

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**APRIL 16, 2024**

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**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 6:30 p.m. on Tuesday, April 16, 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: Michele Berry, Planning Manager; Lauren Cook, Planner I; Patty Dominguez, Planning Technician.

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**Item B1: Approval of Minutes**

The first item on the agenda was to consider the minutes from the April 2, 2024, Meeting. A motion was made by Karen Locke to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (6-0).

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**Item C: Public Hearing**

2. Public Hearing: Consideration of a Special Use Permit for Automotive Repair (Minor); on Approximately 7.662 Acres Legally Described as Lot 5R, Block A, Crossroads Center North Addition, Located at 2601 East State Highway 121 Business Suite 206, Zoned Light Industrial District (LI); as Requested by Jason Burrell, Masterpiece Printing, on Behalf of RLS Realty LLC, the Property Owner. (Case No. 24-03-3-SUP)

Michele Berry, Planning Manager, gave a brief overview of the subject property with a recommendation to recommend approval of the special use permit as presented. Rick Lewellen asked if they would only be working on cars only and no trucks. Staff stated it would be cars and pick-up trucks as no larger vehicles would be able to fit. Chair Miksa opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. There was no discussion on this item. A motion was made by Rick Lewellen to recommend approval of the special use permit as presented. The motion was seconded by Jack Tidwell. The motion passed unanimously (6-0). Michele Berry, Planning Manager, stated that the item would appear before the Lewisville City Council on April 20, 2024 for a second public hearing and final decision.

Chair Miksa asked about the May 7<sup>th</sup> 2024 Planning and Zoning Commission meeting start time. Michele Berry confirmed that the start time for the May 7<sup>th</sup> meeting will be at 5:30 pm. Michele encouraged the commissioners to arrive as soon as they can even if they arrive late. The Planning and Zoning Commission meeting will start at 5:30 pm then the joint workshop session with City Council will start at 6:00 pm. Michele confirmed that both meetings will be held in the Council Chambers.

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**Item D: Adjournment**

A motion was made by Rick Lewellen to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Karen Locke. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:36 p.m.

These minutes will be approved by the Planning and Zoning Commission at the next scheduled meeting.

Respectfully Submitted,

Approved,

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Michele Berry, AICP  
Planning Manager

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MaryEllen Miksa, Chair  
Planning and Zoning Commission