

**MINUTES
PLANNING AND ZONING COMMISSION
JULY 17, 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, Alvin Turner, Karen Locke, and James Davis.

Staff members present: Richard Luedke, Planning Director; June Sin, Planner; Jonathan Beckham, Planner and Theresa Ernest, Planning Technician.

Item 5:

Public Hearing Zoning & Special Use Permits were next on the agenda. There was one item for consideration:

- A. **Public Hearing:** Consideration of a Special Use Permit for a Minor Automobile Services Including Tune-up and Repair Services, Tire Stores and Car Washes Facility; on an Approximately 1.0302-Acre Tract of Land, out of the Robert Owens Survey Abstract No. 982; Legally Described as Lot 7B, Block A, SEC Garden Ridge & 1171 Addition and Located at 1540 West Main Street, Zoned Local Commercial District (LC); as Requested by Wes Gustin, Triune Architecture, on Behalf of Youtaek Kim, Urban Car Wash LLC, the Property Owner. (Case No. SUP-2018-07-12).

Staff gave a brief overview of the proposed special use permit request and recommended approval with the condition that the applicant will plant the required trees within six months from the date that the special use permit is approved. Chairman Green asked for clarification on why the special use permit would be required for an existing business and what would happen if the request were to be denied. Staff answered that the owner has proposed exterior enhancements which will significantly impact the site. If the request were to be denied the use of the site can continue but any exterior changes will need to be minor. Member James Davis asked for additional assurance that the trees would be planted, and staff answered that the Code Enforcement Department as well as the ordinance granting approval of the special use permit would list the condition. If required, citations can be written, and the special use permit can be revoked. Chairman Green and Member John Lyng asked whether an engineering site plan would be required. Staff responded that the Engineering Department didn't find it necessary for the scope of work proposed. 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 with the following condition: 1) that the applicant plant the required trees within six months of the special use permit approval date. The motion was seconded by James Davis. The motion passed unanimously (7-0). Staff indicated that this item would appear before the City Council on August 20th for a second public hearing and a final decision.
