

MINUTES
PLANNING AND ZONING COMMISSION
SEPTEMBER 1, 2020

Item A:

The Lewisville Planning and Zoning Commission meeting was called to order at 6:30 pm by Chairman MaryEllen Miksa through Zoom Virtual Meeting.

Members present: William Meredith (Teleconference); John Lyng (Teleconference); MaryEllen Miksa (Teleconference); Francisca Al-waely (Teleconference); Alvin Turner (Teleconference); Karen Locke (Teleconference) and Erum Ali (Teleconference, Joined meeting at 6:37 pm).

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

Item B:

The second item on the agenda was to approve the minutes from the August 18, 2020, meeting. *A motion was made by John Lyng to approve the minutes as presented, seconded by Alvin Turner. The motion passed unanimously (6-0).*

Item C:

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

1. Regular Hearing: Final Plat of Walters Old Town Addition Lots 1, Block A; on 0.59 Acres out of the John W. King Survey, Abstract Number 320; Zoned Old Town Mixed Use 2 (OTMU2) District; Located at 135 West Walters Street.

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 William Meredith to disapprove the final plat and grant staff the ability to accept and approve the final plat. The motion was seconded by Francisca Al-waely. The motion passed unanimously (6-0).*

2. Regular Hearing: Final Plat of Lewisville Executive Boat & RV Addition, Lot 1, Block A; on 11.95 Acres out of the John H. Havens Survey, Abstract Number 541; Zoned Warehouse (WH) District; Located on the East Side of Railroad Street Approximately 1480 Feet South of East State Highway 121.

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 William Meridith to disapprove the final plat and grant staff the ability to accept and approve the final plat. The motion was seconded by Karen Locke. The motion passed unanimously (6-0).*

Member Erum Ali joined the meeting at 6:37 pm through Zoom Virtual Meeting.

Item D:

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

1. **Public Hearing:** Final Plat of Castle Hills Golf Villas Phase III Addition, Containing 15 Residential Lots and 3 Open Space Lots; on 1.959 Acres, Out of the P.R. Splane Survey, Abstract No. 1212, and J.T. Dooley Survey, Abstract No. 343; with a Townhouse Two (TH-2) Zoning Designation; Located at the Southeast Corner of Lady of the Lake Blvd and Sir Lovell Lane; With Three Associated Variances; Being a Replat of Castle Hills Golf Villas Phase III Addition, Lot 1, Block F, and Lot 1X, Block A.

Staff gave a brief overview of the proposed final plat with three associated variances and recommended approval. Chairman Miksa then opened the public hearing. With no one coming forward to speak the public hearing was then closed. *A motion was made by Karen Locke to recommend approval of the final plat and three associated variances as presented. The motion was seconded by Francisca Al-waely. The motion passed unanimously (7-0).* Staff indicated that the item would appear before the Lewisville City Council on Monday, September 14, 2020 for a second public hearing and final decision.

2. **Public Hearing:** Final Plat of Heritage Towers Addition, Containing Three Open Space Lots and One Multifamily Lot; on 22.33 Acres out of the Stephen 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 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 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 zoning change request as presented. The motion was seconded by Erum Ali. The motion passed unanimously (7-0).*

There being no other business to discuss, the meeting was adjourned at 6:47 p.m.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

MaryEllen Miksa, Chairman
Planning and Zoning Commission