

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**JUNE 15, 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.

Members present: Jordan Zongol; Sheila Taylor; Alvin Tuner; MaryEllen Miksa; Karen Locke; Erum Ali; Francisca Al-waely.

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Theresa Ernest, Planning Technician.

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**Item B:**

The second item on the agenda was to approve the minutes from the May 18, 2021 Meeting. *Member Sheila Taylor had comments regarding her misspelled name. A motion was made by Karen Locke to correct the minutes, seconded by Erum Ali. The motion passed unanimously (7-0).*

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**Item C:**

Regular Hearing - Plats were next on the agenda. There was one item for consideration:

2. Regular Hearing: Final Plat of MacArthur Business Park Addition, Lot 1R, Block A; on 11.996 Acres out of the Thomas B. Garvin Survey, Abstract Number 506; Zoned Light Industrial (LI) District; Located on the Northwest Corner of the State Highway 121 (Sam Rayburn Tollway) and Shelby Drive Intersection, and on the East Side of MacArthur Boulevard; Being a Replat of Vista Ridge/MacArthur Addition Lots 2 and 4, Block A.

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. Chair Miksa then opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. *A motion was made by Erum Ali to disapprove the final plat and grant staff the ability to accept and approve the final plat once the listed deficiencies are corrected. The motion was seconded by Francisca Al-waely. The motion passed unanimously (7-0).*

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**Item D:**

Public Hearing – Plans & Zoning Text Amendments were next on the agenda. There was one item for consideration:

3. Public Hearing: Consideration of a Recommendation for Amendments to Chapter 17, Zoning, of the Lewisville City Code, by Amending Section 17-22.7, Old Town Mixed Use 2 District Regulations, to Amend Multifamily Requirements to Reduce the Minimum Floor Area of a Multifamily Dwelling.

Staff gave a brief overview of the proposed text amendment with a recommendation of approval as presented. Chair Miksa then opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. A motion was made by Karen Locke to recommend approval of the zoning code amendment as presented. The motion was seconded by Jordan Zongol. The motion passed unanimously (7-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, July 19, 2021, for a second public hearing and final decision.

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**Item E:**

Other Business was next on the agenda. There was one item for discussion:

4. Select a Vice Chair for the Planning and Zoning Commission

Chair Miksa gave an overview regarding the selection procedure for a Vice Chair. A motion was made by Chair Miksa to nominate Erum Ali to the Vice Chair position. The motion was seconded by Karen Locke. The motion passed unanimously (7-0).

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**Item F:**

There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:39 pm.

Respectfully Submitted,

Approved,

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Michele Berry, AICP  
Planning Manager

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MaryEllen Miksa, Chair  
Planning and Zoning Commission