

**DRAFT EXCERPT OF THE MINUTES  
PLANNING AND ZONING COMMISSION**

**AUGUST 6, 2019**

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**Item 1:**

The Lewisville Planning and Zoning Commission meeting was called to order at 6:30 pm by Chairman James Davis.

Members present: William Meredith, John Lyng, MaryEllen Miksa, James Davis, Alvin Turner, Karen Locke, and Erum Ali.

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

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**Item 6:**

Public Hearing – Plans and Zoning Text Amendments were next on the agenda. There were two items for consideration:

A. **Public Hearing:** Consider Amending the Old Town Master Plan

Staff gave a presentation of the proposed amendments and recommended approval. Chairman Davis then opened the public hearing. With no one coming forward to speak, the public hearing was then closed. Member William Meredith expressed his pleasure with the proposed amendments. Member MaryEllen Miksa asked for confirmation that any second-floor office uses would be ADA Complaint, which staff affirmed. A motion was made by William Meredith to approve Amending the Old Town Master Plan as presented. The motion was seconded by Erum Ali. The motion passed unanimously (7-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, August 19, for a second public hearing and final decision.

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B. **Public Hearing:** Consider Amending Chapter 17, Zoning, of the Lewisville City Code, by Amending Section 17-3, Definitions and Additional Use Regulations, to add a Definition for Professional Offices; Section 17-22.6, Old Town Center Business District Regulations, to Create a Subdistrict Within the District with Additional Restrictions on Height and a Subarea Within the Subdistrict with Additional Restrictions on Uses; and Section 17-29.5, “SUP” Special Use Permit, to Clarify the Transferability of an SUP.

Staff gave a presentation of the proposed amendments and recommended approval. Member Karen Locke asked how many stories a 75-foot maximum building height would be and if the K&W site in Old Town would be within the area with 75-foot height maximum. Staff answered that 75-foot was approximately five stories and confirmed the K&W site would be within the area with the 75-foot height maximum. Member John Lyng asked for additional information on nonconformities created and reoccupying existing office uses on ground floors. Staff explained existing offices could be re-occupied within 90 days by another office use without requiring a Special Use Permit.

Chairman Davis then opened the public hearing. With no one coming forward to speak, the public hearing was then closed. *A motion was made by William Meredith to approve the Amendments as presented. The motion was seconded by MaryEllen Miksa. The motion passed unanimously (7-0).* Staff indicated that the item would appear before the Lewisville City Council on Monday, August 19, for a second public hearing and final decision.

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