

**MINUTES  
PLANNING AND ZONING COMMISSION  
MARCH 18, 2008**

**Item 1.**

CALL TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT

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

Members present were: Commissioner Karen Boenker, Commissioner Jim Gallegos, Commissioner Rodney Russell, Commissioner Bill Price, Commissioner Joy Townsend, and Commissioner James Davis.

Members absent were: Commissioner Alvin Turner.

Staff members present were: Mary Paron-Boswell, David Salmon, and Gillian Goldthorpe.

**Item 2.**

APPROVE MINUTES OF THE MARCH 4, 2008 MEETING.

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

**Item 3.**

CONSENT AGENDA PLATS

- A. Final Plat of C.B. Green Addition, a 2.07 acre tract zoned General Business (GB), located on the south side of Lake Park Rd, between I-35 E frontage road and Mill St.

The plat complies with the city ordinances and staff recommended approval.

A motion was made by Karen Boenker to approve the plat as presented, seconded by Jim Gallegos. The motion passed unanimously (6-0).

**Item 4.**

PUBLIC HEARING - PLATS

(The following replats have variances requested and will be considered following a public hearing in accordance with Local Government Code Section 212)

- A. Final Plat of NEC 1171 and Valley Parkway Addition, Lots 3R1-A and 3R3, Block B, being a replat of Lot 3R1, Block B, a 5.06 acre tract zoned General Business (GB) bounded by Civic Circle on the north, Valley Parkway on the west and FM 1171 (Main Street) to the south, with a requested variance.

Staff gave a brief presentation indicating that the applicant is willing to provide a right turn lane but is asking to do a modified turn lane which is slightly shorter than typically required. The reason behind this is because the lot at the southeast corner of Civic Circle and Valley Parkway is undeveloped but the other lot is developed. This modified turn lane would therefore allow the developed lot not to be impacted and the utility poles at that intersection will not have to be relocated. Staff is not opposed to this request because the lot is relatively small and the turn would be one smooth turn versus two turns with an s-curve. Rod Russell asked what the distance difference was between the typical turn lane and the one being requested. Staff indicated that the typical turn lane has 110 ft of transition while this one would have 70 ft of transition. Staff also indicated that normally cities are more concerned about storage than transition because they can always transition but storage allows the cars to be out of oncoming traffic if they have to stop and wait to turn. Staff also indicated that the code allows for a modified turn lane where it is expensive to relocate poles, etc.

The public hearing was then 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 recommend approval of the plat and the requested variance, seconded by Bill Price. The motion passed unanimously (6-0).

**Item 5.**

OTHER BUSINESS

There was no other business to discuss.

**Item 6.**

ADJOURNMENT

The meeting adjourned at 6:43 pm.

Respectfully submitted,

Approved,

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Mary Paron Boswell  
Sr. Planner

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Rod Russell  
Planning & Zoning Chairman