

**MINUTES
PLANNING AND ZONING COMMISSION**

MAY 2, 2023

Item A: Call to Order and Announce that a Quorum is Present

With a quorum present, the Lewisville Planning and Zoning Commission meeting was called to order by Chair MaryEllen Miksa at 6:30 p.m. on Tuesday, May 2, 2023, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair MaryEllen Miksa; Vice-Chair Erum Ali; Karen Locke; Alvin Turner; Robert French; and Francisca Al-waely

Members absent: Ryan Conway

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; Alexis Barnett, Planner; Joseph Ducay, Planner; Patty Dominguez, Planning Technician

Item B: Approval of Minutes

1. The first item on the agenda was to approve the minutes from the April 18, 2023, Joint Meeting with the Capital Improvement Advisory Committee. *A motion was made by Karen Locke to approve the minutes as presented, seconded by Vice-Chair Erum Ali. The motion passed unanimously (6-0).*

Item C: Regular Hearing

There were three items for consideration:

2. Final Plat of Harris 7 Addition, Containing Seven Residential Lots and One Open Space Lot; on 0.306 Acres out of the A.G. King Survey, Abstract Number 698; Zoned Old Town Mixed-Use Two (OTMU-2) District, Located at the Southeast Corner of Harris Street and East Walters Street. (23-04-3-FP)

Michele Berry, Planning Manager, gave a brief overview of the proposed final plat with a recommendation to disapprove the final plat due to deficiencies and delegate to staff the authority to accept and approve the plat once the listed deficiencies are corrected. The approved plat will be brought to the chair for signature. There was no discussion on this item. *A motion was made by Vice-Chair Erum Ali to disapprove the final plat due to deficiencies and delegate to staff the authority to accept and approve the plat once the listed deficiencies are corrected. The motion was seconded by Robert French. The motion passed unanimously (6-0).*

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3. Final Plat of Green Industrial Addition, Lot 1, Block A; on 2.659 Acres, out of the L.N. Sparks Survey, Abstract No. 1214; Zoned Agriculture Open (AO) District and Light Industrial (LI) District; Located on the Southwest Corner of East Main Street and Valley Ridge Boulevard. (23-04-2-FP)

Alexis Barnett, Planner, gave a brief overview of the proposed final plat with a recommendation to disapprove the final plat due to deficiencies and delegate to staff the authority to accept and approve the plat once the listed deficiencies are corrected. The approved plat will be brought to the chair for signature. There was no discussion on this item. *A motion was made by Francisca Alwaely to disapprove the final plat due to deficiencies and delegate to staff the authority to accept and approve the plat once the listed deficiencies are corrected. The motion was seconded by Alvin Turner. The motion passed unanimously (6-0).*

4. Preliminary Plat of Willows at Oakbend, Containing 41 Townhome Lots, 21 Single Family Detached Lots and Four Greenspace Lots; on 7.940 Acres out of the L. Bourgeois Survey, Abstract Number 52; Zoned Planned Development Estate Townhouse (PD-ETH) District, Located at 301 and 333 East Uecker Lane. (23-04-2-PP)

Joseph Ducay, Planner, gave a brief overview of the proposed preliminary plat with a recommendation to disapprove the preliminary plat due to deficiencies and delegate to staff the authority to accept and approve the plat once the listed deficiencies are corrected. The approved plat will be brought to the chair for signature. There was no discussion on this item. *A motion was made by Karen Locke to disapprove the preliminary plat due to deficiencies and delegate to staff the authority to accept and approve the plat once the listed deficiencies are corrected. The motion was seconded by Vice-Chair Erum Ali. The motion passed unanimously (6-0).*

Item D: Public Hearing

There were three items for consideration. Chair Miksa stated that items 5 and 6 go together and that a joint public hearing would be opened for both but would be voted on separately.

5. Public Hearing: Consideration of a Zone Change Request from Heavy Industrial (HI) District Zoning to Light Industrial (LI) District Zoning; on Approximately 2.295-Acres, Legally Described as Lot 1, Block A, 121 Railroad Addition; Located at the East Side of South Railroad Street, Approximately 1,300 feet South of State Highway 121 Business as Requested by Greg Smith, Monaco Pinnacle, on Behalf of ALW Land Properties LLC, the Property Owner. (Case No. 23-04-7-Z).

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6. Public Hearing: Consideration of a Special Use Permit for a Self-Service Storage Facility; on Approximately 2.295-Acres, Legally Described as Lot 1, Block A, 121 Railroad Addition, Zoned Heavy Industrial (HI) District, With a Proposed Zoning of Light Industrial (LI) District; Located on the East Side of South Railroad Street, approximately 1,300 feet south of State Highway 121 Business as Requested by Greg Smith, Monaco Pinnacle, on Behalf of ALW Land Properties LLC, the Property Owner. (Case No. 23-01-2-SUP)

Joseph Ducay, Planner, gave a brief overview of the proposed zone change request and special use permit request with a recommendation to recommend approval as presented. Staff addressed question regarding the location of the property. Chair Miksa opened a joint public hearing for items 5 and 6. Greg Smith spoke before the Planning and Zoning Commission stating he was the owner of MP Garages and was available to answer any questions. With no one else indicating a desire to speak the public hearing was then closed. There was no discussion on both items.

A motion was made by Francisca Al-waely to recommend approval of the zone change request as presented. The motion was seconded by Vice-Chair Erum Ali. The motion passed unanimously (6-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, June 5, 2023 at 7:00 p.m. for a second public hearing and final decision.

A motion was made by Karen Locke to recommend approval of the special use permit request as presented. The motion was seconded by Francisca Al-waely. The motion passed unanimously (6-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, June 5, 2023 at 7:00 p.m. for a second public hearing and final decision.

7. Public Hearing: Consideration of an Amendment to Ordinance Number 0428-22-ZON, Known as the Castle Hills Planned Development, by Amending Section V, the Realm Subdistrict, to Include Additional Standards for Multi-Family Development in the General Business Two (GB2) Zoning District and Section VII, Definitions, to Add a Definition For a Live/Work Unit.

Richard Luedke, Planning Director, gave a brief overview of the proposed text amendments to the Castle Hills Planned Development ordinance with a recommendation to recommend approval as presented. Chair Miksa opened the public hearing. David Palmer with Weitzman Group and developer for the Castle Hills Marketplace development gave a brief presentation. Staff addressed question regarding the percentage of flex space. With no one else indicating a desire to speak the public hearing was then closed. There was no discussion on this item. A motion was made by Vice-

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Chair Erum Ali to recommend approval of the proposed amendments to Ordinance Number 0428-22-ZON as presented. The motion was seconded by Robert French. The motion passed unanimously (6-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, May 15, 2023 at 7:00 p.m. for a second public hearing and final decision.

Item E: Adjournment

A motion was made by Karen Locke to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Francisca Al-waely. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:57 p.m.

These minutes approved by the Planning and Zoning Commission on May 16, 2023.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

MaryEllen Miksa, Chairman
Planning and Zoning Commission