

**MINUTES
PLANNING AND ZONING COMMISSION
JANUARY 21, 2020**

Item 1:

The Lewisville Planning and Zoning Commission meeting was called to order at 6:30 pm by Vice-Chair MaryEllen Miksa.

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

Staff members present: Michele Berry, Planning Manager; Jonathan Beckham, Planner.

Item 2:

The second item on the agenda was to approve the minutes from the January 7, 2020, meeting. *A motion was made by Karen Locke to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (5-0).*

Item 3:

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

- A. **Regular Hearing:** Final Plat of Thrive Nature Preserve Addition; on 21.511 Acres out of the H. Turner Survey, Abstract Number 1249; Zoned Agricultural Open Space District (AO); Located on the Southeast Corner of South Valley Parkway and West Corporate Drive, a Portion Being a Replat of a Portion of Valley Vista Estates – 3, Tract A.

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 John Lyng. The motion passed unanimously (5-0).*

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 Special Use Permit for a Hotel with Rooms Containing a Cooktop or Oven; on Approximately 2.50 Acres, Legally Described as Lot 10R-1, Block F, Vista Ridge Addition, Zoned Light Industrial District (LI), Located on the Northeast Corner of Rockbrook Drive and East State Highway 121 Bypass; as Requested by Kiew

Kam, Triangle Engineering, on behalf of Nortex Hotel Group LLC, the Property Owner.
(Case No. 19-12-10-SUP).

Staff gave a brief overview of the proposed special use permit request and recommended approval. Staff indicated that the applicant, property owner, and architect were present and available for questions. Member Karen Locke asked for more clarification regarding the two brands occupying the hotel. The architect, Sabrina Bala, explained that the two brands would have shared spaces such as the elevators but operate in different wings of the hotel. Vice-Chair MaryEllen Miksa then opened the public hearing. With no one coming forward to speak the public hearing was then closed. *A motion was made by John Lyng to recommend approval of the special use permit request as presented. The motion was seconded by Alvin Turner. The motion passed unanimously (5-0).* Staff indicated that the item would appear before the Lewisville City Council on Monday, February 17, 2020 for a second public hearing and final decision.

There being no other business to discuss, the meeting was adjourned at 6:40 p.m.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

MaryEllen Miksa, Vice-Chair
Planning and Zoning Commission