

MINUTES
PLANNING AND ZONING COMMISSION
JULY 21, 2020

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 (Teleconference); John Lyng (Teleconference); MaryEllen Miksa (Teleconference); James Davis (Teleconference); Alvin Turner (Teleconference); Karen Locke (Teleconference) and Erum Ali (Teleconference).

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

Item 2:

The second item on the agenda was to approve the minutes from the July 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:

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

- A. Preliminary Plat of Parker Place Addition, Containing 131 Residential Lots and 3 Open Space Lots; on 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; Zoned Planned Development – Estate Townhouse District (PD – ETH); Located at the Northeast Corner of Windhaven Parkway and Parker Road (F.M. 544).

Staff gave a brief overview of the proposed final plat and indicated that the applicant requested the item be tabled for consideration until the next Planning & Zoning Commission meeting. *A motion was made by William Meredith to table the item until the Tuesday, August 4, 2020 meeting. The motion was seconded by Karen Locke. The motion passed unanimously (7-0).*

- B. Final Plat of Old Town Lofts Addition, Lot 1, Block A and Lot 1, Block B; on 2.56 Acres out of the J.W. King Survey, Abstract Number 696; Zoned Old Town Center (OTC) District; Located on the Northwest Corner of Elm Street and South Mill Street and the Southeast Corner of Main Street and South Mill Street; a Portion Being a Replat of Lot 1, Block A, Vision Addition and Parts of Lots 2, 3, and 7, Block 4, Kealy Addition.

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 Erum Ali to disapprove the final plat and grant staff the ability to accept and approve the final plat. The motion was seconded by Alvin Turner. The motion passed unanimously (7-0).

Item 4:

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

- A. **Continued Public Hearing:** Consideration of a Zone Change Request from Single Family Residential (R-7.5) to Old Town Mixed Use 2 District (OTMU2); on Approximately 0.52 Acres, Legally Described as Lot 6 and a Portion of Lot 2, Block E, O.T. Lewisville and Located at 135 West Walters Street; as Requested by William Peck of William Peck & Associates Inc., on Behalf of SJC Holdings, LLC, the Property Owner. (Case No. 20-06-2-Z)

Staff gave a brief overview of the proposed zone change request and recommended approval. 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 recommend approval of the zoning change request as presented. The motion was seconded by Karen Locke. The motion passed unanimously (7-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, August 3, 2020 for a second public hearing and final decision.

There being no other business to discuss, the meeting was adjourned at 6:42 p.m.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

James Davis, Chairman
Planning and Zoning Commission