

City of Lewisville, TX



Joint Meeting of the Planning and Zoning Commission, Overlay District Board, Transportation Board and Capital Improvements Advisory Committee Agenda

151 W Church Street
Lewisville, Texas 75057

Tuesday, September 7, 2021

6:30 PM

Council Chambers

Regular Session - 6:30 P.M.

The Planning and Zoning Commission shall meet, immediately followed by the Overlay District Board, then the Transportation Board and then the Capital Improvements Advisory Committee.

Planning and Zoning Commission

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

B. Approval of Minutes

1. [Consider the Minutes of the August 17, 2021 Planning and Zoning Commission.](#)

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 Greenland Hills Addition, Lot 7R, Block C; on 0.422 Acres out of the J.W. King Survey, Abstract Number 0696A; Zoned R-7.5 Single Family Residential \(R-7.5\) District, Located at 125 Simmons Avenue; Being a Replat of Lots 7 and 8, Block C, Greenland Hills Addition.](#)
3. [Regular Hearing: Final Plat of The Corners at Valley Parkway Addition, Lots 6RA and 6RB, Block A; on 1.317 Acres out of the Jesse Watkins Survey, Abstract Number 1328; Zoned Local Commercial \(LC\) District, Located at 2320 South Valley Parkway; Being Replat of Lot 6, Block A, The Corners at Valley Parkway Addition.](#)

4. [Regular Hearing: Final Plat of Legacy Addition Lots 2R1 and 2R2, Block A; on 11.15 Acres, Out of E. Brown Survey, Abstract No. 62; Zoned Planned Development - Mixed Use District \(PD - MU\); Located at the Southwest Corner of Grandy's Lane and South Stemmons Freeway \(IH - 35E\); Being a Replat of Lots 2R a Portion of Lot 3, Summit Ridge Apartment Addition.](#)
5. [Regular Hearing: Final Plat of Castle Hills Windhaven Parkway and Josey Lane Addition, Containing 77 Residential Lots and 10 HOA Lots; on 11.386 Acres, out of the R.F. Hardin Survey, Abstract No. 613, With a Zoning Designation of Townhouse Two District \(TH-2\); Located on the South Side of Windhaven Parkway, Approximately 820 Feet East of North Josey Lane.](#)
6. [Regular Hearing: Preliminary Plat of Lewisville Republic Expansion; on 21.543 Acres, out of the S. Hayden Survey, Abstract No. 525; Zoned Light Industrial \(LI\) District and Specific Use \(SU\) District; Located on the East Side of Huffines Boulevard, Approximately 200 Feet South of Stonewall Drive and at the Southern end of Barfknecht Lane and Western end of Oak Tree Lane.](#)

D. Public Hearing - Zoning & Special Use Permits

7. [Public Hearing: Consideration of a Special Use Permit for a Boat Display, Sales \(Outdoor\) and Repair Facility; on Approximately 6.256-Acres, Legally Described as Lots 6, 7 and 8, Block A of Peck V.R. Addition, Located on North Side of Valley Ridge Boulevard, Approximately 80 feet West of North Kealy Avenue, Zoned Light Industrial District \(LI\); as Requested by Robert Schneeberg, Gonzalez & Schneeberg Engineering, on Behalf of Champion Investments LLC and Valley Ridge Properties LLC, the Property Owners. \(Case No. 21-05-6-SUP\).](#)
8. [Public Hearing: Consideration of a Special Use Permit for Heavy Equipment Outdoor Display, Sales and Service; on Approximately 4.213-Acres, Legally Described as a Portion of Lot 1, Block A, Roadrunner Addition, Located at 1690 State Highway 121 Business, Zoned Heavy Industrial District \(HI\); as Requested by Caroline Russell, JCB Inc., on Behalf of Christi Mulkey, Pied Pyper Properties Ltd., the Property Owner. \(Case No. 21-05-7-SUP\)](#)

E. Public Hearing - Plans & Zoning Text Amendments

9. [Public Hearing: Consideration of a Recommendation for Amendments to the Lewisville City Code, Chapter 17, Zoning, of the Lewisville City Code, by Amending Section 17-34, Enforcement and Application, to Amend Requirements for Newly Annexed Areas.](#)

F. Other Business

10. [Presentation of Complete Street Policy Update](#)

G. Adjournment

Overlay District Board

11. Call to Order and Announce that a Quorum is Present
12. [Consider the Minutes of the July 20, 2021 Overlay District Board Meeting.](#)
13. [Consideration of One Alternative Standard Associated with a Minor Modification of an Existing Site for On The Border; Located at 1890 South Stemmons Freeway, Legally Described as Waters Ridge Addition Phase II, Lot 2B, Block I; Zoned Light Industrial \(LI\) District, as requested by Robert Pruett, Urban Structure, on Behalf of KGGK Venture 2, LLC., the Property Owner \(Case No. 21-07-2-CP\).](#)
14. Adjournment

Transportation Board

15. Call to Order and Announce that a Quorum is Present
16. [Consideration of the Minutes from the July 6, 2021 Transportation Board meeting.](#)
17. [Consideration of an Amendment to Section 15-87, Limitations on Turning Around, Prohibiting U-Turns on South Bound Josey Lane at the Intersection of the Memorial Elementary School Driveway and Make a Recommendation to the City Council Regarding the Amendment.](#)
18. Adjournment

Capital Improvements Advisory Committee

19. Call to Order and Announce a Quorum is Present
20. [Approve Minutes of the August 21, 2018 CIAC Meeting.](#)
21. [Selection of a CIAC Chairman and Vice-Chairman.](#)
22. [Review CIAC Responsibilities.](#)
23. [Presentation of the Semi-Annual Report for the Period of April 1, 2018 Through September 30, 2018, October 1, 2018 Through March 31, 2019, April 1, 2019 Through September 30, 2019, October 1, 2019 Through March 31, 2020, April 1, 2020 Through September 30, 2020 and October 1, 2020 Through March 31, 2021.](#)
24. [Receive comments from CIAC and forward report to the City Council for approval.](#)
25. 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.

City Secretary