

**MINUTES
PLANNING AND ZONING COMMISSION
OCTOBER 7, 2008**

Item 1:

The Lewisville Planning and Zoning Commission was called to order at 6:32 p.m. Members present: Rod Russell (Chairman), Jim Gallegos (Vice-Chairman), James Davis, William "Bill" Price, Karen Boenker and Alvin Turner. Joy Townsend was absent.

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

Item 2:

A motion was made by Karen Boenker to approve the September 16, 2008, meeting minutes, seconded by James Davis. The motion passed unanimously (6-0).

Item 3:

The consent agenda plat was the next item on the agenda. There was one item for consideration:

- A. Preliminary Plat of Arthur James Addition, Lots 1-4, Block A, A 25.18 acre tract zoned Light Industrial (LI), located at 2552 S. Stemmons Freeway.

The plat complies with City ordinances and staff recommended approval. A motion was made by Karen Boenker to approve the plat, seconded by Bill Price. The motion passed unanimously (6-0).

Item 4:

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 Multi-Family Two (MF-2) to Local Commercial (LC) on a 4.46 acre tract located at 1165 W. FM 3040; further identified as Parkway Baptist Church Addition, Lot 1, Block A. The request is being made by Parkway Bible Church, the current property owner (Case No. PZ20081021).

Staff gave a brief presentation. The property directly behind the tract is zoned Multi-Family Two and the properties on the east side are zoned Local Commercial. The portion that would be subdivided for sale would be in keeping with the surrounding Local Commercial area. The public hearing was then opened. Steve Connell representing Parkway Bible Church made himself available for any questions from the commission. Robert Rutledge, a Lewisville resident asked what part of the lot is being sold. Mr. Connell stated that one acre on the east side is proposed to be sold, and the funds to be used for a proposed expansion of their existing church. There being no one else to speak on the item. A motion was made by Karen Boenker to close the public hearing, seconded by Bill Price. The motion passed unanimously (6-0). A motion was made by Karen Boenker to recommend approval of the zone change request, seconded by Jim Gallegos. The motion was approved unanimously (6-0).

- B. Consideration of a zone change request from General Business (GB) to Light Industrial (LI) on a 6.31 acre tract located 0.49 miles south of Corporate Drive, on the west side of I35E; further identified as Timber Creek Crossing Addition, Lots 1 and 2, Block A. The request is being made by American Properties, LLC, the current property owner (Case No. PZ20081022).

Staff gave a brief presentation. A boat and RV storage was originally planned for this area. Since then the owners have decided to plat this lot into 21 smaller lots. The area surrounding the site along the I-35 corridor is a mix of Light Industrial and General Business zoning. The public hearing was then opened, and Mark Riddle of American Properties, LLC., representing the property owner stated that the requested zoning is consistent with the surrounding area. He made himself available to answer any questions. There being no one present to speak for or against the zone change request a motion was then made by Karen Boenker to close the public hearing and seconded by Jim Gallegos. All members voted aye 6-0. A motion was made by Karen Boenker to recommend approval of Item 4B, seconded by James Davis. The motion passed unanimously 6-0.

Item 5:

Gene Lewis reminded board members that there would be only one Planning & Zoning meeting in November on November 18, due to the election taking place on Tuesday November 4, 2008.

Item 6:

A motion was made by James Davis to adjourn, seconded by Karen Boenker. All members voted aye. The meeting was adjourned at 6:47 p.m.

These minutes approved by the Planning and Zoning Commission at the October 21, 2008 meeting

Respectfully submitted,

Approved,

Gene Lewis
Planning & Community Services Manager

Rod Russell
Chairman