

**MINUTES  
PLANNING AND ZONING COMMISSION  
May 1, 2007**

**Item 1:**

The Lewisville Planning and Zoning Commission was called to order at 6:58 p.m. Members present were Ron Aljoe (Chairman), Lathan Watts, Karen Boenker (Vice-Chairman), Rod Russell,

Jim Gallegos, Joy Townsend and Bobby Fowler were absent.

Staff members Gene Lewis, Elizabeth Trosper and Sarah McLain were present.

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**Item 2:**

A motion was made by Karen Boenker to approve the April 3, 2007 meeting minutes, seconded by Rod Russell. The motion passed unanimously (4-0).

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**Item 3:**

The regular hearing plats were next on the agenda. These are plats with no variances requested or the variances have already been approved by the City Council. There were four plats under consideration:

- Final Plat of The Manors At Vista Ridge I, Lot 1, Block A, Lot 1X, Block B, Lot 1-35, Block C, Lot 1-16, Block D, Lot 1-10, Block E, Lot 1-11, Block F, Lot 1X, Block G, a 8.341 acre tract zoned General Business (GB) and Townhouse Two Residential (TH-2), located at the South East Corner of Mac Arthur & Vista Ridge Mall Dr. A replat of Lot 1, Block A, Limestone Ranch at Vista Ridge Apartments.
- Final Plat of the Manors At Vista Ridge II, Lot 1X, Block A, Lot 1-41, Block B, Lot 1-9, Block C, Lot 1-13, Block D, Lot 1-10, Block E, Lot 1X, Block F, a 6.158 acre tract zoned Townhouse Two Residential (TH-2), located at the Northeast corner of Rockbrook Dr. & Highland Dr. A replat of Lot 2A, Block A, Rockbrook Elementary School Addition Lot 2A and Lot 2B, Block A.
- Final Plat of The Faith Addition, Lot 1, Block A, a 0.6239 acre tract zoned Multi-Family One (MF-1), located at Rockbrook Dr. south of Vista Ridge Mall Dr.
- Final Plat of The Octavi Hernandez Addition, Lot 1, Block A, a 0.644 acre tract zoned Light Industrial (LI), located at 513 Bennett Ln. between Lakeview and Ridgeview.

There was no one who asked to speak on any of the items, although staff noted a written request that the Octavi Hernandez Addition be tabled until the next regular meeting in order to allow time to prepare the copies for filing. After a brief discussion a motion was made by Lathan Watts, seconded by Karen Boenker, to approve the final plat of The Manors at Vista Ridge I. All members voted aye (4-0).

A motion was made by Karen Boenker, seconded by Rod Russell, to approve the final plat of The Manors at Vista Ridge II. All members voted aye (4-0).

Karen Boenker then made a motion to approve the final plat of The Faith Addition. The motion was seconded by Lathan Watts and all members voted aye (4-0).

A motion was made by Karen Boenker, seconded by Rod Russell, to table the Octavi Hernandez Addition final plat as requested. All members voted aye (4-0).

**Item 4:**

The public hearing for zoning was the next item on the agenda. There was one item for consideration:

- Consideration of a zone change request from Single-Family Residential (R7.5) to Old Town Mixed Use One on a 0.33 acre tract located at 215 West Walters Street, on the Southwest part of Lot 5 Block F of the Original Town Lewisville Addition. The request is being made by Mark King, the current property owner. (Case PZ20070408)

Elizabeth Trosper, Economic Development Specialist with the City of Lewisville, explained that the request is in keeping with the Old Town Master Plan and that staff recommends the rezoning be approved. No one else spoke on the item so a motion was made by Karen Boenker, seconded by Rod Russell, to close the public hearing. All members voted aye (4-0). Karen Boenker then made a motion to recommend approval of the proposed change in zoning. The motion was seconded by Lathan Watts and all members voted aye (4-0).

Staff reminded the Commission members about the Economic Development helicopter tour on May 5. There being no other business to discuss the meeting was adjourned at 7:15 p.m. These minutes approved by the Lewisville Planning and Zoning Commission on May 15, 2007.

Respectfully submitted,

Approved,

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Gene Lewis  
Planning and Community Services Manager

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Ron Aljoe  
Planning & Zoning Chairman