

**MINUTES
PLANNING AND ZONING COMMISSION
MARCH 3, 2009**

Item 1:

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

Staff members present: Mary Paron-Boswell

Item 2:

A motion was made by Karen Boenker to approve the February 17, 2009, meeting minutes, seconded by Bill Price. The motion passed unanimously (7-0).

Item 3:

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

- A. Final Plat of LISD Elementary School #40 Addition zoned Public Use (PU), a 13.46 acre tract located on the north side of Country Ridge Road where Country Ridge Road intersects with McCart Dr. and is bounded by Business S.H. 121 to the west; further identified as Tract 15 of the W. Hunter Survey, Abstract 552. The request is being made by the Lewisville Independent School District

Staff gave a brief presentation and a motion was made by Karen Boenker to recommend approval of the plat, seconded by James Davis. The motion passed unanimously (7-0).

Item 4:

The public hearing zoning cases were the next item on the agenda. There was one case for consideration:

- A. Consideration of a zone change request from Multi-Family One (MF-1) to Public Use (PU) on 9.265 acre tract located at the southeast corner of Lakeside Circle; further identified as Lakepointe Phase III, Lot 1A, Block F. The request is being made by the Denton County Transportation Authority. (Case No. PZ20090304)

Staff gave a brief presentation indicating that the Denton County Transportation Authority planned on constructing the first of three planned rail stops in Lewisville at this site. The lot is planned for a park and ride facility for the DCTA Hebron Station. The public hearing was opened and there were three representatives (Karl Crawley, Israel Crowe and Dee Leggett) for the project present to answer questions. Bill Price asked how many parking spots the facility would have. Karl indicated that there would be 350 in Phase I and another 250 in Phase II. Joy Townsend asked about the timeframe of development. The representatives indicated that they would like to begin construction in June 2009 and hope to have the facility open in 2010. Rod Russell asked if this was near the Huffines project. Staff pointed out that they were directly adjacent to the Huffines property. James Davis asked if this facility was the largest one proposed for Lewisville. Karl indicated that the Old Town facility was the largest and the northern facility was the smallest. Alvin Turner asked about access to the facility and traffic signals. Karl and Israel indicated that one would have to access Lakeside Circle from Hebron Parkway. There is an existing traffic

signal at one end of Lakeside Circle where the Target shopping center and 7-11 store are, and the representatives for DCTA stated that a new signal would be placed at the other entrance with this corridor improvement project. Rod asked if the buses and bus routes would be “beefed up” with this new station. Dee Leggett indicated that they would be implementing a service improvement program starting April 1, 2009. Jim Gallegos asked if there would be restrooms or drinking fountains. Dee Leggatt indicated that there would not. There being no one else present to speak on the item, the hearing was then closed. There being no other questions, 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).

Members were reminded that the Capital Improvement Advisory Committee would be meeting directly following the P&Z meeting. There being no other business to discuss, the meeting was adjourned at 6:46 pm.

Respectfully submitted,

Approved,

Mary Paron-Boswell
Senior Planner

Rod Russell
Chairman