

MINUTES
JOINT MEETING OF THE PLANNING AND ZONING COMMISSION
AND OVERLAY DISTRICT BOARD
JULY 20, 2021

Item A:

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

Members present: Sheila Taylor; Alvin Tuner; MaryEllen Miksa; Karen Locke; Erum Ali; Francisca Al-waely.

Members absent: Jordan Zongol.

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; June Sin, Planner.

Item B:

The second item on the agenda was to approve the minutes from the July 6, 2021 Meeting. A motion was made by Karen Locke to approve the minutes, seconded by Frances Al-waely. The motion passed unanimously (6-0).

Item C:

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

2. Public Hearing: Consider Amendments to Chapter 17, Zoning, of the Lewisville City Code, by Amending Section 17-3, Definitions, to Amend the Definition of Motor Freight Terminal And Section 17-23 Light Industrial District, to Add Motor Freight Terminal as a Permitted Use With a Requirement For a Special Use Permit.

Staff gave a brief overview of the proposed text amendments, recommending approval of the item as presented. 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 zoning text amendment as presented. The motion was seconded by Alvin Turner. The motion passed unanimously (6-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, August 2, 2021 for a second public hearing and final decision.

Item D:

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

3. Selection of a Chair, Vice chair, and Zoning Board of Adjustment Representative.

- MaryEllen Miksa – Chair

A motion was made by Karen Locke to nominate MaryEllen Miksa as the Chair of the Planning and Zoning Commission. The motion was seconded by Alvin Turner. The motion passed unanimously (6-0).

- Erum Ali – Vice Chair

A motion was made by Karen Locke to nominate Erum Ali as the Vice Chair of the Planning and Zoning Commission. The motion was seconded by Sheila Taylor. The motion passed unanimously (6-0).

- Frances Al-waely – Zoning Board of Adjustment Representative

A motion was made by Erum Ali to nominate Frances Al-waely as the Zoning Board of Adjustment Representative of the Planning and Zoning Commission. The motion was seconded by Alvin Turner. The motion passed unanimously (6-0).

Item E:

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

The Overlay District Board and Transportation Board will meet following the Planning and Zoning Commission Meeting.

Chair Miksa announced that the Overlay District Board and Transportation Board meetings would follow the adjournment of the Planning and Zoning Commission Meeting.

Item F:

ADJOURNMENT

There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:38 pm.

OVERLAY DISTRICT BOARD MEETING

Item G:

The Lewisville Overlay District Board meeting was called to order at 6:38 pm by Chair MaryEllen Miksa.

Members present: Sheila Taylor; Alvin Tuner; MaryEllen Miksa; Karen Locke; Erum Ali; Francisca Al-waely.

Members absent: Jordan Zongol.

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; June Sin, Planner.

Item H:

The second item on the agenda was New Business. There were two items for discussion:

4. Approve Minutes from the July 6, 2021, Overlay District Board meeting. A motion was made by Karen Locke to approve the minutes as presented, seconded by Frances Al-waely. The motion passed unanimously (6-0).
5. Consideration of Ten Alternative Standards Associated with A New Building for Boomer Jack's; Located at 2437 South Stemmons Freeway Legally Described as Vista Ridge Mall Addition, Lot 11R1, Block A; Zoned General Business (GB) District, as Daniel Stewart, Development Engineering Consultants, LLC, on Behalf of Bill Stubbs & Co, Inc, the Property Owner (Case No. 21-06-3-AltStd).

Staff gave a brief overview of the proposed development and recommended that the Overlay District Board approval alternative standard j.) as presented, and that the Overlay District Board recommend approval of Alternative Standards a) through i) as presented prior to their appearance before the Lewisville City Council. The applicant was present and available for questions. A motion was made by Sheila Taylor to approve alternative standard j.) as presented, and to recommend approval of alternative standards a.), b.), c.), d.), e.), f.), g.), h.) and i.) as presented. The motion was seconded by Erum Ali. The motion passed unanimously (6-0). Staff indicated that alternative standards a.), b.), c.), d.), e.), f.), g.), h.) and i.) would be considered by the Lewisville City Council on Monday, August 16, 2021 for a final decision.

ADJOURNMENT

There being no other business to discuss, the Overlay District Board meeting was adjourned at 6:57 pm.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

MaryEllen Miksa, Chair
Planning and Zoning Commission
Overlay District Board