

**MINUTES  
PLANNING AND ZONING COMMISSION  
FEBRUARY 5, 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, Alvin Turner, Karen Boenker, James Davis, Jim Gallegos and Rod Russell. Member Bill Price was absent.

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

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**Item 2:**

A motion was made by Karen Boenker to approve the January 22, 2008 meeting minutes, seconded by Alvin Turner. The motion passed unanimously (6-0).

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**Item 3:**

The 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 Bella Madera Addition, Lot 1, Block A, a 30.55 acre tract zoned Multi-Family Two (MF-2), located between East Hill Park Road and Leora Lane, south of Lake Ridge Road and on the north side of the channel.

Staff gave a brief presentation and recommended approval of the plat. A motion was made by Karen Boenker to approve the plat, seconded by Jim Gallegos. The motion passed unanimously (6-0).

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**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 were three plats under consideration:

- A. Continued: 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.
- B. Amended Final Plat of High Point Oaks Addition, Lots 3R-1 & 3R-2, Block C, a 5.8 acre tract zoned Light Industrial (LI), located at the southwest corner of State Highway 121 and Denton Tap Road.
- C. Amended Final Plat of Q.T. 941 Addition, Lots 1 & 2, Block A, an 8.2 acre tract zoned Local Commercial (LC), located at the northwest corner of FM 3040 and Vista Dr.

Staff gave a brief presentation indicating that the representatives of the first project requested that the item be continued to the March 4th meeting, allowing them to get all the required signatures for the plat. The other two plats were recommended for approval. The public hearing was then opened. There being no one present to speak for or against any of the items, the public hearing was then closed on items 4B and 4C. A motion was made by Karen Boenker to continue the public hearing for item 4A to the March

4th meeting as requested and to approve items 4B and 4C, seconded by James Davis. The motion passed unanimously (6-0).

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**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 General Business (GB) to Light Industrial (LI) on a 2.0 acre tract located at 335 McDonnell Street; further identified as Tract 66 of the J.W. King Survey, Abstract 695. The request is being made by Michael Sandefur the current property owner (Case No. PZ20080205).

Staff gave a presentation and history on the area indicating that requested zoning is consistent with the surrounding area. The request would allow the applicant to do office warehouse. The public hearing was then opened and Marilyn Pearson who owns a building across the street from this site spoke. She indicated that she was neither for nor against the request but wanted more information as to who might be the tenants. She was concerned that the site might turn out to be like Coronado Stone, where, she claims, when they bake they emit noxious fumes that have made her tenants sick and eventually move. Michael Sandefur, the owner of the property also spoke on this request. He indicated that he would like to be able to use the property for an office warehouse. In the past the property has been used for clubs and restaurant uses, but is not a very suitable location for those types of uses. He would prefer to match the existing zoning in the area. There being no one else present to speak for or against the item, the public hearing was then closed. Joy Townsend asked staff about Coronado Stone and the issues that Mrs. Pearson had. Staff indicated that that site has been used for that type of use for along time and was a legal non-conforming use. Staff indicated that new construction would have to comply with all the current standards. A motion was made by Jim Gallegos to recommend approval of the zone change request, seconded by Karen Boenker. The motion passed unanimously (6-0).

- B. Consideration of a zone change request from Agriculture Open-Space (AO) to Light Industrial (LI) on a 2.82 acre tract located on Business State Highway 121; further identified as Tract 13 of the V.R. Sutton Survey, Abstract 1153. The request is being made by Wilbarger Street, LP, with authorization from the current property owner Ray H. Wright (Case No. PZ20080206).

Staff gave a brief presentation indicating that the requested zoning is consistent with the existing zoning in the area. The public hearing was opened and there being no one present to speak for or against the item, the public hearing was then closed. The Commissioners had no questions. A motion to recommend approval of the requested zone change was made by Karen Boenker, seconded by Joy Townsend. The motion passed unanimously (6-0).

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**Item 6:**

Having no other business to discuss the meeting was adjourned at 6:50 p.m. These minutes approved by the Lewisville Planning and Zoning Commission on February 19, 2008.

Respectfully submitted,

Approved,

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Mary Paron Boswell  
Sr. Planner

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Rod Russell, Chairman  
Planning & Zoning Commission