

**MINUTES
PLANNING AND ZONING COMMISSION
SEPTEMBER 23, 2008**

Item 1:

A joint meeting of the Lewisville Planning and Zoning Commission and Parks Board was called to order at 6:00 p.m. PZ members present: Rod Russell (PZ Chairman), Karen Boenker, Jim Gallegos (PZ Vice-Chairman), Alvin Turner, James Davis, Joy Townsend and William "Bill" Price. Park Board members present: Becky Bell, Cally Browning and David Adkisson. Staff members Gene Lewis, Mary Paron-Boswell, Bob Monaghan, Nika Reinecke, City Manager Claude King and Assistant City Manager Steve Bacchus were present.

Item 2:

Nika Reinecke introduced the Beck Group to the PZ and Park Board members. The Beck Group has been contracted by the City to work on a master plan for Lake Lewisville which will also include options for developing a Transit Oriented Development adjacent to the Garden Ridge rail station. This was an introductory meeting to introduce the members to the project and the consultants and to get some preliminary ideas and feedback on the ideas generated thus far. The consultants handed out an aerial of the area that contained a schematic of possibilities for the different areas identified. The ideas presented by the consultants looked at possibly providing areas for sporting events, hospitality uses, boardwalk, residential component, park/golf uses, water uses and potential marina relocation and/or expansion, potential freeway uses. The planned DCTA station was also be part of the discussion along with how the I-35E expansion will impact this area. Access to and from the site was a concern and members felt that the area could really be considered as two separate areas with two different focuses. Members also discussed a potential wish list of possibilities that they would like to see happen in this area of Lewisville. The wish list included a theatre, both indoor and outdoor amphitheatre, hotel/ spa/ golf resort, boardwalk, restaurants, shops, etc. The general consensus was to make the area a destination for people to want to come here, something special. Nika indicated that this was just a preliminary introduction to the project and that there would be additional meetings and a charette would be planned to gather more ideas.

Item 3:

There were no other items of business and the meeting was adjourned at 8:00 p.m. These minutes approved at the November 18, 2008 meeting.

Respectfully submitted,

Mary Paron-Boswell
Sr. Planner

Approved,

Rod Russell
Planning & Zoning Chairman