

**MINUTES  
PLANNING AND ZONING COMMISSION  
NOVEMBER 6, 2007**

**Item 1:**

The Lewisville Planning and Zoning Commission was called to order at 6:30 p.m. Members present were Karen Boenker (Vice-Chairman), Jim Gallegos, Ron Aljoe (Chairman), Alvin Turner and William "Bill" Price.

Rod Russell and Joy Townsend were absent.

Staff members Gene Lewis, Mary Paron-Boswell and Sarah McLain were present.

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**Item 2:**

A motion was made by Karen Boenker to approve the October 23, 2007 meeting minutes, seconded by Bill Price. The motion passed unanimously (5-0).

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**Item 3:**

The consent agenda 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 was one plat under consideration:

- A. Final Plat of Railroad Street Athletic Complex Addition, Lot 1, Block A and Lot 1, Block B, a 248 acre tract zoned Public Use (PU), bounded by Railroad Street to the west, south of Business State Highway 121, and the Elm Folk Trinity River and future Corporate Drive to the east.

Staff gave a brief presentation and then a motion was made by Karen Boenker and seconded by Bill Price Townsend, to approve the plat. All members voted aye (5-0).

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**Item 4:**

The public hearing consent agenda plats were next on the agenda. These are replats with no variances requested. There was one plat under consideration:

- A. Final Plat of Riverview Industrial Park Addition, Lots 2R-1 and 4R-1, Block C, a 5.16 acre tract zoned Heavy Industrial (HI), located on the east side of Jubilee Lane between Stonewall Dr and Riverview Dr.

Staff gave a brief presentation and then the public hearing was opened. There being no one present to speak for or against the item, the public hearing was then closed. A motion was made by Karen Boenker and seconded by Alvin Turner to approve the plat. All members voted aye (5-0).

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**Item 5:**

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

- A. Consideration of a zone change request from General Business (GB) to Old Town Center (OTC) on a 0.28 acre tract located at the southwest corner of Main St and Poydras St,

further identified as tract 123 in the J. W. King Survey Abstract 696. The request is being made by Majid "Mike" Karimi, the property owner. (Case No. PZ20071125)

Staff gave a brief presentation and then Ron Aljoe asked if Mr. Karimi had any plans for the property. Staff indicated that he intended to do some renovations for now but that he may decide to expand the building in the future. The public hearing was then opened. Wayne Ferguson spoke in favor of the request both as a resident of old town and as a board member of the Economic Development Foundation. There being no one else present to speak for or against the item, the public hearing was closed. Ron Aljoe asked why City Council did not blanket zone Old Town instead of waiting on individual rezonings to take place. Staff indicated that that option was discussed by council but that they did not want to force zoning on people but rather wanted to encourage rezoning and incentivized it by not charging a fee to rezone. Ron Aljoe did not agree with this strategy. Karen Boenker indicated that council did not want property owners to feel like their property rights were being stepped on and that is why they've taken this approach. Ron did not think this approach made a lot of sense. A motion was made by Karen Boenker and seconded by Jim Gallegos to recommend approval of the zone change request. The motion passed unanimously (5-0).

- B. Consideration of a zone change request from Light Industrial (LI) to Townhouse Two Residential (TH-2) on 26.33 acres. The first tract is located on the northeast corner of Oakbend Drive and Vista Ridge Mall Drive further identified as Lot 5, Block B, Campbell Ranch Addition; the second tract is located on the south side of Vista Ridge Mall Drive between Oakbend Drive and Club Ridge Road, further identified as a portion of Tract 5, of the G.C. Woolsey Survey, Abstract 1402. The request is being made by Portrait Homes, with the consent of the current property owner. (Case No. PZ20071126)

Staff indicated that this item was being withdrawn from the agenda and rescheduled to the December 4, meeting since there was a problem in the notification process where a letter was missed from being sent out and therefore the notification process did not comply with State Law. Staff spoke with the City Attorney and it was decided to reschedule, re-advertise and resend letters to property owners to notify them of the change. No motion was required on this item. Ron Aljoe indicated that he went to see this product in Plano with Wayne Ferguson and asked Wayne where this product was located so that the other commissioners could go and tour it if they wished.

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Members were reminded of the Capital Improvement Advisory Committee meeting to be held after the P&Z meeting. There were no other items of business and the meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Approved,

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Mary Paron-Boswell  
Sr. Planner

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Ron Aljoe  
Planning & Zoning Chairman