

**MINUTES
PLANNING AND ZONING COMMISSION
JANUARY 8, 2008**

Item 1:

The Lewisville Planning and Zoning Commission was called to order at 6:30 p.m.

The following members were present: Joy Townsend, Bill Price, Karen Boenker, James Davis, Jim Gallegos and Rod Russell. Member Alvin Turner was absent.

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

Item 2:

A motion was made by Jim Gallegos to elect Rod Russell as Chairman, seconded by Bill Price. The motion passed unanimously (6-0).

A motion was made by Joy Townsend to elect Jim Gallegos as Vice-Chairman, seconded by James Davis. The motion passed unanimously (6-0).

Item 3:

A motion was made by Karen Boenker to approve the December 4, 2007 meeting minutes, seconded by Bill Price. The motion passed unanimously (6-0).

Item 4:

The public hearing consent agenda plats were next on the agenda. These are plats with no variances requested, or the variances have previously been approved by City Council. There was one plat under consideration:

- A. Final Plat of Storage Super Center Addition, Lot 4R, 5R and 6, Block A, a 10.14 acre tract zoned General Business (GB) and Warehouse (WH), located on the northeast corner of Main St. and Business S.H. 121.

Staff gave a brief presentation indicating that the representatives of the project requested that the item be continued to the next hearing, allowing them to get all the required signatures for the plat. A motion was made by Karen Boenker to continue the public hearing to the January 22nd meeting as requested by the applicant's representatives, seconded by Joy Townsend. The motion passed unanimously (6-0).

Item 5:

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

- A. Consideration of a zone change request from:
 - i. Single Family Residential (R-7.5) to Old Town Mixed Use Two (OTMU2) on 1.50 acres located at 425 W. Purnell Street: further identified as Lots 9, 10, 11, 12, Block 4 of the O.B Dick Addition (Case No. PZ20080101);
 - ii. Single Family Residential (R-7.5) to Old Town Mixed Use Two (OTMU2) on a 0.22 acre tract located at 505 Cowan Avenue: further identified as Lot 6, Block 4 of the O.B Dick Addition (Case No. PZ20080102); and

- iii. Single Family Residential (R-7.5) to Old Town Mixed Use Two (OTMU2) on a 0.22 acre tract located at 414 Edwards Street: further identified as Lot 5, Block 4 of the O.B Dick Addition. The request is being made by First Assembly of God the current property owner (Case No. PZ20080103).

Staff gave a brief presentation, indicating that the area was in Old Town and that the requested zoning was consistent with the Old Town Master Plan. The First Assembly of God, owners of the property, hope to incorporate the properties into the existing church property. The public hearing was then opened and there being no one else present to speak for or against the item, the public hearing was then closed. A motion was made by Karen Boenker to recommend approval of the zone change request, seconded by Bill Price. The motion passed unanimously (6-0).

- B. Consideration of a zone change request from Local Commercial (LC) and Duplex (DU) to Medical District (MD) on 2.75 acres located at 169 Lake Park Road: further identified as Lot 1, Block A of the Cartwheel Addition, and 175 Lake Park Road, and Lot 18R, Block 1 of the Oak Ridge Park Estates Addition Section 2. The request is being made by Vilbig & Associates, with authorization from the current property owner Grand Villa PHX, Inc. DBA Lake Village Nursing & Rehabilitation (Case No. PZ20080104).

Staff gave a presentation and brief history of the site. The existing Cartwheel Lodge was built around 30 years ago when the zoning ordinance allowed nursing homes in local commercial zoning districts. Several years ago the ordinance was amended and nursing homes, hospitals and other medically related businesses are required to be in Medical District zoning district, as a result this property is a legal nonconforming operation. The applicants purchased a lot next to the existing facility for expansion purposes. Before the expansion process begins both lots must be zoned Medical District. Staff is in favor of this zoning because it has been operating in the area for about 30 years and it is a reinvestment in that area consistent with the current uses. The public hearing was then opened and Chris Walton, of Vilbig and Associates, engineers for the project, spoke in favor of the request and was available to answer any questions the Commissioners had. None of the members or anyone in the audience expressed concerns about the zone change request and so the public hearing was then closed. A motion was made by Karen Boenker to recommend approval of the zone change request, seconded by Bill Price. The motion passed unanimously (6-0).

Item 6:

Under "Other Business" staff mentioned to the board members that the Economic Development staff has created updated maps of Lewisville for each of the members to have. Rod Russell extended another welcome to James Davis. Having no other business to discuss the meeting was adjourned at 6:44 p.m. These minutes approved by the Lewisville Planning and Zoning Commission on January 22, 2008.

Respectfully submitted,

Mary Paron Boswell
Sr. Planner

Approved,

Rod Russell, Chairman
Planning & Zoning Commission