

**AGENDA
PLANNING AND ZONING COMMISSION
JUNE 5, 2007**

**Council Chambers
151 West Church Street
Lewisville, Texas
6:30 P.M.**

1. CALL TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT.

2. APPROVE MINUTES OF THE MAY 15, 2007 MEETING.

3. CONSENT AGENDA -PLATS

(The following Plats on the Consent Agenda are submitted for approval with no variance requests, or the variances have previously been approved by the City Council. Although individual plats may be discussed or removed from the Consent Agenda list for separate consideration at the request of a citizen or Commission Member, they will otherwise be considered and acted upon with one motion.)

- A. Final Plat of Vista Ridge, Lots 4RA & 4RB, Block J, a 16.52 acre tract zoned Light Industrial (LI), located on Lake Vista Drive about 1,750 feet south of SH 121.
- B. Final Plat of The Austin Ranch West Addition, Lot 1R & 2, Block C, a 62.381 acre tract zoned Light Industrial (LI), located on the northeast corner of Windhaven Parkway and Trinity Drive.
- C. Amended Final Plat of the 121 East Addition, Lot 1, Block A, a 3.57 acre tract zoned Light Industrial (LI), located on the north side of S.H. 121 about 1,000 feet west of it's intersection with the Kansas City Southern Railroad.
- D. Amended Final Plat of Lakeridge Townhomes, Lots 7 & 8, Block A, a 0.150 acre tract zoned Townhouse Two (TH-2), located on the southeast corner of Lake Ridge Road and Leora Lane.
- E. Amended Final Plat of Rockbrook Place Addition, Lots 1-65, Block A, Lots 1-15, Block B, Lots 1-32, Block C & Lots 1-41, Block D. HOA Lots 1X, Block B, & Lot 4X, Block C, a 15.87 acre tract zoned Townhouse Two (TH-2), located on the southeast corner of Rockbrook Drive and Oakbend Lane.
- F. Final Plat of L.I.S.D. Elementary School #39, Lot 1, Block A, a 50.77 acre tract zoned Public Use (PU), located at the northeast corner of the intersection of F.M. 544 and Windhaven Drive.
- G. Final Plat of Carrington Village Addition, Phase I, Lot 28R, Block D, a 0.68 acre Estate Town House zoned tract located at the northeast corner of the intersection of Kielder Drive and Sunderland Drive.

- H. Final Plat of Waters' Ridge Phase II, Lots 2R-1, 2R-2 and 2R-3, Block A, & Lots 4R-2A, 4R-2B and 4R-2C, Block B, a 21.17 acre Light Industrial tract located on both sides of Lakeway Drive south of Corporate Drive.
- I. Final Plat of the Samarz Addition, Lot 1 Block A, a 0.29 acre Light Industrial tract located on the north side of Country Ridge Road about 250 feet east of Business S.H. 121.

4. REGULAR HEARING – PLATS

(The following plats have variances requested and will be considered following a regular hearing in accordance with Local Government Code Section 212)

- A. Final Plat of Juan Enrique Platas Addition, Lot 1, Block A, a 0.86 acre tract zoned Light Industrial (LI), located at 810 Holfords Prairie Road.

5. PUBLIC HEARING – ZONING

- A. Consideration of a zone change request from Single-Family Residential (R7.5) to Old Town Mixed Use Two (OTMU2) on an estimated 1.15 acre tract located on Lots 5, 9, 10, 11 of Block 2 and extension of the O.B. Dick Subdivision, and addition to the City of Lewisville, Texas. The request is being made by Central Baptist Church the property owner. (Case No. PZ20070509)
- B. Consideration of a zone change request from Office District (OD) to Old Town Mixed Use Two (OTMU2) on a 0.19 acre tract located at the 225 North Hatcher Street, Lot 8 of the Rawlings Addition. The request is being made by Mike McCary with authorization from Steve Harkrider, the current property owner. (Case No. PZ20070510)
- C. Consideration of a zone change request from Agriculture-Open Space (AO) to Light Industrial (LI) on two tracts of land totaling 1.0 acre located at northwest corner of Country Ridge Road and Park Street and the southernmost portion of the unplatted Park Street access easement. The request is being made by Yousef Maleki, the current property owner. (PZ20070511)
- D. Consideration of a zone change request from Agriculture-Open Space (AO)/Light Industrial (LI) on a 119.52 acre tract located at the west side of Railroad Street Between Bennett Lane and Business State Highway 121. The request is being made by Hillwood Enterprises L.P., with the consent of the current property owners (Case No. PZ20070512)
- E. Consideration of an Ordinance Amending Chapter 17 of the Lewisville Code of Ordinances, Zoning Ordinance Section 17-22 to Add Three New Sections Regulating Mixes Use Developments.

6. OTHER BUSINESS

7. ADJOURNMENT

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The Lewisville City Hall and Council Chambers are wheelchair accessible. Access to the building is available at the primary south (front) entrance facing Church Street. Special parking spaces are available at either the southeast or southwest parking lot areas. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or

hearing impaired, readers, or large print, are requested to contact the Planning & Community Services Division Manager's office at (972) 219-3456 or by FAX at (972) 219-3698 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.