

MINUTES
PLANNING AND ZONING COMMISSION
FEBRUARY 20, 2024

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 6:36 p.m. on Tuesday, February 20, 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, Rick Lewellen, Karen Locke, and Ryan Conway

Members absent: Francisca Al-waely

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Grace Martin-Young, Planner I

Item B1: Approval of Minutes

The first item on the agenda was to consider the minutes from the February 6, 2024, Meeting. A motion was made by Erum Ali to approve the minutes as presented, seconded by Karen Locke. The motion passed unanimously (6-0).

Item D: Public Hearings

4. Public Hearing: Consideration of a Zone Change from General Business (GB) District to Single-Family Residential 5,000 Square Foot Lot (R5) District on 0.285-Acres Legally Described as Stuart Addition Block B, Lot 9; Located at 106 Martin Street; as Requested by Jonathan Kroneman, the Applicant, on Behalf of Inez Aguirre, the Property Owner (24-01-1-PZ).

Jon Beckham, Senior Planner, gave a brief overview of the proposed zone change with a recommendation to recommend approval as presented. The property owner, Inez Aguirre, was present and available for questions. Staff addressed the question and clarified that this property is not located within the Old Town Design District, therefore does not need to go through Old Town Design Committee. Chair Miksa opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. Staff addressed the question as to why this property needs to go through the zone change first before taking variance request to the Zoning Board of Adjustment. Staff further explained there's no variances to approve without zoning. There was no discussion on this item. A motion was made by Rick Lewellen to recommend approval of the zone change as presented. The motion was seconded by Jack Tidwell. The motion passed unanimously (6-0). Richard Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on Monday, March 18, 2024 at 7:00 p.m. for a second public hearing and final decision.