

**MINUTES
PLANNING AND ZONING COMMISSION
JUNE 19, 2018**

Item 1:

The Lewisville Planning and Zoning Commission meeting was called to order at 6:30 pm. Members present: William Meredith, John Lyng, MaryEllen Miksa, Kristin Green, Karen Locke, and James Davis. Member Alvin Turner was absent.

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; June Sin, Planner and Theresa Ernest, Planning Technician.

Item 2:

The second item on the agenda was to approve the minutes from the June 5, 2018, meeting. A motion was made by William Meredith to approve the minutes, seconded by MaryEllen Miksa. The motion passed unanimously (6-0).

Item 3:

Consent Agenda Plats were next on the agenda. There were two items for consideration:

- A. Final Plat of Crossroads Centre North, Lot 2, Block G; on a 15.2-Acre Tract of Land out of the J. Chowning Survey, Abstract Number 243; Zoned Multi-Family 2 District; Located on the South Side of Lake Ridge Road, Approximately 400 Feet East of Shelby Lane.
- B. Final Plat of Mill Street Elementary, Lot 1, Block A; on a 14.8-Acre Tract of Land out of the E. Pickett Survey, Abstract Number 1014; Zoned Public Use District; Located at 136 East Purnell Street.

Items 3A and 3B were read jointly. Staff gave a brief overview of the proposed final plats and recommended approval. A motion was made by Karen Locke to recommend approval of item 3A as presented and item 3B with the following condition on Item 3B: 1) Recording information for the ROW dedication shall be shown on the face of the plat prior to being filed with Denton County. The motion was seconded by James Davis. The motion passed unanimously (6-0).

Item 4:

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

- C. **Public Hearing:** Final Plat of Tres Settlers Addition, Lot 1R, Block A; on a 4.83-Acre Tract of Land out of the L. Burgeios Survey, Abstract No. 52; Zoned General Business District (GB); Located on the west side of MacArthur Boulevard, south of Lewis Drive and North of East Vista Ridge Mall Drive; Being a Replat of Tres Settlers Addition, Lots 1, 2 and 3, Block A.

Staff gave a brief overview of the proposed final plat and recommended approval. Chairman Green then opened the public hearing. With no one coming forward to speak, the public hearing was then closed. *A motion was made by MaryEllen Miksa to recommend approval of the final plat. The motion was seconded by Karen Locke. The motion passed unanimously (6-0).*

Item 5:

Public Hearing Zoning & Special Use Permits were next on the agenda. There were two items for consideration:

- A. **Public Hearing:** Consideration of a Special Use Permit for a Truck Parking Lot; on an Approximately 3.612-Acre Tract of Land, out of the John H. Haven Survey Abstract Number 541; Located on the East Side of Railroad Street Approximately 2,400 Feet South of State Highway 121 Business; Zoned Heavy Industrial District (HI); as Requested by Chris Franke, Bannister Engineering, on Behalf of Luis L. Pedraza, Terra Enterprises LLC, the Property Owner. (Case No. SUP-2018-06-11)

Staff gave a brief overview of the proposed special use permit request and recommended approval. The applicant was present and available to answer any questions. Member Karen Locke asked for additional information regarding paving on the proposed site. Staff clarified that the existing property contains gravel surfaces that will be paved to comply with current City standards. Chairman Green expressed concerns regarding landscaping and storm water impact fees. Staff responded that the landscape enhancement was required as part of the special use permit, and the applicant answered that they were aware of the fees and were holding discussion with staff. Staff also explained that the storm water impact fee would be based on a calculation of impervious surface percentage, which would be part of the engineering site plan process. Chairman Green then opened the public hearing, and with no one coming forward to speak, the public hearing was then closed. *A motion was made by James Davis to recommend approval of the proposed special use permit request. The motion was seconded by John Lyng. The motion passed unanimously (6-0).* Staff indicated that this item would appear before the City Council on July 16th for a second public hearing and a final decision.

- B. **Public Hearing:** Consideration of a Special Use Permit (SUP) for an Expansion of a Recreational Vehicle Sales, Display and Repair (Outdoor) Facility; on Approximately 13.4232-Acres Legally Described as Lot 1R, Block A, National Indoor Storage Addition and Lot 1, Block A, Auto Master Addition; Located at 498 East State Highway 121 Business, Zoned Light Industrial District (LI) and General Business District (GB) as Requested by David Norris, Foresite Group, on Behalf of National Indoor Storage I, LLC dba National Indoor RV Centers, the Property Owner. (Case No. SUP-2018-06-10)

Staff gave a brief overview of the proposed special use permit request and recommended approval. The applicant gave a summary of the proposed project and was available to answer any questions. Chairman Green asked if different uses were anticipated in this area with the location being near Mill Street and if the expanded business was compatible with the Vision 2025 plan. Staff responded that redevelopment opportunities were anticipated over time. Chairman Green also asked for additional detail regarding the architecture proposed and the applicant responded. Chairman Green then opened the public hearing, and with no one coming forward to speak, the public hearing was then closed. A motion was made by William Meredith to recommend approval of the proposed special use permit request. The motion was seconded by MaryEllen Miksa. The motion passed unanimously (6-0). Staff indicated that this item would appear before the City Council on July 16th for a second public hearing and a final decision.

Item 6:

Public Hearing Small Area Plans were next on the agenda. There was one item for consideration:

- C. **Public Hearing:** Consideration of the Adoption of the Old Town North Small Area Plan and the Southwest Lewisville Small Area Plan.

Staff gave a brief overview of the proposed Small Area Plans and recommended approval. Member John Lyng asked if the Small Area Plans would be available for the public. Staff answered that they were available online on the City website. Chairman Green asked if the City had received any inquiries from the public, and staff answered there had been inquiries but no concerns expressed by citizens. Chairman Green then opened the public hearing, and with no one coming forward to speak, the public hearing was then closed. A motion was made by James Davis to recommend approval of the proposed special use permit request. The motion was seconded by Karen Locke. The motion passed unanimously (6-0). Staff indicated that this item would appear before the City Council on July 2nd for a second public hearing and a final decision.

There being no other business to discuss, the meeting was adjourned at 6:55 p.m.

Respectfully Submitted,

Approved

Michele Berry, AICP
Planning Manager

Kristin Green, Chairman
Planning and Zoning Commission