



City of Lewisville, TX
Joint Meeting of the Planning and
Zoning Commission, Overlay
District Board, and
Transportation Board Agenda

151 W Church Street
Lewisville, Texas 75057

Tuesday, December 6, 2022

6:30 PM

Council Chambers

Joint Meeting - 6:30 P.M.

Planning and Zoning Commission

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

B. Regular Hearing

1. [Consider the Minutes of the November 15, 2022 Planning and Zoning Commission Joint Meeting.](#)
2. [Regular Hearing: Final Plat of Green Centerpiece Addition; Lots 1X, Block A; on 37.92 Acres, Out of The Philemon Higgins Survey, Abstract Number 526, and the A.J. Chowning Survey, Abstract Number 1638, Zoned Agricultural Open Space \(AO\) District, Located North of the Future Corporate Drive Extension, Approximately 1,400 Feet South of State Highway 121 Business. \(22-11-10-FP\)](#)
3. [Regular Hearing: Final Plat of Green Centerpiece Addition; Lots 1X, Block B; on 6.602 Acres, Out of The Philemon Higgins Survey, Abstract Number 526, and the A.J. Chowning Survey, Abstract Number 1638, Zoned Agricultural Open Space \(AO\) District, Approximately 2,100 Feet South of State Highway 121 Business, This Lot Being the Extension of Future Corporate Drive. \(22-11-11-FP\)](#)
4. [Regular Hearing: Final Plat of Green Centerpiece Addition; Lots 1X, Block C; on 113.5 Acres, Out of The Philemon Higgins Survey, Abstract Number 526, and the Patrick O’Leary Survey, Abstract Number 974, Zoned Agricultural Open Space \(AO\) District, Approximately 2,200 Feet South of State Highway 121 Business. \(22-11-12-FP\)](#)

5. [Regular Hearing: Final Plat of TRG Main Street Addition, Lot 1, Block A; on 3.692 Acres out of the J.W. Craft Survey, Abstract Number 295; Zoned Old Town Mixed Use 2 \(OTMU2\) District, Located at 400 West Main Street; Being a Replat of HCA and TBC Lewisville Addition, Lot 1, Block A \(Case No. 22-11-9-RP\).](#)

C. Public Hearing

6. [Public Hearing: Consideration of a Zone Change Request From Agriculture - Open Space \(AO\) District to Planned Development – Mixed Use \(PD-MU\); on Approximately 7.94 Acres, Out of the L. Burgeois Survey, Abstract Number 52; Located at 301 & 333 Uecker Lane; as Requested by Patricia Fant, McAdams, on Behalf of Uecker Lane LLC and Venkataramana Murari, the Property Owners. \(Case No. 22-09-8-PZ\).](#)
7. [Public Hearing: Consideration of a Zone Change Request From Planned Development Multi-Family 3 \(PD-MF3\) District to Planned Development Estate Townhouse \(PD-ETH\) District; on an Approximately 16.719-Acre Tract of Land out of the A. Singleton Survey, Abstract Number 1138; Located at the Northwest Corner of Lady Tessala Avenue and the Essex Drive Extension; as Requested by Brian Dench, P.E. of LandDesign Inc., on Behalf of Eric Stanley, of Breco Lands CH LLC, the Property Owner \(Case No 22-08-6-PZ\).](#)

D. Adjournment

Overlay District Board

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

F. Regular Hearing

8. [Consider the Minutes of the November 15, 2022 Overlay District Board Joint Meeting.](#)
10. [Consideration of One Alternative Standard Associated with Façade Materials for Cigars on 35; Located at 1980 South Stemmons Freeway, as Requested by William Peck, of William Peck Associates Inc., on Behalf of Gaurang Patel, of Cigars on 35, the Property Owner \(Case No. 22-11-4-AltStd\).](#)

G. Adjournment

Transportation Board

H. Call to Order and Announce that Quorum is Present

I. Regular Hearing

11. [Consider the Minutes of the November 1, 2022 Transportation Board Joint Meeting.](#)
12. [Recommendation of Approval of an Amendment to the Complete Streets Policy.](#)

J. 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 _____, 2022 by _____ AM.

City Secretary