

City of Lewisville, TX



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

151 W Church Street
Lewisville, Texas 75057

Agenda

Tuesday, October 17, 2023

6:30 PM

Council Chambers

Regular Session - 6:30 P.M.

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 October 3, 2023 Meeting.](#)

C. Regular Hearing

2. [Regular Hearing: Final Plat of Crown Centre Tract A Phase 2 Addition, Lot 3, Block A; on 5.035 Acres out of the Samuel H. Hayden Survey, Abstract Number 537 and the J.E. McWhorter Survey, Abstract Number 1690; Zoned Planned Development - Mixed Use \(PD-MU\) District, Located on the South Side of State Highway 121 Business, Approximately 400 West of Parker Road \(FM 544\). \(23-09-5-FP\)](#)
3. [Regular Hearing: Consideration of One Alternative Standard Associated With Parking Standards; for a Single-Family Home, Located at 315 West Walters Street, Legally Described as Lot 1, Block A, of the Jackson Addition; Zoned Old Town Mixed-Use One \(OTMU-1\) District, as Requested by B. Russo Designs, on Behalf of Steven and Cindy Fields, the Property Owners. \(23-10-15-AltStd\)](#)

D. Public Hearings

4. [Public Hearing: Consideration of a Zone Change From Agriculture Open Space \(AO\) District to Light Industrial \(LI\) District, on 5.237 Acres out of the P. Higgins Survey, Abstract 525; Being a Portion of 704 Holfords Prairie Road; as Requested by Mohsin R. Ravjani, the Property Owner. \(23-09-15-PZ\)](#)

5. [Public Hearing: Consideration of a Zone Change From Heavy Industrial \(HI\) District Zoning to Planned Development - Mixed Use \(PD-MU\) District on 17.5827 Acres, Legally Described as Lots 2A and 2B, Block A of the Elm Fork Industrial Park Addition; Located at and North of 701 East Main Street as Requested by Jennifer Burns, Ojala Holdings, on Behalf of Granite Construction Co, the Property Owner. \(23-09-7-PZ\)](#)
6. [Public Hearing: Consideration of a Zone Change From Local Commercial \(LC\) District, Office \(OD\) District, Single-Family Residential \(R-9\) District, Townhouse Residential \(TH\) District, Multi-Family One \(MF-1\) District, Light Industrial \(LI\) District, Specific Use \(SU\) District, and Manufactured Home Park \(MHP\) District to Planned Development - Light Industrial \(LI\) District, on 226.3678 Acres out of the Peter Harmonson Survey, Abstract 530, the H. Turner Survey, Abstract Number 1248, the J.T. Cozby Survey, Abstract Number 1567 and the Jesse Watkins Survey Abstract Number 1327; Located Generally Along the North and South Sides of Spinks Road, West of South Valley Parkway and East of Duncan Lane; as Requested by Denton Walker of Transwestern Development Company, the Applicant, on Behalf of Accelerated Christian Education Inc, the Property Owner. \(22-09-9-PZ\)](#)
7. [Public Hearing: Consideration of a Zone Change From Agricultural Open Space \(AO\) District to Heavy Industrial \(HI\) District; on Approximately 1.129 Acres out of the S.M. Hayden, Abstract 537, Located at 504 Barfknecht Lane; as Requested by Ashton Miller, McAdams, on Behalf of Joseph Angelone, ALS Development LLC, the Property Owner. \(Case No. 23-07-12-Z\)](#)
8. [Public Hearing: Consideration of a Special Use Permit for an Accessory Dwelling Unit and for a Contractors Yard; on Approximately 1.129 Acres out of the S.M. Hayden, Abstract 537, Located at 504 Barfknecht Lane, Zoned Agricultural Open Space \(AO\) District With a Requested Zoning of Heavy Industrial \(HI\) District; as Requested by Ashton Miller, McAdams, on Behalf of Joseph Angelone, ALS Development LLC, the Property Owner. \(Case No. 23-07-11-SUP\)](#)

E. Adjournment

Overlay District Board

F. Call to Order and Announce that a Quorum is Present.**G. Approval of Minutes**

9. [Consider the Minutes of the September 19, 2023 Joint Meeting.](#)

H. Regular Hearings

10. [Consideration of Two Alternative Standards Associated With Outdoor Storage Standards and Screening Standards for Walmart; on Approximately 18.163 Acres, Located at 801 West Main Street, Legally Described as Valley Ridge Business Park West Addition, Lot 3-R1-A, Block C; Zoned General Business \(GB\) District, as Requested by Kendal Prosack, of Wing Aviation LLC, on Behalf of Wal-Mart Real Estate Business Trust, the Property Owner. \(23-10-06-ALTSTD\)](#)
11. [Consideration of Four Alternative Standards Associated With Architectural Standards for AutoNation Honda on Approximately 18.8969 Acres, Located at 601 Waters Ridge Drive, Legally Described as Lakepointe Addition Phase II, Lot 4C, Block B; Zoned General Business \(GB\) District, as Requested by Michael Wanja, of Goree Architects, on Behalf Michael Matlosz, the Property Owner. \(23-08-12-ALTSTD\)](#)

I. Adjournment**Capital Improvements Advisory Committee****J. Call to Order and Announce that a Quorum is Present.****K. Approval of Minutes**

12. [Consider the Minutes of the April 18, 2023 Capital Improvements Advisory Committee Meeting.](#)

L. Regular Hearings

13. [Selection of Chair and Vice Chair.](#)
14. [Receive a Presentation on the Semi-Annual Report for the Period of April 1, 2023 - September 30, 2023, and Consider Acceptance of the Report and Forward it to the City Council for Review.](#)

- 15. [Receive a Presentation on the Land Use Assumptions Report and Proposed Growth Rate and Consider Acceptance of the Report and Growth Rate.](#)

M. 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 _____, 2023 by _____ AM.

City Secretary