision.

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#### **Item D:**

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

A training for Commissioners will be held at tonight's meeting.

Chair Miksa gave a brief statement that training for Commissioners will be held following the Overlay District Board Meeting and that the Overlay District Board meeting would begin after the adjournment of the Planning and Zoning Commission meeting.

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There being no other business to discuss, the meeting was adjourned at 7:02 p.m.

## **OVERLAY DISTRICT BOARD MEETING**

#### **Item E:**

The Lewisville Overlay District Board meeting was called to order at 7:02 pm by Chair MaryEllen Miksa through Zoom Virtual Meeting.

Members present: William Meredith (Teleconference); John Lyng (Teleconference); MaryEllen Miksa (Teleconference); Alvin Turner (Teleconference); Karen Locke (Teleconference); Francisca Al-waely (Teleconference).

Members absent: Erum Ali.

Staff members present: Michele Berry, Planning Manager (Teleconference); June Sin (Teleconference).

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**Item F:**

New Business was next on the agenda. There were three items for consideration:

1. Approve minutes of the January 19, 2021 Meeting.

*A motion was made by John Lyng to approve the minutes as presented, seconded by Francisca Alwaely. The motion passed unanimously (6-0)*

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2. Consideration of Seven Alternative Standards Associated with a Proposed Industrial Building on a 15.753-Acre Lot, Legally Described as Lewisville Square Addition, Block A, Lot 1A; Located at 280 East Corporate Drive; Zoned Light Industrial (LI) District, as Requested by Austin McDaniel of Landev Engineers on Behalf of Howard Hakin of Accurate Steel Fab (ASF), the Potential Property Owner (Case No. 19-11-2-ALTSTD).

Staff gave a brief overview of the subject property, the existing conditions of the site and its improvements, and details of the seven proposed alternative standards. Staff provided a recommendation that the Board recommend approval for the alternative standards a.), b.), d.) through g.), and approve alternative standard c.) with the condition that the easement is provided but no connection need be constructed at this time. The applicant was present via teleconference and available for questions. Member John Lyng asked if the adjacent property has any concerns. Staff indicated that they had not heard anything from the project engineer. Member William Meredith asked a question regarding the trail easement, which staff further clarified. Staff also provided additional information regarding the other requested variances. *A motion was made by William Meredith to recommend approval of alternative standards a.), b.), d.) e.), f.) and g.) as presented and alternative standard c.) with the condition that the easement is provided but no connection need be constructed at this time. The motion was seconded by Karen Locke. The motion passed unanimously (6-0).*

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3. Consideration of Six Alternative Standards Associated with a Proposed Mixed Use Planned Development; on Approximately 11.15 Acres Legally Described as a Portion of Lot 2R, Block A, Summit Ridge Apartments Addition; Located at the Southwest Quadrant of Grandy's Lane and Interstate Highway 35E (North Stemmons Freeway) and North of the Kansas City Southern Railroad; Currently Zoned Mixed Use (MU) District with Requested Zoning of Planned Development - Mixed Use (PD-MU) District; as Requested by Joseph Hornisher, Kimley Horn, on Behalf of R. O'Neal Gray II, Santa Fe Realty Corp, the Property Owner. (Case No. 21-01-1-OBD).

Staff gave a brief overview of the subject property, the existing conditions of the site and its improvements, and details of the six proposed alternative standards and clarified that a previously approved administrative modification was determined to require a recommendation by the Overlay District Board. Staff provided a recommendation that the Board recommend approval for the alternative standards a.) through f.) as presented. The applicant was present via teleconference and available for questions. Member William Meredith asked questions about the walking path along a portion of the property and parking requirements. Both staff and Matt Brendel, Legacy Partners, provided additional information regarding the planned development standards. *A motion was made by Karen Locke to recommend approval of alternative standards a.), b.), c.), d.) e.) and f.) as presented. The motion was seconded by Alvin Turner. The motion passed unanimously (6-0).*

**Item G:**

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

1. Training of the Planning and Zoning Commission and Overlay District Board

Michele Berry, Planning Manager, led the training session for the Commission and Board regarding which included a presentation and discussion of the APA Virtual Cross-Chapter Collaborative 2020. Commissioners shared insights gained from the conference and inquired at ways they and the City might promote affordable housing.

There being no other business to discuss, the Overlay District Board meeting was adjourned at 8:37 P.M.

Respectfully Submitted,

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Michele Berry, AICP  
Planning Manager

Approved,

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MaryEllen Miksa, Chair  
Overlay District Board

Respectfully Submitted,

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Michele Berry, AICP  
Planning Manager

Approved,

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MaryEllen Miksa, Chair  
Planning and Zoning Commission