

**MINUTES
PLANNING AND ZONING COMMISSION
JUNE 2, 2009**

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), Karen Boenker, William “Bill” Price, Joy Townsend and James Davis. Member Alvin Turner was absent.

Staff members present: Gene Lewis and Mary Paron-Boswell

Item 2:

A motion was made by Karen Boenker to approve the May 19, 2009, meeting minutes, seconded by James Davis. The motion passed unanimously (6-0).

Item 3:

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

- A. Consideration of a zone change request from Townhouse Two (TH-2) to Medical District (MD) and Office District (OD) on a 6.15 acre tract located at the northeast corner of Rockbrok Dr. and Highland Dr.; further identified as The Manors at Vista Ridge II Addition, in its entirety. The Request is being made by Churchill Residential Inc., on behalf of the property owners (Case No. PZ20090608).

Staff gave a brief presentation indicating that Churchill Residential would like to build a new independent living facility at this location in MD zoning. The 6.15 acre tract would be subdivided into two parcels with 2.5 acres being OD and 3.65 acres being zoned MD. The location is kitty corner to an assisted living facility – The Hearthstone. Staff informed the members that a clarification of the MD zonings allowable uses would be brought to the members in the next month or so. The public hearing was opened and Karl Crawley of Masterplan, consultants for Churchill Residential, spoke in favor of the request. Tony Sisk of Churchill Residential was present but did not speak. Jim Gallegos asked how many floors the project was planned to be. Karl informed him that the residential section was to be 4 floors and there was an “amenity center/ office” which would be in a separate one story building. There being no one else present to speak Karen Boenker made a motion to close the public hearing, seconded by Bill Price. The motion was approved unanimously. The chairman asked if there were any questions or further discussion on the item. There being none, a motion was made by Karen Boenker to recommend approval of the zone change request, seconded by Jim Gallegos. The motion passed unanimously (6-0).

There being no other business to discuss, the meeting was adjourned at 6:39 pm.

Respectfully submitted,

Approved,

Mary Paron-Boswell
Senior Planner

Rod Russell
Chairman