

**MINUTES  
PLANNING AND ZONING COMMISSION  
SEPTEMBER 1, 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, Alvin Turner, William "Bill" Price, Joy Townsend and James Davis.

Staff members present: Gene Lewis, Mary Paron-Boswell, David Salmon and Sarah McLain.

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**Item 2:**

A motion was made by Karen Boenker to approve the August 18, 2009, meeting minutes, seconded by Bill Price. The motion passed unanimously (7-0).

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**Item 3:**

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

- A. Final Plat of DCTA Hebron Station Addition, Lot 1, Block A, a 9.26 acre tract zoned Public Use (PU), located on the south side of Lakeside Circle, south of Hebron Parkway.

Staff gave a brief presentation and the public hearing was then opened. There being no one present to speak on the item, the public hearing was then closed. A motion was made by Karen Boenker and seconded by Bill Price to approve the item. The motion passed unanimously (7-0).

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**Item 4:**

The regular hearing plats were the next item on the agenda. There was one case for consideration:

- A. Final Plat Vista Ridge Addition, Lots 1RA and 1RB, Block L, a 23.25 acre tract zoned Light Industrial, located on the southeast corner of SH 121 and Lake Vista Dr.

Staff presented the item and indicated that was a variance for a right turn lane from Lake Vista onto SH 121. Staff indicated that the road had been restriped to one thru lane and one right turn lane. The plat shows right-of-way dedication for a dedicated right turn to be built, allowing two thru lanes if required at a later date. Bill Price asked if staff anticipates traffic to increase at that intersection. Staff indicated that there were still some empty parcels of land south of SH 121 on Lakeside Circle which when built out would increase traffic, as to how much traffic would increase depends on the types of users/businesses that locate there. Bill also asked why the city was requiring the right-of-way dedication but no right turn lane. Staff indicated that the right-of-way was being dedicated now, before development improvements were built, making it easier to add a right turn lane in the future without having to move poles, utilities, landscaping, etc. A motion was made by Karen Boenker to recommend approval of the plat and variance requested. The motion was seconded by Joy Townsend and approved unanimously (7-0).

**Item 5:**

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

- A. Consideration of a zone change request from Specific Use District (SU) - Landfill to Specific Use District (SU) - Landfill on a 337.268 acre tract located at 801 E. College Street; further identified as Lewisville Landfill Addition, Lot 1, Block A. The request is being made by Lewisville Landfill TX, LP, the property owners, (Case No. PZ20090909).

Staff gave a brief presentation indicating that the landfill has Specific Use zoning, which is unique because whenever a significant change occurs to the engineering site plan, new zoning must be applied for. The landfill has plans to move the location of the scale house and build a new office and maintenance building along with a new haul road and entrance off of and parallel to Valley Ridge Blvd. Bill Price asked who owns and maintains the wooden fence. Staff indicated that it was the landfill's fence to maintain. Joy Townsend asked what the building veneers will be. Staff indicated that they would be metal buildings just like the current buildings they have. Staff indicated that the same variance has been granted to other landfills. Rod Russell asked if what the maximum allowable driveway width is by ordinance. Staff indicated that it was 35 ft and that the landfill was requesting a 40 ft drive approach, which staff did not oppose since they have large trucks that are going into the landfill and have to make a 90 degree turn fairly quickly once they enter off of Valley Ridge Blvd because of the gravel pit and pond that are in landfill. The public hearing was then opened and Steve Homeyer, engineer for the project, indicated that he was there to answer any questions the Commissioners may have. There being no one else present to speak on the item, the public hearing was then closed. Bill Price stated that metal buildings show wear and tear at about 20 years, and that it may be a good idea to add brick veneer to the south and west sides of the building facing the gateway streets. A motion was made by Karen Boenker to recommend approval of the zone change request and the two variances, seconded by Jim Gallegos. The motion passed unanimously (7-0).

- B. Consideration of a zone change request from Single Family Residential (R-7.5) to Old Town Mixed Use One (OTMU1) on a 0.38 acre tract located at 242 Samuel Street; further identified as the L. M. Kealy Addition Lot 1 and the (W33') of Lot 2, Block A. The request is being made by Manuel Villagomez, the property owner (Case No. PZ20090910).

Staff gave a brief presentation indicating that the requested zoning was compliant with the Old Town Master Plan and that the applicant would like to expand his home. The public hearing was opened and there being no one present to speak for or against the item, the hearing was closed. A motion was made by Karen Boenker to recommend approval of the zone change request, seconded by James Davis. The motion passed unanimously (7-0).

- C. Consideration of a zone change request from General Business (GB) and Agricultural Open Space (AO) to Public Use (PU) on a 2.55 acre tract located at the southeast corner of North Garden Ridge and I-35E northbound; further identified as the Tracts 2 and 3 of the P. K. Waggoner Survey, Abstract 1342. The request is being made Denton County Transportation Authority, the property owner (Case No. PZ20090911).

Staff made a brief presentation indicating that this was one of three park and ride facilities planned for Lewisville. This site is located in the northern part of Lewisville. The public hearing was opened and there being no one present to speak on the item, the hearing was then closed. A motion was made by Karen Boenker to recommend approval of the zone change request, seconded by Joy Townsend. The motion passed unanimously (7-0).

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There being no other business to discuss, the meeting was adjourned at 7:01 pm.

Respectfully submitted,

Approved,

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Mary Paron-Boswell  
Senior Planner

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Rod Russell  
Chairman