

Lewisville Planning Board
January 22, 2014
Lewisville Town Hall Conference Room

I. Call to Order

- A. Chair Kelly Reavis called the meeting to order at 7 p.m. Members present were Jeanne Marie Foster, Randy Henning, Katie Heath and David Spease. Also present were Town Planner Marty Myers and Attorney Bowen Houff.
- B. Adoption of Agenda -
 - 1. Mr. Henning moved to adopt the agenda and Mrs. Heath seconded. The vote was unanimous.

II. Approval of Minutes

- A. January 8, 2014
 - 1. Mr. Henning moved to postpone approval until there was more detail about the amendments. Mrs. Heath seconded and the vote was unanimous.

III. Guests

- A. Council members Sandra Mock and Ed Smith

IV. New Business

- A. Plan of Work for 2014
 - 1. Planning for the Comprehensive Plan Update should be on this list. Also included will be an ongoing list of projects carried forward from 2013. It was suggested that the 2010 Comprehensive Plan be reviewed for any outstanding goals or recommendations that may not have been worked.
 - a. Several new members asked about the 2010 Comprehensive Plan Update. Mr. Myers reviewed the planning process carried out by the Town for the 2010 update. The Kick-Off for the next update should be late 2014 or early 2015.
 - b. It was suggested that Mrs. Foster and the Town Planner review the 2010 document and highlight any actionable items that have not been accomplished. This information should be brought back to the Board at the next meeting for possible inclusion on a final list.
 - (1) Mr. Henning said he would like to see more people interested and willing to participate in the process. Having a Citizen Survey done prior to the undertaking of the work was encouraged.
 - (2) Mrs. Foster also suggested they look at the Smart Growth initiatives being adopted by other jurisdictions around the country. The organization has a website (Smartgrowth.org).

V. Old Business

- A. Mr. Henning said some of the items under Old Business may require outside assistance.
- B. Streetscape for GWR
 - 1. Mr. Henning said if this is to be done well, he feels a consultant is needed.

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- C. The list includes the Super Block, Area 4, and the GWR layout and design in regard to streetscape.
- D. Bike Study
 - 1. The basis for this study was a recommendation in the 2010 Comp Plan Update to look at biking in Lewisville. Mr. Myers asked for volunteers for the Bike Plan Steering Committee that will assist the consultant in creating the plan.
 - a. Jeanne Marie Foster and Randy Henning volunteered to serve on the bike steering committee
- E. Draft language for drive-thru's in the Town of Lewisville
 - 1. Mr. Myers indicated that the draft presented this evening was prepared by him to give the Board something to review and critique. He added that the Town Council discussed drive-thru's at their fall mini-retreat and asked staff to create a stand-alone drive-thru ordinance that could be enforced town wide. This was to be done prior to their next Council retreat in February.
 - 2. Mr. Myers said the document presented is staff's attempt to set standards for the entire town for future drive-thru's. Given that there is currently HB (and other business zoning) in areas near the interstate (and around town) that would allow drive-thru's as a use by right, this draft ordinance would direct the design and location of these new drive-thru's by establishing minimum standards for their construction. Mr. Myers pointed out that the draft document covers stacking requirements, minimum lot sizes required to have a drive-thru and a minimum of one-hundred fifty feet (150') of road front footage.
 - a. Mr. Henning asked if this ordinance should be expanded to address walk-ups as well as drive-thru's. (No resolve.)
 - b. The Board members were asked to review the draft for discussion at a later meeting. Mr. Reavis noted that town-wide means they are allowed throughout town where zoning permits their establishment.
 - c. Mr. Henning asked if this language is needed or could drive-thru's be handled on a case by case basis through the Special Use rezoning process.
 - (1) Mr. Houff answered that they could be handled through a Special Use rezoning process, but that there are numerous sites around town that are currently zoned for 'general use' business/commercial that would not require rezoning to be developed and would allow uses that have drive-thru's by right. Mr. Houff said he would rather have standards instead of dealing with it on the fly. Mr. Myers agreed. Consensus was that it made sense to create an ordinance.
- F. A mention was made of a draft lighting ordinance and it was suggested as an item for the work list.

VI. For the Good of the Order

- A. Board Discussion
 - 1. Mr. Henning was asked to bring back to the next meeting the work done on the Tom

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Voss/Superblock area.

- B. Adjournment
 - 1. Having no other business to discuss, Mr. Spease moved for adjournment and Mrs. Foster seconded. The vote was unanimous.

Respectfully Submitted

Lynn W. Hall, Public Information Officer

Attest

Joyce C. McWilliams Walker, Town Clerk

Kelly Reavis, Chair