

MINUTES
JOINT MEETING OF THE PLANNING AND ZONING COMMISSION AND
OVERLAY DISTRICT BOARD

OCTOBER 19, 2021

Item A:

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

Members present: Jordan Zongol; MaryEllen Miksa; Alvin Turner; Karen Locke; Erum Ali and Francisca Al-waely.

Members absent: Sheila Taylor.

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; and Jonathan Beckham, Senior Planner.

Item B1:

The second item on the agenda was to approve the minutes from the September 21, 2021, meeting. A motion was made by Erum Ali to approve the minutes as presented, seconded by Karen Locke. The motion passed unanimously (6-0).

Item C:

Public Hearing Plats were next on the agenda. There were three items for consideration:

3. Public 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 Greenland Hills Addition, Lots 7 and 8, Block C. (21-08-14-RP).

Staff gave a brief overview of the proposed final plat with a recommendation to approve the variance and disapproving the final plat due to deficiencies and to delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. Once the deficiencies listed are corrected the approved plat will be brought to the Chairman for signature. Chair Miksa opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. A motion was made by Francis Al-waely to approve a variance to allow a front entry lots and disapprove the final plat and delegate to staff the ability to accept and approve the final plat. The motion was seconded by Karen Locke. The motion passed unanimously (6-0).

2. Public Hearing: Final Plat of Valley Ridge Business Park West Addition, Lot 3-R1-A and 3-R1-C, Block C; on 18.703 Acres out of the Jesse Watkins Survey, Abstract Number 1323; Zoned General Business (GB) District; Located at 801 West Main Street (FM 1171); Being a Replat of Valley Ridge Business Park West, Lot 3 R1 A, Block C. (21-09-16-RP).

Staff gave a brief overview of the proposed final plat with a recommendation of disapproval due to deficiencies and a recommendation to delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. Once the deficiencies listed are corrected the approved plat will be brought to the Chairman for signature. Chair Miksa opened the public hearing. With

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no one indicating a desire to speak the public hearing was then closed. *A motion was made by Erum Ali to disapprove the final plat and delegate to staff the ability to accept and approve the final plat once the deficiencies listed are corrected. The motion was seconded by Jordan Zongol. The motion passed unanimously (6-0).*

4. Public Hearing: Final Plat of One Twenty One Plaza Addition, Lot 1RA, Block A; on 3.071 Acres out of the A.G. King Survey, Abstract Number 698; Zoned Light Industrial (LI); Located at 816 State Highway 121 Business, Being a Replat of One Twenty One Plaza Addition, Lot 1R, Block A. (21-09-18-RP).

Staff gave a brief overview of the proposed final plat with a recommendation of disapproval due to deficiencies and a recommendation to delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. Once the deficiencies listed are corrected the approved plat will be brought to the Chairman for signature. Chair Miksa opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. *A motion was made by Jordan Zongol to disapprove the final plat and delegate to staff the ability to accept and approve the final plat once the deficiencies listed are corrected. The motion was seconded by Francisca Al-waely. The motion passed unanimously (6-0).*

Item D:

Public Hearings – Zoning & Special Use Permits were next on the agenda. There was one item for consideration:

5. Public Hearing: Consideration of a Zone Change Request from Old Town Mixed Use 2 (OTMU2) District to Planned Development Old Town Mixed Use 2 (PD-OTMU2) District with Three Associated Variances on 0.1223 Acres, Legally Described as South Village Addition, Block A, Lots 6 9; Located at 206, 208, 210 and 212 South Village Way; as Requested by Patricia Fant, McAdams, the Applicant, on Behalf of Henry Rahmani, RCD Groups, LLC, the Property Owner. (21-03-1-PZ).

Staff gave a brief overview of the proposed zone change with a recommendation of approval for the item. 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 proposed zoning change request. The motion was seconded by Francisca Al-waely. The motion passed unanimously (6-0).* Staff indicated that the item would appear before the Lewisville City Council on Monday, November 15, 2021 for a second public hearing and final decision.

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Item E:

Adjournment of the Planning and Zoning Commission meeting.

A motion was made by Francisca Al-waely to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Karen Locke. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:43 p.m.

Chair Miksa adjourned the Planning and Zoning Commission meeting at 6:43 p.m. in order to convene the Overlay District Board meeting.

OVERLAY DISTRICT BOARD MEETING

Item F:

The Lewisville Overlay District Board meeting was called to order at 6:43 pm by Chair MaryEllen Miksa.

Members present: Jordan Zongol; MaryEllen Miksa; Alvin Turner; Karen Locke; Erum Ali and Francisca Al-waely.

Members absent: Sheila Taylor.

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; and Jonathan Beckham, Senior Planner.

Item G:

New Business

6. The first item on the agenda was to approve the minutes from the September 7, 2021 Joint Meeting with Planning and Zoning Commission, Transportation Board and Capital Improvements Advisory Committee. A motion was made by Erum Ali to approve the minutes as presented, seconded by Alvin Turner. The motion passed unanimously (6-0).
7. Consideration of Three Alternative Standards Associated with a Proposed Industrial Building on a 15.753 Acre Lot, Legally Described as Lewisville Square Addition, Block A, Lot 1A; Located at 280 East Corporate Drive; Zoned Light Industrial (LI) District, as Requested Howard Akin of 280 Corporate LLC, the Property Owner (Case No. 21-09-5 AltStd).

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Staff gave a brief overview of the subject property and recommended that the Overlay District Board recommend approval of Alternative Standards a) with the condition that addition chamfered edges or reveals are added to mimic the windows pattern of the office area on the warehouse area and recommend approval of alternative standards b) with the condition that canopies or awnings are added over all windows and doors and recommend approval of alternative standard c) as presented. The applicant was present and available for questions. A motion was made by Erum Ali to recommend approval of alternative standards a) with the condition that addition chamfered edges or reveals are added to mimic the windows pattern of the office area on the warehouse area and recommend approval of alternative standards b) with the condition that canopies or awnings are added over all windows and doors and recommend approval of alternative standard c) as presented. The motion was seconded by Francisca Al-wealy. The motion passed unanimously (6-0). Staff indicated that alternative standards a.), b.), and c.) would be considered by the Lewisville City Council on Monday, November 15, 2021 for a final decision.

Item H:

Adjournment of the Overlay District Board meeting.

A motion was made by Francisca Al-waely to adjourn the Overlay District Board meeting. The motion was seconded by Alvin Turner. The motion passed unanimously (6-0).

There being no other business to discuss, the Overlay District Board meeting was adjourned at 6:49 p.m.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

MaryEllen Miksa, Chairman
Planning and Zoning Commission and
Overlay District Board