

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**JANUARY 7, 2020**

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**Item 1:**

The Lewisville Planning and Zoning Commission meeting was called to order at 6:30 pm by Chairman James Davis.

Members present: William Meredith, John Lyng, MaryEllen Miksa, James Davis, Alvin Turner, Karen Locke and Erum Ali.

Staff members present: Richard Luedke, Planning Director; Jonathan Beckham, Planner.

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**Item 2:**

The second item on the agenda was to approve the minutes from the December 17, 2019, meeting. *A motion was made by Karen Locke to approve the minutes as presented, seconded by Alvin Turner. The motion passed unanimously (7-0).*

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**Item 3:**

Regular Hearing Plats were next on the agenda. There was one item for consideration:

- A. **Regular Hearing:** Final Plat of Josey Lane Elementary School Addition; on 17.505 Acres out of the R. F. Hardin Survey, Abstract Number 613; Zoned Public Use District (PU); Located on the West Side of North Josey Lane, Approximately 430 Feet South of Windhaven Parkway.

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. *A motion was made by Karen Locke to disapprove the final plat and grant staff the ability to accept and approve the final plat. The motion was seconded by William Meredith. The motion passed unanimously (7-0).*

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**Item 4:**

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

- A. **Public Hearing:** Consideration of a Zone Change request from General Business District (GB) to Old Town Mixed Use 2 District (OTMU2) on approximately 0.667 Acres out of the J.W. King Survey, Abstract No. 696 and Located on the Southeast Corner of Elm Street and South Charles Street at 187 and 189 Elm Street; as Requested by Patricia Fant of G&A | McAdams, on Behalf of Mike Johnson, the Property Owner. (Case No. 19-11-2-PZ).

Staff gave a brief overview of the proposed zone change request and recommended approval. Chairman Davis then opened the public hearing. Leanne Edwards, 111 Sumac Street, stated that she was interested in gaining a better understanding of the proposed zone change and the details related to the proposed use of the property. Richard Luedke, Planning Director, explained the intent of the Old Town Master Plan and the compatibility of the use in the Old Town area. The applicant, Patricia Fant, provided additional details about the business operation and further explained that no products will be stored outdoors. Member William Meredith expressed his belief that the property has great potential and that the proposed use is a good fit for the area. Henry Rahmani, XMPK LLC, spoke in favor of the business and found it to be complimentary with the surrounding area. With no one else coming forward to speak the public hearing was then closed. *A motion was made by William Meredith to recommend approval of the zone change request as presented. The motion was seconded by Alvin Turner. The motion passed unanimously (7-0).* Staff indicated that the item would appear before the Lewisville City Council on Monday, February 3, 2020 for a second public hearing and final decision.

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

Respectfully Submitted,

Approved,

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Richard E. Luedke, AICP  
Planning Director

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James Davis, Chairman  
Planning and Zoning Commission