

Lewisville Planning Board
Regular Meeting Minutes – September 11, 2024
Lewisville Town Hall – 1st Floor Council Chamber

1. Call to Order

- a. Chair Tom Lawson called the meeting to order at 6:00 p.m.

2. Roll Call

- a. Members present were Tom Lawson, Michael Mulligan, Kate Sonney, Philip May, Rob Herald and Marc Maready. Absent were Lynn Fulton. Also attending were Town Attorney Elliot Fus, Town Manager Stacy Tolbert and Planner Adam Barr.

3. Regular Business

- a. Approval of Agenda

- i. Michael Mulligan moved to approve the agenda. The motion was seconded by Rob Herald and approved unanimously.

- b. Approval of Minutes

- i. Philip May moved to approve the August 14, 2024 minutes. The motion was seconded by Michael Mulligan and approved unanimously.

4. Public Comment

None.

5. Technical Review

- a. L-PBR 2024-02 Shady Brook Acres Subdivision

- i. Planner Adam Barr presented the proposal. It is for a conventional major subdivision in the RS-9 zoning. This is a use allowed by right, therefore approval will need to be based upon conformance with the UDO.
- ii. Philip May inquired about the community meeting that discussed at the briefing. Milt Rhodes with Arden Homes, spoke to the meeting and discussions had. Some additional buffering will now be proposed to some of the abutting parcels north of the entrance of the development across from Saddlebrook.
- iii. Philip May wanted to note for the record that he had done work for Arden many years in the past.
- iv. Michael Mulligan moved to recommend the approval, with the addition of the discussed buffering, of the amendment finding that it meets the standards of the UDO. The motion was seconded by Philip May and approved unanimously.

6. Public Hearings

- a. UDO L-168 Golf Driving Range – Zoning Text Amendment

- i. Planner Adam Barr presented the text amendment. The amendment is designed to align the regulations of the use of golf driving ranges with that of golf courses due to their similar character. The UDO sections that will be effected are UDO Chapter B, Article II Table B.2.6 Permitted Uses; Chapter B, Article II Section 5.32 Golf Driving Range; & Article III Section 2.1 Sign Regulations.
- ii. The public hearing was opened.
- iii. With no one to speak, the public hearing was closed.
- iv. Kate Sonney moved to recommend approval of the amendment finding it to be consistent with the Lewisville Comprehensive Plan as well as reasonable and in the public interest. The motion was seconded by Rob Herald and approved unanimously.

- b. L-110 7825 Shallowford Rd – Zoning Map Amendment

- i. Planner Adam Barr presented the map amendment. The applicant is requesting the property to be rezoned from RS-40 (County) to RS-40 (Town) as part of a request for annexation.
- ii. The public hearing was opened.
- iii. With no one to speak, the public hearing was closed.
- iv. Tom Lawson moved to recommend approval contingent upon annexation, of the amendment finding it to be consistent with the Lewisville Comprehensive Plan as well as reasonable and in the public interest. The motion was seconded by Marc Maready and approved unanimously.

7. **Continued Business/Work Session**

None.

8. **New Business**

None.

9. **Reports & Updates**

a. Chair

i. None.

b. Town Manager

i. None.

c. Attorney

i. Explained that there are state statutes regarding statements of consistency with any comprehensive or land use plans when making land use decisions, which is he may remind the board to include this in their motion language.

10. **Meeting Review**

a. Action Item Consensus/Next Steps as discussed above.

Next Meetings

1. October 9, 2024

2. November 13, 2024

11. **Adjournment**

a. Having no other business to discuss, Philip May moved to adjourn the meeting at 6:40 p.m. The motion was seconded by Rob Herald and approved unanimously.

Tom Lawson, Chair

ATTEST:

Adam Barr, Planner