

MINUTES
IH-35E OVERLAY DISTRICT BOARD
MARCH 5, 2019

Item 1:

The Lewisville IH-35E Overlay District Board meeting was called to order at 6:55 pm. Members present: William Meredith, John Lyng, MaryEllen Miksa, Kristin Green, Alvin Turner, Karen Locke, and James Davis.

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

Item 2:

Consideration of Seven Alternative Standards Associated with Façade Changes for Zion Market on a 10.2754-Acre Lot, Legally Described as Vista Ridge Mall Addition, Block A, Lot 5; Located at 2405 South Stemmons Freeway; Zoned General Business (GB) District, as Requested by D.Y. Lee, of DL architecture+design, on Behalf of 2401 S. Stemmons LLC, the Property Owner (Case No. ODB-2019-02-01).

Staff gave a brief overview of the seven proposed alternative standards and recommended approval. Discussion was held regarding potential difficulties with the proposed landscape tree species, whether rental cars would remain on the mall property or not, overall improvement to the site, potential for mall redevelopment over time, including repurposing parking lots. A motion was made by MaryEllen Miksa to approve alternative standards A and B, and to recommend approval of alternative standards C through G. The motion was seconded by John Lyng. The motion passed unanimously (7-0). Staff indicated that the item would appear before the City Council on April 1st for a second public hearing and a final decision.

There being no other business to discuss, the meeting was adjourned at 7:07 p.m.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

Kristin Green, Chairman
Planning and Zoning Commission