

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**MARCH 16, 2021**

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**Item A:**

The Lewisville Planning and Zoning Commission meeting was called to order at 6:30 pm by Chair MaryEllen Miksa through Zoom Virtual Meeting.

Members present: William Meredith (Teleconference); MaryEllen Miksa (Teleconference); Karen Locke (Teleconference); Francisca Al-waely (Teleconference).

Members absent: Alvin Turner, Erum Ali and John Lyng.

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager (Teleconference); June Sin, Planner (Teleconference).

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**Item B:**

The second item on the agenda was to approve the minutes from the March 2, 2021, meeting. A motion was made Francisca Al-waely to approve the minutes as presented, seconded by Karen Locke. The motion passed unanimously (4-0).

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**Item C:**

Consent Agenda - Plats were next on the agenda. There was one item for consideration:

1. Final Plat of Castle Hill Realm West Addition Phase 2, Containing Three Commercial Lots on 2.041 Acres out of the Amos Singleton Survey, Abstract Number 1138, with a Zoning Designation of General Business 2 (GB2), Located at the Southwest Corner of the Sam Rayburn Tollway (SH 121) and Castle Hills Drive Intersection, and Being a Replat of Castle Hills - Realm West Addition Phase Two, Lots 2 and 3, Block E.

Staff gave a brief overview of the proposed final plat and recommended approval as presented. A motion was made by Karen Locke to recommend approval of the final plat as presented. The motion was seconded by William Meredith. The motion passed unanimously (4-0).

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**Item D:**

Regular Hearing - Plats were next on the agenda. There were three items for consideration:

1. Regular Hearing: Final Plat of The Mill Old Town Addition, Containing one Lot, Being 4.743 Acres out of J. W. King Survey, Abstract Number 696, a Portion Being a Replat of Lots 6, 7, 8, and the Eastern 40-Foot of Lot 5, Kealy Addition, Zoned General Business (GB) and Single-Family Residential - 7.5 (R-7.5); Located at the Northwest Corner of the West Purnell Street and South Mill Street Intersection.

Staff gave a brief overview of the proposed final plat with a recommendation of disapproval due to deficiencies and a recommendation to delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. Once the deficiencies listed are corrected the approved plat will be brought to the Chair for signature. *A motion was made by William Meredith to disapprove the final plat and grant staff the ability to accept and approve the final plat. The motion was seconded by Karen Locke. The motion passed unanimously (4-0).*

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2. Regular Hearing: Preliminary Plat of SH 121 & Parker Road (FM 544) or Castle Hills Crown Centre Tract A; Containing Five Commercial and Multifamily Lots on 24.53 Acres out of the BBB & C Survey, Abstract Number 180, the J.E. McWhorter Survey, Abstract Number 1690, and the S.M. Hayden Survey, Abstract Number 537; with a Zoning Designation of General Business 2 (GB2); Located on the South Side of State Highway 121, the North Side of Midway Road and the West Side of Parker Road (FM 544)

Staff gave a brief overview of the proposed preliminary plat with a recommendation of disapproval due to deficiencies and a recommendation to delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. Once the deficiencies listed are corrected the approved plat will be brought to the Chair for signature. *A motion was made by William Meredith to disapprove the preliminary plat and grant staff the ability to accept and approve the final plat. The motion was seconded by Francisca Al-waely. The motion passed unanimously (4-0).*

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3. Regular Hearing: Preliminary Plat of SH 121 & Parker Road (FM 544) or Castle Hills Crown Centre Tract B, Containing Eight Commercial and Multifamily Lots on 32.099 Acres out of the BBB & C Survey, Abstract Number 180; With a Zoning Designation of General Business 2 (GB2); Located Between State Highway 121 Business, the Sam Rayburn Tollway (SH 121) and Parker Road (FM 544).Final Plat of The Mill Old Town Addition, Containing one Lot, Being 4.743 Acres out of J. W. King Survey, Abstract Number 696, a Portion Being a Replat of Lots 6, 7, 8, and the Eastern 40-Foot of Lot 5, Kealy Addition, Zoned General Business (GB) and Single-Family Residential - 7.5 (R-7.5); Located at the Northwest Corner of the West Purnell Street and South Mill Street Intersection.

Staff gave a brief overview of the proposed preliminary plat with a recommendation of disapproval due to deficiencies and a recommendation to delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. Once the deficiencies listed are corrected the approved plat will be brought to the Chair for signature. *A motion was made by Karen Locke to disapprove the preliminary plat and grant staff the ability to accept and approve the final plat. The motion was seconded by Francisca Al-waely. The motion passed unanimously (4-0).*

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There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:40 P.M.

Respectfully Submitted,

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Michele Berry, AICP  
Planning Manager

Approved,

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MaryEllen Miksa, Chair  
Planning and Zoning Commission