



City of Lewisville, TX

151 W Church Street
Lewisville, Texas 75057

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

Tuesday, November 7, 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 17, 2023 Joint Meeting with the Overlay Board and Capital Improvements Advisory Committee.](#)

C. Regular Hearing

2. [Final Plat of the Blake C. Bowen Addition, Lots 2A and 2B, Block B; on 3.2328 Acres, out of the Peter K. Wagner Survey, Abstract Number 1342; Zoned Light Industrial \(LI\), Located at the Northwest Corner of the Intersection of IH-35E and FM 407 \(Justine Road\), Being a Replat of Lot 2, Block A, Blake C. Bowen Addition. \(23-10-8-RP\)](#)

D. Public Hearing

3. [Public Hearing: Consider a Recommendation for Amendments to Article IV, Chapter 4 'Alternative Standards' of the Lewisville Unified Development Code to Update the Applicability, Processes, Authority, and Effect of Alternative Standards as Outlined Therein and to Correct Certain Inconsistencies in Terms Therein.](#)
4. [Public Hearing: Consideration of a Zone Change From Agriculture - Open Space \(AO\) District to Light Industrial \(LI\) District; on Approximately 2.02 Acres out of the J.C. Moffett Survey, Abstract 886, and the Henry Turner Survey, Abstract 1248, Located on the East Side of Duncan Lane Approximately 1,200 feet South of Spinks Road; as Requested by Patrick and Karan Swann, the Property Owners. \(Case No. 23-09-16-Z\)](#)

5. [Public Hearing: Consideration of a Special Use Permit for a Gasoline Service Station; on Approximately 1.0 Acre Legally Described as Lot1A-1R, Block I, Vista Ridge Addition, Located at 851 State Highway 121 Bypass, Zoned Light Industrial \(LI\) District; as Requested by Michael Wanja, of Goree Architects, on Behalf of the Owner, Costco Warehouse Corp. \(Case No. 23-05-7-SUP\)](#)
6. [Public Hearing: Consideration of a Special Use Permit for Boat Sales and Service; on Approximately 4.14 Acres, Legally Described as Lot 2, Block A, Thompson Addition; Located at 980 State Highway 121 Business, Zoned Light Industrial District \(LI\); as Requested by Lee Williams, Action Watersports, on Behalf of GT3 Ventures, the Property Owner. \(Case No. 23-10-14-SUP\).](#)

E. Adjournment

Overlay District Board

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

G. Approval of Minutes

7. [Consider the Minutes of the October 17, 2023 Joint Meeting with the Planning and Zoning Commission and Capital Improvements Advisory Committee.](#)

H. Regular Hearing

8. [Consideration of One Alternative Standard Associated With Architectural Standards for a Gasoline Service Station on Approximately 1.0 Acre, Legally Described as Lot1A-1R, Block I, Vista Ridge Addition, Located at 851 State Highway 121 Bypass; Zoned Light Industrial \(LI\), as Requested by Michael Wanja, of Goree Architects, on Behalf of the Owner, Costco Warehouse Corp. \(23-08-12-ALTSTD\)](#)

9. [Consideration of Four Alternative Standards Associated With Building and Envelope Standards, Landscape Standards and Architectural Standards for a Commercial Development; on 0.181 Acres Out of the E. Aday Survey, Abstract Number 11, Located at 1181 South Stemmons Freeway; Zoned General Business \(GB\) District, as Requested by Andrew Yu, of Triangle Engineering LLC, on Behalf of Micheal Shea, of MDS Capital LLC, the Applicant. \(23-08-10-ALTSTD\)](#)

I. Adjournment

Transportation Board

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

K. Regular Hearing

10. [Consider the Minutes of the September 19, 2023 Joint Meeting with the Planning and Zoning Commission and Overlay Board.](#)
11. [Consideration of an Ordinance Amending the Lewisville City Code, Section 15-87, Limitations on Turning Around, Prohibiting U-Turns on Multiple Median Openings Throughout the City.](#)

L. 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