

**MINUTES**  
**JOINT MEETING OF THE PLANNING AND ZONING COMMISSION, OVERLAY**  
**DISTRICT BOARD AND TRANSPORTATION BOARD**

**NOVEMBER 7, 2023**

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**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, November 7, 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; Jack Tidwell; Rick Lewellen; Karen Locke; Ryan Conway and Francisca Al-waely

Members absent: none

Staff members present: Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Grace Martin-Young, Planning Intern; Alexis Barnett, Planner; Patty Dominguez, Planning Technician; Sirwan Shahooei, Traffic Engineer; Duane Klosterman, Administrative Analyst.

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**Item D: Public Hearings**

There were four items for consideration:

2. Public Hearing: Consideration of a Zone Change From Agriculture - Open Space (AO) District to Light Industrial (LI) District; on Approximately 2.02 Acres out of the J.C. Moffett Survey, Abstract 886, and the Henry Turner Survey, Abstract 1248, Located on the East Side of Duncan Lane Approximately 1,200 feet South of Spinks Road; as Requested by Patrick and Karan Swann, the Property Owners. (Case No. 23-09-16-Z)

Alexis Barnett, Planner, gave a brief overview of the proposed zone change request with a recommendation to recommend approval as presented. Staff addressed questions regarding outside storage, public comment, and communication with Town of Flower Mound. Staff stated outside storage will be limited to ten percent and it is anticipated they will be storing outdoor equipment for their lawn business. No public comments or inquiries have been received. Town of Flower Mound has been contacted and during the platting process it will also be sent to them for review. Chair Miksa opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. There was no discussion on this item. A motion was made by Francisca Al-waely to recommend approval of the zone change request as presented. The motion was seconded by Karen Locke. The motion passed unanimously (7-0). Michele Berry, Planning Manager, stated that the item would appear before the Lewisville City Council on Monday, December 4, 2023 at 7:00 p.m. for a second public hearing and final decision.