

**MINUTES  
PLANNING AND ZONING COMMISSION  
AUGUST 7, 2007**

**Item 1:**

The Lewisville Planning and Zoning Commission was called to order at 6:32 p.m. Members present were Karen Boenker, Rod Russell (Vice-Chairman), Ron Aljoe (Chairman) Jim Gallegos, Joy Townsend, Alvin Turner and William "Bill" Price.

Staff members Mary Paron-Boswell and David Salmon were present.

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**Item 2:**

A motion was made by Karen Boenker to approve the July 17, 2007 meeting minutes, seconded by Rod Russell. The motion passed unanimously (7-0).

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**Item 3:**

The consent agenda regular hearing plats were next to be considered. These are plats with no variances requested or the variances have already been approved by the City Council. There were two plats under consideration:

- A. Final Plat of The Villas at Wellington Addition – Phase 1, a 13.32 acre tract zoned Townhouse Two (TH2), with 93 residential lots and 3 HOA lots, located at the northeast corner of Bellaire Boulevard and Valley Parkway.
- B. Final Plat of The Villas at Wellington Addition – Phase 2, a 14.72 acre tract zoned Townhouse Two (TH2), with 130 residential lots and 1 HOA lot, located at the northeast corner of Bellaire Boulevard and Valley Parkway.

Staff gave a brief presentation. The members had no questions or comments and a motion was made by Karen Boenker, seconded by Bill Price to approve the plats. All members voted aye (7-0).

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**Item 4:**

The regular hearing plats were next on the agenda. These are plats with variances requested. There was one plat under consideration:

- A. Preliminary Plat of Castle Hills Phase VI, a 163.81 acre tract proposed for Townhouse Two (TH-2), Estate Townhouse (ETH) and undesignated commercial uses with 688 residential lots, 3 undesignated commercial lots, 1 undesignated use lot and 12 common area lots, generally bounded by S.H. 121 to the north, KCS Railroad to the southwest, and a TXU transmission line to the southeast, with four requested variances.

Staff gave a detailed presentation of the four variances requested and answered questions from the Commissioners. Ron Aljoe asked staff what the TH2 minimum swelling unit size is. Staff indicated that it is 1200 sq.ft., but that the applicant was proposing deed restrictions to require a minimum of 1400 sq. ft. and architectural guidelines that would have to be followed. He also asked about Castle Hills and how the City's zoning regulations affected them. Castle Hills and the City entered into an agreement back in 1996 when it became part of the City's ETJ, stating that it would designate zoning and develop according to the City's Zoning and General Development Ordinance so that at a later date if and when it is annexed into the

City of Lewisville, it will comply with the rest of the city. Ron Aljoe asked why the matter of allowing TH2 wasn't going to City Council first. Staff indicated that with every plat that has variances, the plat and variances go to the P&Z first for their recommendation and then go on to City Council for a final determination. Ron Aljoe asked staff to go over how the variance for the 41 ft easement affects the street design and housing setback and garage location. Staff indicated that with the 41 ft easement instead of a 50 ft right-of-way, there ends up being 3 more feet for utilities, but there is also an overlap between the easement and private property. The setbacks however, are not detrimentally impacted since they have increased the setback 5 ft more than what is required to make up for the majority of the easement. Ron also asked if there would be side entry/j-swing garages. Staff indicated that it would be possible in Section D. Ron asked if there was anyone from the public who wished to speak. Mr. Eric Stanley of Castle Hills Development Corp. was available for questions. Bill Price was in favor of the plat and variances requested. Rod Russell asked why TH2 was created. Staff indicated that it was originally created to act as an incentive for developers to down zone multi-family property to a single-family product by allowing smaller setbacks, pad sizes and unit sizes than the regular TH zoning. Jim Gallegos asked if staff had received any phone calls about Castle Hills using TH2 zoning. Staff indicated that they had not. Ron Aljoe asked Mr. Stanley what types of homes are around this area. Mr. Stanley pointed out that this section, although part of Castle Hills, is somewhat detached from the rest of the development which is south of FM544. He indicated that this site is west of the power lines and that east of the power lines are areas that will someday be multi-family and mixed use commercial. They felt that TH2 is the best use for this site and still allows for commercial buffer along SH 121. Mr. Stanley also pointed out that there are architectural guidelines in place for this site that require a higher standard product features, such as wood garage doors, masonry chimneys and parkway trees. They will also be providing walls and a landscape buffer around the development perimeter. Ron Aljoe indicated that he didn't want to see high density for the sake of high density. Mr. Stanley indicated that they talked about densities at their last HOA meeting and that it has always been part of the Castle Hills master plan. He also noted that this area would be under the Castle Hills HOA and that the TH2 area would be paying the regular HOA dues and also sub association dues for yard maintenance. The HOA does not allow boats, trailers and the like to be stored out in the open. Alvin Turner asked what the distance is from the railroad tracks to the homes. Staff indicated that it was approximately 55 ft of street right-of-way to the edge of the railroad right-of-way. A motion was made by Karen Boenker and seconded by Jim Gallegos to recommend approval of the preliminary plat and requested variances. The motion passed unanimously (7-0).

