

**MINUTES
PLANNING AND ZONING COMMISSION
REGULAR SESSION
APRIL 21, 2020**

Item 1:

The Lewisville Planning and Zoning Commission meeting was called to order at 6:30 P.M. on Tuesday, April 21, 2020, by Chairman James Davis through Zoom Virtual Meeting.

Planning and Zoning Commission Members present: James Davis, Chairman (Teleconference); William Meredith (Teleconference); John Lyng (Teleconference); MaryEllen Miksa, Vice-Chair (Teleconference); Alvin Turner (Teleconference); Karen Locke (Teleconference) and Erum Ali (Teleconference).

City Staff members present: Richard Luedke, Planning Director (Teleconference); Michele Berry, Planning Manager (Teleconference); Jonathan Beckham, Planner; (Teleconference) and Theresa Ernest, Planning Technician (Teleconference).

Item 2:

The second item on the agenda was to approve the minutes from the April 7, 2020, meeting. A motion was made by Karen Locke to approve the minutes as presented, seconded by MaryEllen Miksa. The motion passed unanimously (7-0).

Item 3:

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

- A. **Public Hearing:** Final Plat of Crossroads Centre South Addition Lots 1R-2 & 2, Block B; on 10.096 Acres out of the Buffalo Bayou, Brazos and Colorado Railroad Company Survey, Abstract Number 180; Zoned Medical (MD) District; Located at the Northeast Corner of Windhaven Parkway and Cookie Lane, Being a Replat of Crossroads Centre South Addition Lots 1R-2 & 2, Block B.

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. Chairman Davis then opened the public hearing. Nathan Forney, the applicant, was present and available to answer questions. No comments were received prior to the meeting and no one at the meeting indicated a desire to speak. The public hearing was then closed. A motion was made by Erum Ali 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).

Item 4:

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

- A. **Public Hearing:** Final Plat of Harris Street Townhomes, Containing Four Residential Lots; on 0.172 acres out of the A.G. King Survey, Abstract Number 698; Zoned Old Town Mixed Use 2 (OTMU2); Located at the Southwest Corner of East Walters Street and Harris Street; Being a Replat of Kealy Addition, Lots 5 and 6, Block 7.

Staff gave a brief overview of the proposed final plat and three associated variances with a recommendation of approval. Chairman Davis asked if on-street parking would be provided. Staff responded that there would not be, as each unit would have a 2-car garage. Chairman Davis then opened the public hearing. No comments were received prior to the meeting and no one at the meeting indicated a desire to speak. The public hearing was then closed. *A motion was made by MaryEllen Miksa to recommend approval of the final plat and three associated variances. The motion was seconded by William Meredith. The motion passed unanimously (7-0).* Staff indicated that the item would appear before the Lewisville City Council on Monday, May 4th, 2020 for a 2nd public hearing and final decision.

Item 5:

Public Hearing – Zoning & Special Use Permit Requests. There was one item for consideration:

- A. **Public Hearing:** Consideration of a Zone Change Request from Public Use District (PU) to Planned Development – Estate Townhouse District (PD-ETH); on Approximately 24.120 Acres, Out of the B.B.B. and C.R.R. Survey, Abstract No. 180, J. Johnson Survey, Abstract No. 1609, and A. Singleton Survey, Abstract No. 1138; Located at the Northeast Corner of Windhaven Parkway and Parker Road (F.M. 544); as Requested by William Gietema, Arcadia Realty Corporation, on Behalf of Lewisville Independent School District (LISD), the Property Owner. (Case No. 20-02-2-PZ).

Staff gave a brief overview of the proposed zone change request and eight associated variances with a recommendation of approval. Staff indicated that an email from the neighboring HOA was received and in support of the proposed development. Chairman Davis asked if there would be a Homeowners' Association (HOA) to maintain open spaces and fences, which staff affirmed. Chairman Davis then opened the public hearing. William Gietema, the applicant, was present and available to answer questions. No other comments were received prior to the meeting and no one at the meeting indicated a desire to speak. The public hearing was then closed. *A motion was made by Karen Locke to recommend approval of the zone change request and eight associated variances. The motion was seconded by John Lyng. The motion passed unanimously (7-0).* Staff indicated that the item would appear before the Lewisville City Council on Monday, May 4th, 2020 for a 2nd public hearing and final decision.

There being no other business to discuss, the meeting was adjourned at 6:52 P.M.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

James Davis, Chairman
Planning and Zoning Commission