

**MINUTES  
PLANNING AND ZONING COMMISSION  
FEBRUARY 19, 2008**

**Item 1.**

CALL TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT

The Lewisville Planning and Zoning Commission was called to order at 6:30 p.m.

Members present were: Commissioner Jim Gallegos, Commissioner Rodney Russell, Commissioner Alvin Turner, and Commissioner James Davis.

Members absent were: Commissioner Karen Boenker, Commissioner Bill Price, and Commissioner Joy Townsend.

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

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**Item 2.**

APPROVE MINUTES OF THE FEBRUARY 5, 2008, MEETING.

A motion was made by James Davis to approve the minutes of the February 5, 2008 meeting, seconded by Alvin Turner. The motion passed unanimously (4-0).

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**Item 3.**

PUBLIC HEARING - PLATS

- A. Amended Final Plat of Castle Hills Phase IV - Section C, a 62.57 acre tract zoned Estate with 275 residential lots, bounded by FM 544 to the north, Lady of the Lake road to the south and the Castle Hills Golf Course to the east.

Staff gave a presentation on the plat and already approved variances. Staff indicated that there is one new variance requested to amend the way the clear vision area is determined.

The request is to use an alternative method to determine the clear vision area. The applicant is requesting to use a departure sight triangle. The small lot sizes and setbacks combined with the larger building pad does not lend itself well for the 45 ft x 45 ft clear vision area. The homes would have to be built with deeper setbacks. Staff is in support of this variance for this particular subdivision because of the design of the subdivision which has stop signs at each T-intersection plus a 4-way stop at the gated entrance to the subdivision allowing for a stopped control condition.

The Commissioners had some questions regarding the developers limiting the amount or height of landscaping in these areas to help keep the line of sight open. They also had questions on how this issue came up now. Staff indicated that normally there are restrictions in place as to what and how high items in the clear vision area can be. Also this issue is more a function of the housing product versus topography. The public hearing was then opened. There being no one present to speak, a motion was made by

Jim Gallegos to close the public hearing, seconded by Alvin Turner. The motion passed unanimously (4-0).

There was a brief discussion on staff's analysis and safety issues. Staff indicated that it should be safe since there are T-intersections where people must turn and therefore they are forced to stop before they turn instead of an intersection that allows straight through traffic. Staff indicated this was a safe variance in this circumstance. A motion was made by Jim Gallegos recommend approval of the plat and the requested variance, seconded by Alvin Turner. The motion passed unanimously (4-0).

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**Item 4.**

**REGULAR HEARING - PLATS**

- A. Preliminary Plat of Lewisville Towne Crossing, a 54.61 acre tract designated Light Industrial (LI) with 9 commercial lots, bounded by Hwy 121 to the north, Josey Lane on the west and Windhaven Parkway to the south.

Staff gave a brief presentation on the variance requested on the plat relating to dedicating a street and utility easement versus dedicating the right-of-way. Staff indicated that the main difference is the ownership of the property, where an easement allows the property owner to still own and use the property but still allows the City to place and maintain the road and utilities in the easement. This particular request is for one section along Josey Lane. Allowing the developers to have an easement will also allow them to keep a row of parking, because it will not affect the property line and setback line. In addition, Castle Hills may have additional requirements relating to the number and location of parking spots and building setbacks and landscaping requirements that may exceed City requirements. Alvin Turner asked who would be responsible for maintaining the easement. Staff indicated that the City would be responsible for maintaining the street and other City facilities that are located in the easement, but that the owner of the property would be responsible for maintaining other improvements, ie: landscaping, parking area, etc. that are located in the easement.

A motion was made by Jim Gallegos recommend approval of the Preliminary Plat and requested variances, seconded by James Davis. The motion passed unanimously (4-0).

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**Item 5 - OTHER BUSINESS**

There was no other business to discuss.

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**Item 6 - ADJOURNMENT**

A motion was made by James Davis to adjourn, seconded by Jim Gallegos. The motion passed unanimously (4-0).

Respectfully submitted,

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Mary Paron Boswell  
Sr. Planner

Approved,

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Rod Russell  
Planning & Zoning Chairman