

**MINUTES
PLANNING AND ZONING COMMISSION
REGULAR SESSION
JUNE 2, 2020**

Item 1:

The Lewisville Planning and Zoning Commission meeting was called to order at 6:31 P.M. on Tuesday, June 2, 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); Karen Locke (Teleconference) and Erum Ali (Teleconference).

Planning and Zoning Commission Members absent: Alvin Turner (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 May 19, 2020, Joint Planning and Zoning Commission and Overlay District Board meeting. *A motion was made by MaryEllen Miksa to approve the minutes as presented, seconded by John Lyng. The motion passed unanimously (6-0).*

Item 3:

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

- A. Preliminary Plat of Heritage Towers Addition; Lots 1X, 2X, 3 and 4X, Block A; on 22.33 Acres out of the Steven Riggs Survey, Abstract Number 1088; Zoned Planned Development – Mixed Use (PD-MU) District; Located on the West Side of Summit Avenue Approximately 1,000 Feet South of Justin Road (F.M. 407), Being a Replat of Lot 2, Block B, Lewisville Corporate Center Addition

Staff gave a brief overview of the proposed preliminary 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. No comments were received prior to the meeting and no one at the meeting indicated a desire to speak. *A motion was made by William Meredith to disapprove the final plat and grant staff the ability to accept and approve the final plat once the listed deficiencies are corrected. The motion was seconded by Erum Ali. The motion passed unanimously (6-0).*

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 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)

Staff gave a brief presentation of the proposed zone change request with an amended concept plan and provided a recommendation of approval. Staff also included additional letters from property owners within the subject area received, one in support of and one in opposition to the proposed zone change request. A calculation map made to determine the percentage of opposition within the subject properties indicated a 13.39% opposition. A super-majority vote would not be required by the City Council to approve the item since the opposition percentage was under 20%. Members John Lyng and Erum Ali asked for more information about the possible negative impact to the opposing property owner. Staff provided further details regarding the proposed changes to the Commercial and Townhome 2 subdistricts, explaining that the intent is to provide more cohesive guidelines for properties and more predictability for future development on remaining undeveloped properties. Staff requested that the condition to allow the subdistricts to be amended independently be added, which would also assist the opposing property owner by providing additional flexibility. Member MaryEllen Miksa had questions about the proposed live-work units and their parking requirements. Staff answered that the live-work units are a different type of housing and would allow the combination of some commercial space and residential use within the same structure. A maximum of 50 units would be permitted in the Townhome 2 subdistrict, but the parking requirements would need to be assessed at the preliminary plat based on square footage and use. Chairman Davis then opened the public hearing. Elvio Bruni, Huffines Communities, was present, spoke in favor of the proposed amendment, and was 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. Member John Lyng asked if the gas wells were currently capped. Staff responded that the gas wells were currently operating but should they close the planned development provides guidance for redevelopment. Member John Lyng also asked if the multi-family units would dedicate a portion of the units for affordable housing. Elvio Bruni answered that a feasibility assessment had not been done but the development did not anticipate any. *A motion was made by William Meredith to recommend approval of the zone change request and amended concept plan with the following conditions: 1) live-work units shall be included as a permitted use in the Townhome 2 subdistrict and a definition of live-work units shall be included; 2) each subdistrict may be amended independently from the overall planned development. The motion was seconded by MaryEllen Miksa. The motion passed*

unanimously (6-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, July 6, 2020 for a 2nd public hearing and final decision.

There being no other business to discuss, the meeting was adjourned at 7:02 P.M.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

James Davis, Chairman
Planning and Zoning Commission