

**MINUTES  
PLANNING AND ZONING COMMISSION  
APRIL 1, 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 Alvin Turner, Commissioner Bill Price, Commissioner Joy Townsend, and Commissioner James Davis.

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

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**Item 2.**

APPROVE MINUTES OF THE MARCH 18, 2008 MEETING.

A motion was made by Karen Boenker to approve the minutes of the March 18, 2008, meeting seconded by Bill Price. The motion passed unanimously (7-0).

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**Item 3.**

PUBLIC HEARING CONSENT AGENDA - PLATS

- A. Final Plat of Settlers Village Phase I, zoned Townhouse (TH) with 28 residential lots being replatted on 2.92 acres, located on the north side of Vista Ridge Mall Drive between Rockbrook Dr. and MacArthur Blvd.
- B. A Vacation Plat of Settlers Village Phase II, zoned Townhouse (TH) with 96 residential lots and 1 drainage right-of-way on 9.11 acres, located at the northeast corner of Vista Ridge Mall Dr. and Rockbrook Dr.
- C. Final Plat of Blake C. Bowen Addition, Lots 1R and 3, Block A, an 8.15 acre tract zoned Light Industrial (LI), located on the north side of FM 407 between the I-35E frontage road and Summit Ave.

The plats comply with City ordinances and staff recommended approval. The public hearing was then opened and there being no one present to speak for or against the items, the public hearing was then closed.

A motion was made by Karen Boenker close the public hearing, seconded by Jim Gallegos. The motion passed unanimously (7-0).

A motion was made by Karen Boenker to approve the three plats, seconded by James Davis. The motion passed unanimously (7-0).

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**Item 4.**

**PUBLIC HEARING - ZONING**

- A. Consideration of a zone change request from Agricultural Open Space (AO) to Light Industrial (LI) on a 1.59 acre tract located at 817 Clary Road: further identified as Tract 36 of the P. Higgins Survey, Abstract 525. The request is being made by Jose Lopez the current property owner (Case No. PZ20080409).

Staff gave a brief presentation indicating that the tract is among a scattering of other LI zoned property. The LI is consistent with other zoning in the area. Karen asked what the adjacent four lots are zoned. Staff indicated that they are zoned AO along with the mobile home park behind this property. The public hearing was then opened. There being no one present to speak on the item the public hearing was then closed.

A motion was made by Karen Boenker close the public hearing, seconded by Jim Gallegos. The motion passed unanimously (7-0).

A motion was made by Karen Boenker to recommend approval of the zone change request, seconded by Alvin Turner. The motion passed unanimously (7-0).

- B. Consideration of a zone change request from Local Commercial (LC) to Old Town Mixed Use Two (OTMU2) on a 0.24 acre tract located at 383 Perry Ave: further identified as Tract 155 of the J. W. King Survey, Abstract 696. The request is being made by Alphonsine Ugochukwu the current property owner (Case No. PZ20080410).

Karen Boenker stated that she would be abstaining from the vote on the next two items on the agenda claiming a conflict of interest since she owns property within 200 ft of the sites. Staff gave a brief presentation indicating that the requested zoning complies with the Old Town Master Plan. The applicant is proposing to build an office building in this location. The public hearing was then opened. There being no one present to speak for or against this item, the public hearing was then closed.

A motion was made by Jim Gallegos close the public hearing, seconded by Bill Price. The motion passed unanimously (6-0).

A motion was made by Jim Gallegos to recommend approval of the zone change request, seconded by James Davis. The motion passed unanimously (6-0).

- C. Consideration of a zone change request from Multi-Family One (MF-1) to Old Town Mixed Use Two (OTMU2) on a 1.058 acre tract located at 370 W. Main St.; further identified as Tracts 151 and 152 of the J. W. King Survey, Abstract 696. The request is being made by Geoffrey Bossiere the current property owner (Case No. PZ20080411).

Staff gave a brief presentation indicating that the applicant has no immediate plans for the site. Staff indicated that the zone change request is consistent with the Old Town Master Plan and staff recommends approval. 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 Jim Gallegos close the public hearing, seconded by Alvin Turner. The motion passed unanimously (6-0).

A motion was made by Jim Gallegos to recommend approval of the zone change request, seconded by Joy Townsend. The motion passed unanimously (6-0).

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**Item 5.**  
**OTHER BUSINESS**

There was no other business to discuss.

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**Item 6.**  
**ADJOURNMENT**

A motion was made by Karen Boenker to adjourn, seconded by Bill Price. The motion passed unanimously (7-0).

These minutes approved by the Planning and Zoning Commission at the April 15, 2008, meeting.

Respectfully submitted,

Approved,

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Mary Paron Boswell  
Sr. Planner

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Rod Russell  
Planning & Zoning Chairman