

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**FEBRUARY 6, 2024**

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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, February 6, 2024, 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 (arrived at 6:33 p.m.); Rick Lewellen; and Francisca Al-waely

Members absent: Karen Locke, Ryan Conway

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; Grace Martin-Young, Planner; Patty Dominguez, Planning Technician; Tom Legler, Fire Marshal.

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5. Public Hearing: Consideration of a Recommendation for a Zone Change From Public Use (PU) District Zoning to Planned Development - Estate Townhouse (PD-ETH) District on 47.641 Acres, Legally Described as a Tract of Land out of the R. F. Hardin Survey, Abstract Number 613, the D. Cook Survey, Abstract Number 234, the T. A. West Survey, Abstract Number 1345, and the B. Schoonover Survey, Abstract Number 1209; Located on the East Side of Josey Lane Approximately 3,000 feet South of Windhaven Parkway; as Requested by Patricia Fant, McAdams, on Behalf of Lewisville Independent School District, the Property Owner. (23-10-8-PZ)

Michele Berry, Planning Manager, gave a brief overview of the proposed zone change request with a recommendation to recommend approval as presented. The applicant, Patricia Fant, was present and available for questions. Chair Miksa opened the public hearing. Nichelle Sullivan, 1835 Parker Road, Carrollton, Texas 75010, spoke in opposition of this item, stating she is not opposed to growth but is concerned with traffic on Josey Lane and would prefer to see a public park. Hector Garza, 1420 Lake Falls Ter., spoke in opposition of this item and expressed concerns with traffic on Josey Lane. Staff addressed questions about traffic concerns. Applicant addressed questions to traffic impact, plans for public park space, water and sewer. 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 Erum Ali to recommend approval of the zone change request as presented. The motion was seconded by Rick Lewellen. The motion passed unanimously (5-0). Richard Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on Monday, March 4, 2024 at 7:00 p.m. for a second public hearing and final decision.