

**MINUTES
PLANNING AND ZONING COMMISSION
OCTOBER 2, 2018**

Item 1:

The Lewisville Planning and Zoning Commission meeting was called to order at 6:31 pm. Members present: William Meredith, John Lyng, MaryEllen Miksa, Kristin Green, Alvin Turner, Karen Locke, and James Davis.

Staff members present: Michele Berry, Planning Manager; June Sin, Planner.

Item 2:

The second item on the agenda was to approve the minutes from the September 18, 2018, meeting. *A motion was made by James Davis to approve the minutes, seconded by MaryEllen Miksa. The motion passed unanimously (7-0).*

Item 3:

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

- A. Final Plat of Creekview 121 South Addition, Lot 1, Block A; on a 17.327 Acre Tract of Land out of the Amos Singleton Survey, Abstract Number 1138; Zoned Light Industrial (LI); Located on the North Side of State Highway 121, between Leora Lane and Marina Vista Drive.

Staff gave a brief overview of the proposed plat and recommended approval. *A motion was made by William Meredith to recommend approval of the proposed final plat. The motion was seconded by John Lyng. The motion passed unanimously (7-0).*

Item 4:

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 an Auto Repair Shop; on Approximately 9.632-Acres; Legally Described as Lot 2R3, Block A, Waters Ridge Addition Phase II and Located at 1900 Lakeway Drive, Zoned Light Industrial District (LI); as Requested by Bret Flory, Cross Architects, PLLC, on Behalf of Columbia Texas Lakeway Industrial, LLC, the Property Owner. (Case No. SUP-2018-10-14).

Staff gave a brief overview of the proposed special use permit request and recommended approval. The applicant was present and available to answer questions. Chairman Green asked for clarification on the proposed use of the facility and confirmation that a special use permit would be required due to the automotive use. Staff affirmed that a special use permit was necessary, and the applicant explained that the facility would primarily be used for corporate headquarters and

training. Chairman Green also asked for additional detail on the repair timeline. The applicant answered that the vehicles were typically serviced in one day and would not be picked up by customers at the site. Vehicles may be stored overnight at the property but only indoors. Chairman Green then opened the public hearing. Virginia and Ray Larson, 1830 Lakeway Drive, brought forth their concerns and requested additional screening between their property and the neighboring site. Chairman Green, Members James Davis and John Lyng expressed concern with the applicant providing screening when the concern was related to the building and not the proposed use. The applicant stated they were open to working with the neighboring property owner. With no one else 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 (7-0). Staff indicated that the item would appear before the City Council on November 5th for a second public hearing and a final decision.

There being no other business to discuss, the meeting was adjourned at 7:00 p.m.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

Kristin Green, Chairman
Planning and Zoning Commission