

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**FEBRUARY 18, 2020**

---

**Item 1:**

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

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

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

---

**Item 2:**

The second item on the agenda was to approve the minutes from the January 21, 2020, meeting. *A motion was made by Erum Ali to approve the minutes as presented, seconded by Alvin Turner. The motion passed unanimously (7-0).*

---

**Item 3:**

Consent Agenda – Plats were next on the agenda. There was one item for consideration:

- A. Final Plat of Larry Ho Addition, Lots 1A, 1B, 2A and 2B, Block A; on 0.157 Acres out of the J.W. King Survey, Abstract Number 696; Zoned Old Town Mixed Use 2 District (OTMU2); Located on the Northeast Corner of Milton Street and Samuel Street, Being a Replat of Larry Ho Addition, Lots 1 and 2, Block A.

Staff gave a brief overview of the proposed final plat and recommended approval as presented. *A motion was made by William Meredith to approve the final plat. The motion was seconded by Karen Locke. The motion passed unanimously (7-0).*

---

**Item 4:**

Regular Hearing – Plats were next on the agenda. There were two items for consideration:

- A. Final Plat of First Park 121 Addition, Lot 6, Block A; on 33.924 Acres out of the Samuel M. Hayden Survey, Abstract Number 537; Zoned Light Industrial District (LI); Located on the South Side of Midway Road, Approximately 209 Feet East of Holfords Prairie Road, Being a Replat of Coyote Theater Addition, Lot 1, Block A.
- B. Final Plat of Wyndale Meadows Addition, Phase 1, Lots 2R1 & 3, Block N; on 3.056 Acres out of the B.B.B. & C.R.R. Survey, Abstract Number 180; Zoned General Business District (GB); Located on the Northwest Corner of Windhaven Parkway and Parker Road (FM 544), Being a Replat of Wyndale Meadows Addition, Phase 1, Lots 1R & 2R, Block N.

Items 4A and 4B were read together. Staff gave a brief overview of the proposed final plats 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 item 4A and grant staff the ability to accept and approve the final plat. The motion was seconded by MaryEllen Miksa. The motion passed unanimously (7-0). A motion was made by John Lyng to disapprove item 4B and grant staff the ability to accept and approve the final plat. The motion was seconded by Erum Ali. The motion passed unanimously (7-0).*

---

**Item 5:**

Public Hearing – Zoning & Special Use Permits were next on the agenda. There were two items for consideration:

- A. **Public Hearing:** Consideration of a Zone Change Request from Planned Development – Mixed Use District (PD-MU) to Planned Development – Mixed Use District (PD-MU) to Amend the Existing Planned Development; on an Approximately 90.588-Acre Tract of Land out of the Stephen Riggs Survey, Abstract No. 1088 and the WM. Brown Survey, Abstract No. 63; Located on Both the East and West Sides of Summit Avenue North of the Kansas City Southern Railroad and Grandy’s Lane with Frontage on the West Side of I-35E (North Stemmons Freeway) and the East Side of McGee Lane, as Requested by the City of Lewisville, the Applicant. (Case No. 19-11-4-PZ)
  
- B. **Public Hearing:** Consideration of an Amendment to the Lewisville City Codes Chapter 17, Zoning, Section 17-26, “PD” Planned Development District, to Remove the Minimum Size Requirement for Planned Development Districts.

Staff gave a brief overview of the proposed amendment and recommended approval. Member John Lyng asked for clarification if there would be any minimum size standard. Staff answered that there would be no minimum size requirement. Chairman Davis then opened the public hearing. With no one coming forward to speak the public hearing was then closed. *A motion was made by William Meredith to approve the proposed amendment. 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, March 2, 2020 for a 2<sup>nd</sup> public hearing and final decision.

---

There being no other business to discuss, the meeting was adjourned at 6:45 p.m.

Respectfully Submitted,

Approved,

---

Michele Berry, AICP  
Planning Manager

---

James Davis, Chairman  
Planning and Zoning Commission