

**MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 6, 2018**

Item 1:

The Lewisville Planning and Zoning Commission meeting was called to order at 7:02 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; Jonathan Beckham, Planner; Theresa Ernest, Planning Technician.

-
- A. **Public Hearing:** Consideration of a Special Use Permit (SUP) Request for a Shooting Range (Indoor) on a 2.256-Acre Lot, Legally Described as Corporate Square, Lot 6R-1, Block A; Located at 1915 South Stemmons Freeway; Zoned Light Industrial (LI) District, as Requested by Chris Neill, of Primax Properties, LLC, on Behalf of Lewisville Bassett One LTD, the Property Owner (Case No. SUP-2018-11-16).

Staff gave a brief overview of the proposed special use permit request and recommended approval. Staff also indicated that three alternative standards were proposed for the project and would need separate action from the IH-35E Overlay District Board at another time. The applicant and Kevin Allee, the business owner, were present and available to answer questions. Chairman Green expressed concerns that not all parking on the site would be utilized. Chris Neill, the applicant and Kevin Allee both explained that the existing parking on-site would be used and that the business anticipated full use of the parking lot; 95 parking spaces was their ideal number for their current business model, which the proposed site exceeds. Member Karen Locke asked for additional information regarding the sound mitigation on the property. Kevin Allee explained that the building is solid concrete and would be soundproofed appropriately for gunshots. The retail component of their store should follow their other locations where conversation can be carried at regular volume and is not impacted by the firing range. 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 proposed special use permit request. The motion was seconded by Karen Locke. The motion passed unanimously (7-0). Staff indicated that the item would appear before the City Council on November 19th for a second public hearing and a final decision.
