

**MINUTES
PLANNING AND ZONING COMMISSION
OCTOBER 23, 2012**

Item 1:

The Lewisville Planning and Zoning Commission meeting was called to order at 6:30 p.m. Members present: James Davis (Chairman), Brent Daniels, Steve Byars, Michael Coleman, Alvin Turner, Karen Boenker (Vice-Chairman) and Jarod Varner.

Staff members present: Patia Boomsma and Leslie Ryan

Item 2:

The second item on the agenda was to approve the minutes from the October 2, 2012 meeting. *A motion was made by Karen Boenker to approve the minutes, seconded by Brent Daniels. The motion passed unanimously (7-0).*

Item 3:

Public Hearing Consent agenda plats were next on the agenda. There were three items for consideration:

- A. Final Plat of Texas Instruments Addition, Lots 4R1 and 4R2, Block A, a 9.121 acre tract zoned Light Industrial (LI), located on the southeast corner of FM 3040 and Edmonds Lane.
- B. Final Plat of Belleville Village Addition – Phase I, Lots 1-5, Block A; Lots 1-7, Block B; Lot 1, Block C; Lot 1, Block G; a 6.155 acre tract zoned Old Town Mixed Use Two (OTMU2) and Light Industrial (LI), located on the east side of Kealy Avenue at Whatley Avenue.
- C. Final Plat of Settler’s Village Phase II, Lot 15R-25R, Block A; zoned Townhouse (TH), located at the northeast corner of Rockbrook Drive and Busher Drive.

Staff gave a brief presentation on each plat. The public hearing was opened, and with no one to speak on the item the public hearing was closed. *A motion was made by Karen Boenker to approve the plats, seconded by Alvin Turner. The motion passed unanimously (7-0).*

Item 4:

Public Hearing Zoning items were next on the agenda. There were two items for consideration:

- A. Consideration of a zone change request from Single Family Residential 7.5 (R7.5) to Old Town Mixed Use One (OTMU1) Zoning District on 0.180 acres, located at 331 N. Charles Street; further identified as J.W. King Survey, Abstract No. 696, being Lot 1 Block F of the O.T. Lewisville Addition. The request is being made by Grover Joiner, the property owner (Case No. PZ-2012-10-09).

Staff gave a brief presentation of the zoning request indicating that there is currently a residence on the lot, and that the property is recommended for rezoning to OTMU1 in the Old Town Zoning Plan. There were no questions regarding the rezoning request. *A motion was made by Alvin Turner to approve the zoning, seconded by Michael Coleman. The motion passed unanimously (6-0) Karen Boenker abstained due to proximity.*

- B. Consideration of a zone change request from Light Industrial (LI) to Estate Town House (ETH) on 21.3 acres, located south of Vista Ridge Mall Drive starting about 250 feet west of Denton Tap Road;

further identified as Highpoint Oaks, Lot 1, Block B. The request is being made by Highpoint Oaks Ltd., the property owner (Case No. PZ-2012-10-10).

Staff gave a brief presentation of the zoning request indicating that the project would abut a residential development in Coppell and the portion of the site fronting Denton Tap would remain commercial, offering a buffer for the proposed homes. Staff explained that the ETH zoning allows for larger homes on smaller lots with up to eighty percent lot coverage. Through conversations with the City of Coppell, it was learned that the neighborhood immediately south of the subject property was a planned development with a minimum of seven thousand square foot lot sizes. Staff believes that the proposed rezoning would provide a logical transition between existing residential and future non-residential uses and recommended approval. Karen Boenker asked a question regarding the existing drainage pond on the site, to which Project Engineer Tom Juhn with JBI Partners with Engineering answered that the property owner's association would be responsible for maintenance. *A motion was made by Michael Coleman to approve the zoning, seconded by Steve Byars. The motion passed unanimously (7-0).*

Item 5:

Staff announced a Brownfields Advisory Committee meeting would follow the Planning and Zoning Commission Meeting.

There being no other business to discuss, the meeting was adjourned at 6:42 p.m.

Respectfully Submitted,

Approved,

Patia Boomsma – Planning Administrator

James Davis, Chairman