

**MINUTES
PLANNING AND ZONING COMMISSION
JULY 1, 2008**

Item 1:

The Lewisville Planning and Zoning Commission was called to order at 6:30 p.m. Members present: Rod Russell (Chairman), Jim Gallegos (Vice-Chairman), Alvin Turner, James Davis, Joy Townsend and William "Bill" Price. Karen Boenker was absent. Staff members Gene Lewis, and Gillian Goldthorpe were present.

Item 2:

A motion was made by Jim Gallegos to approve the June 17, 2008, meeting minutes, seconded by Alvin Turner. The motion passed unanimously (6-0).

Item 3:

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 Local Commercial (LC) to General Business on a 0.56 acre tract located at the east side of Business SH 121, south of Bellaire Boulevard. The request is being made by the current property owner EK & J Arledge IV Family, LP. (Case No. PZ 20080717).

Staff gave a brief presentation and history of the property. The original zoning change request came before the Planning & Zoning Commission in 2005. At that time the tract zoned Local Commercial (LC) had a three bay automotive building and a one story office building with room for outside display/storage of vehicles. An adjacent second tract zoned General Business (GB) was vacant but was previously used for automobile display. The applicant has since operated his used car sales business on both tracts, but has been required on several occasions to remove vehicles for display/sale on the LC tract. Re-zoning to GB would allow the outside display of automobiles and would be consistent with the surround businesses in the area. The public hearing was then opened, and Steve Homeyer, of Homeyer Engineering representing the property owner stated that staff member Gene Lewis had covered the purpose for the zoning change request, and made himself available to answer any questions. The P & Z Commission had no questions. A motion was then made by Bill Price to close the public hearing and seconded by Joy Townsend. The motion passed unanimously (6-0). A motion was made by Jim Gallegos to recommend approval of Item 3A, seconded by Bill Price. The motion passed unanimously (6-0).

- B. Consideration of a zone change request from Public Use (PU) to Light Industrial (LI) on a 1.91 acre tract located at 756 W. Jones Street: further identified as Lot 1, Block A of the Denton County Addition. The request is being made by DDM Construction Corp. on behalf of Denton County, the current property owner (Case No. PZ 20080718).

Staff gave a brief presentation and history of the property. The property was zoned Single Family (S/F), and date back to the 1800's however as a result of a homicide in the home the city acquired the property. Initially, the City of Lewisville used it for department offices and as a senior center. Later, the City through agreements, exchanged the property with Denton County for land on Jones east of Cowan, adjacent to the

city water treatment plant. During that time the zoning was changed to Public Use (PU). Denton County is now planning to sell the property. The current PU zoning will not allow a non-public commercial use. The requested zoning of LI is consistent with commercial uses in the area. The public hearing was then opened. Steve Homeyer, of Homeyer Engineering representing DDM Construction Corporation the prospective buyer indicated that the prospective buyer, an excavating and paving contractor intends to remodel the property, and improve the paving and parking areas. Mr. Homeyer then made himself available for any questions from the commission. There being no questions, a motion was made to close the hearing by Jim Gallegos and seconded by James Davis. A motion was made by Jim Gallegos to recommend approval Item 3B, seconded by Joy Townsend.

Item 4:

There was no other business to discuss.

Item 5:

The meeting was adjourned at 6:41 p.m.

Respectfully submitted,

Gene Lewis
Planning & Community Services Manager

Approved,

Rod Russell
Planning & Zoning Chairman