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**Item 5:**

The public hearings for zoning requests was the next item on the agenda. There were two items for consideration:

- A. Consideration of a zone change request from Agriculture-Open Space (AO) to Light Industrial (LI) on a 4.19 acre tract located between Business S.H. 121 & Midway Road, west of Holford's Prairie Road, east of the existing Holt Facility; further identified as Tract 10 of the S.M. Hayden Survey, Abstract 537. The request is being made by Holt Texas Properties, with authorization from the current property owner Bill Myers. (Case No. PZ20070815)

Staff's presentation indicated that the East Lewisville Plan identifies this area as being best suited for Light Industrial and commercial in nature. The applicant plans on expanding their existing business on this site. The public hearing was then opened and Wayne Ferguson of the Lewisville Economic Foundation spoke in

favor of the zone change request. He indicated that this would be a continuation of the cleanup of gateway area along that part of S.H. 121. Mr. Ferguson also indicated that the applicant is a great corporate citizen and has taken part in community events such as Western Days. Matt McCormick, president of the Lewisville Chamber of Commerce also spoke in favor of the zone change request. He felt this expansion would add more tax dollars and jobs to the Lewisville economy. There being no one else present to speak, the public hearing was then closed. A motion was made by Karen Boenker to recommend approval of the zone change request, seconded by Joy Townsend. The motion passed unanimously (7-0).

- B. Consideration of a zone change request from Light Industrial (LI) to Local Commercial (LC) on a 3.3 acre tract located at 417 Oak Bend Drive; further identified as Lot 1, Block A of the Oak Bend and Rockbrook Addition. The request is being made by Gary M. Simon the current property owner. (Case No. PZ20070816)

Staff gave a comprehensive presentation of the history of the site and the adjacent residential property. A letter from the residential property developer stated that they were not in opposition to the proposed office development but thought it a compatible use with their townhome product. The public hearing was then opened and there being no one present to speak for or against the request, the public hearing was then closed. The member had no questions or comments on the item and a motion was made by Rod Russell to recommend approval of the zone change request, seconded by Bill Price. The motion passed unanimously (7-0).

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**Item 6:**

Under "Other Business", staff mentioned the annual Texas APA conference which is going to be held in Addison this year. Staff will be getting more information to the members as it becomes available. Ron Aljoe thanked the City for sending them to the TXAPA Elected Official and Commissioner Workshop in Hurst on July 31. The commissioners found it very educational. Mr. Aljoe also let this fellow commissioners know about the DCTA meeting that is going to be held on August 30 in the Community Room at the Municipal Annex from 6:30 – 8:30 pm. There were no other items of business so the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Approved,

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Mary Paron Boswell  
Sr. Planner

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Ron Aljoe  
Planning & Zoning Chairman