



# City of Lewisville, TX

## Planning and Zoning Commission

### Agenda

151 W Church Street  
Lewisville, Texas 75057

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Tuesday, April 20, 2021

6:30 PM

A Zoom Meeting Will be Held  
for This Meeting. A Link is  
Provided on the Agenda

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### Regular Session - 6:30 P.M.

Due to the closing of all city facilities, the Planning and Zoning Commission Meeting scheduled for Tuesday, April 20, 2021, will only be open to public via remote access. This is pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in-person meetings that assemble large groups of people.

Citizens/Visitors wanting to access the meeting may go to <https://cityoflewisville.zoom.us/j/95820845735> or call 888.475.4499 (Toll Free) or 877.853.5257 (Toll Free) using the following information: Webinar ID: 958 2084 5735. Listeners must sign-in to the event in order to comment. Please use the "raise hand" function to participate in any public hearing process while using the zoom application. If you have called in to the meeting, press \*9 to raise your hand and speak. If you have a technical issue connecting to this meeting, or during the meeting, call 972.219.3456 or e-mail [planning@cityoflewisville.com](mailto:planning@cityoflewisville.com).

Comments will be accepted via e-mail until 5 p.m. prior to the meeting. To submit a comment, please e-mail [planning@cityoflewisville.com](mailto:planning@cityoflewisville.com) with the agenda date and agenda number in the subject line of the e-mail. Please include your name and physical address for the record.

#### A. Call to Order and Announce that a Quorum is Present.

#### B. Approval of Minutes

1. Consider Approval of the Minutes of the April 6, 2020 Joint Meeting with the Overlay District Board.

#### C. Public Hearing Consent Agenda - Plats

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(The following Replats on the Consent Agenda are submitted for approval with no variance requests, or the variances have previously been approved by the City Council. Although a citizen or Commission Member may speak regarding individual plats, they will be considered and acted upon with one motion following a public hearing in accordance with Local Government Code Section 212. Individual replats may be removed from the Consent Agenda list for separate consideration at the request of a citizen or Commission Member.)

1. Final Plat of Lewisville Square Addition, Block A, Lots 1AR & 1AR2; on a 15.120-Acre Lot, Out of the Charles Demay Survey, Abstract No. 335; Zoned Light Industrial (LI) District; Located at 280 E Corporate, Being a Replat of Lewisville Square Addition, Lot 1A, Block A.

#### **D. Public Hearing - Zoning & Special Use Permits**

1. Public Hearing: Consideration of a Zone Change Request From General Business (GB) District Zoning and Residential (R-7.5) District Zoning to Old Town Mixed Use 2 (OTMU2) District Zoning; on Approximately 4.743-Acres out of the J. W. King Survey Abstract Number 696; Located at the Northwest Corner of South Mill Street and Purnell Street at 156 Edwards Street, and 535, 511, 421 and 419 South Mill Street; as Requested by Vincent Stanko, Jones|Carter on Behalf of Shea Byers, J Street Companies, LP, the Property Owner. (Case No. 21-03-3-Z)
2. Public Hearing: Consideration of a Zone Change Request from Specific Use (SU) District to Light Industrial (LI) District; on Approximately 42.734-Acres, Legally Described as Lot 11R, Block A, Riverview Industrial Park Addition, Located at the Southwest Corner of Stonewall Drive and Huffines Boulevard; as Requested by Barry Hudson, Dunaway Associates, on Behalf of Christopher Henderson, Salem Radio Properties, Inc., the Property Owner. (Case No. 21-03-2-Z)
3. Public Hearing: Consideration of a Special Use Permit for Two Communication Towners; on Approximately 42.734-Acres, Legally Described as Lot 11R, Block A, Riverview Industrial Park Addition, Located at the Southwest Corner of Stonewall Drive and Huffines Boulevard, Zoned Specific Use District (SU) with a Proposed Zoning of Light Industrial District (LI); as Requested by Barry Hudson, Dunaway Associates, on Behalf of Christopher Henderson, Salem Radio Properties, Inc., the Property Owner. (Case No. 21-01-1-SUP).

#### **E. Public Hearing - Plans & Zoning Text Amendments**

1. Public Hearing: Consideration a Recommendation for Amendments to the Lewisville City Code, Chapter 17.5, IH-35E Corridor Overlay District, Consisting of the Addition of a new Definition for Restaurant, Stand Alone; the Addition of Expanded Development Application/Request Categories to Table 1. Applicability Matrix; the Revision of On-Site Parking, Building Color, Building Material, and Building Entrance Requirements; and the Addition of Modified Standards Related to Acquisition of Property by a Governmental Entity for Right-of-Way Purposes.

## **F. Adjournment**

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS**

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

I do hereby certify that the above notice of meeting of the City of Lewisville Planning and Zoning Commission was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on \_\_\_\_\_, 2021 by \_\_\_\_\_ AM.

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City Secretary