



**City of Lewisville, TX**  
**joint Meeting of the Planning and**  
**Zoning Commission and Overlay**  
**District Agenda**

151 W Church Street  
Lewisville, Texas 75057

**Tuesday, May 4, 2021**

**6:30 PM**

**A Zoom Meeting will be Held. A  
Link is Contained in the Agenda.**

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**Joint Session - 6:30 P.M.**

Due to the closing of all city facilities, the Joint Session of the Planning and Zoning Commission Meeting and Overlay District Board scheduled for Tuesday, May 4, 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/91692375922> or call 888.475.4499 (Toll Free) or 877.853.5257 (Toll Free) using the following information: Webinar ID: 916 9237 5922. 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.

**Planning and Zoning Commission**

- A. Call to Order and Announce that a Quorum is Present.**
- B. Approval of Minutes**
  - 1. Consider Approval of the Minutes of April 20, 2021 Meeting.

## C. Regular Hearing - Plats

(The following plats have variances requested or are being recommended for disapproval with listed deficiencies and will be considered following a regular hearing in accordance with Local Government Code Section 212)

2. Regular Hearing: Final Plat of Northview Baptist Church Addition, Lot 1RA, Block A; on a 2.269-Acre Lot, Out of the P.K. Waggoner Survey, Abstract Number 1342 and the S. Riggs Survey, Abstract Number 1074; Zoned Single-Family Residential (R-7.5) District; Located at 1981 N. Mill Street and 126 Hedgerow Lane; Being a Replat of Northview Baptist Church Addition, Lot 1R, Block A and Oakridge Park Estate Section I, Lot 5, Block 1.
3. Regular Hearing: Preliminary Plat of Discovery at the Realm Windhaven Addition, Containing 81 Residential Lots and 9 Common Area Lots on 11.28 Acres out of the R.F. Hardin Survey, Abstract Number 613; With a Variance for a Zoning Designation of Townhouse 2 (TH2) District; Located at the Southeast Corner of Windhaven Parkway and Crider Road.
4. Regular Hearing: Final Plat of Riverview Industrial Park Addition, Lots 3R-1 and 3R-2, Block A; on 10.44 Acres out of the R. H. Barksdale Survey, Abstract Number 46; Zoned Heavy Industrial (HI) District; Located at the Southwest Corner of South Riverview Lane and Jubilee Lane; Being a Replat of Riverview Industrial Park Addition Lot 3R, Block A.
5. Regular Hearing: Preliminary Plat of Discovery at the Realm South Addition, Containing 61 Residential Lots and 3 Multifamily Lots on 84.06 Acres out of the B. Schoonover Survey, Abstract Number 1209 and A. Singleton Survey, Abstract Number 1138; With a Zoning Designation of Multi-Family 3 (MF3) District and Variances for a Zoning Designation of Townhouse 2 (TH2) District; Located at the Southwest Corner of Windhaven Parkway and Lady Tessala Avenue.
6. Regular Hearing: Final Plat of Lewisville Service Center, Lots 3R1 and 3R2, Block A, on 19.493 Acres out of the James Sutton Survey, Abstract Number 1156, Zoned Public Use (PU) District, Located on the North Side of Valley Ridge Boulevard, Approximately 2,000 Feet East of North Kealy Avenue; Being a Replat of Lot 3, Block A, Lewisville Service Center Addition.

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

7. Public Hearing: Consideration of a Zone Change Request from Office District (OD) District to Old Town Mixed Use 2 (OTMU2) District; on Approximately 3.476-Acres, Legally Described as Lot 1, Block A, SCA and TCB Lewisville Addition, Located at 400 West Main Street; as Requested by Doug Oppenheimer, Denton County Holdings, the Property Owner. (Case No. 21-04-4-Z)
8. Public Hearing: Consider a Special Use Permit Amendment for an Auto Display, Sales (Outdoor) and Repair Facility on Approximately 8.7246 Acres on Two Tracts of Land, Being a Portion of Lot 1R, Block A, Bankston Nissan Addition and Lot 2, Block A, Bankston Nissan Addition, Located at 1601 South Stemmons Freeway, Zoned Light Industrial (LI) District, as Requested by Jimie Simeone, WestWind Building Corp., on Behalf of 1601 S Stemmons Fwy LLC, the Property Owner. (Case No. 21-04-5-SUP).

## **E. Announcements**

The Overlay District Board Will Meeting Following the Planning and Zoning Commission Meeting.

## **F. Adjournment**

## **Overlay District Board**

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

## **H. New Business**

9. Consider Approval of the Minutes of the April 6, 2021 Meeting.
10. Consider Five Alternative Standards Regarding Landscaping, Driveway Spacing and Building Materials, Associated with an SUP for an Auto Display, Sales (Outdoor) and Repair Facility on Approximately 8.7246 Acres on Two Tracts of Land, Being a Portion of Lot 1R, Block A, Bankston Nissan Addition and Lot 2, Block A, Bankston Nissan Addition, Located at 1601 South Stemmons Freeway, Zoned Light Industrial (LI) District, as Requested by Jimie Simeone, WestWind Building Corp., on Behalf of 1601 S Stemmons Fwy LLC, the Property Owner.

## **I. 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