

**MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 18, 2008**

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), James Davis, Alvin Turner, and Karen Boenker, Joy Townsend and William "Bill" Price.

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

Item 2:

A motion was made by Karen Boenker to approve the September 23 and October 21, 2008, meeting minutes, seconded by Bill Price. The motion passed unanimously (7-0).

Item 3:

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

- A. Final Plat of Castle Hills Phase VI, Sections B & C, a 35.35 acre tract designated Townhouse Two (TH-2), with 233 residential lots and four common area lots, located on the SH 121 between Essex Blvd and Standridge Dr. and both North and south of Windhaven Parkway.

This particular replat has eleven variances requested. Staff's presentation highlighted the reasons for the requested variances and that five of them had been previously granted with the original plat which proposed attached townhomes. Since the original plat was approved, the streets and utilities have been put in place and the builder for the project is no longer involved. Castle Hills has found two new builders to build on the developed site but require the variances because the builders are proposing detached units which require a reconfiguration of the lot lines and working within the constraints of a developed site. Rod Russell asked if variance 9 affected only lot 6R. Staff indicated that was correct and that 20 feet separated lots 6R and 7R. Karen Boenker asked if we required stop signs to be placed in the subdivision. Staff indicated that in the ETJ area the City of Lewisville does not inspect or enforce this, but they have placed stop controls in most residential areas. Rod asked what stop control meant. Did it mean all sides or only some of the sides. Staff indicated that typically it is at a T-intersection and the stem side has a stop sign. In this particular request they were all T-intersections with one exception, and that was a four way stop. In addition, it is worthwhile to note that this will not affect the intersections at Windhaven Parkway or Essex Blvd., but would only affect internal streets. They are requesting to use a smaller visibility triangle that is typically used to support non 90 degree intersections. Rod asked why they could not use the standard 45 x 45 site visibility triangles. Staff indicated that because of the lot size and reduced setbacks the standard visibility triangle would render a portion of the building pad unusable because it would cut into the lot. By using the smaller visibility triangles, the building pad would not be affected. This variance was granted previously in Castle Hills in one of their gated communities. The public hearing was opened and there being no one wishing to speak, the public hearing was then closed. Joy Townsend asked if variance 7 was a deal killer. Staff indicated that the developer would have to answer that question, but that staff did not think that it is a safety issue because of the proposed controlled stops that would be put in place. Rod asked if the City of Lewisville inspects if stop signs are put up. Staff indicated that we do not in Castle Hills. Eric Stanley of Bright Realty spoke to the members and indicated that they would be placing stop

signs in the development and that the architectural review committee and the Denton County Fresh Water Supply District is very stringent on making sure the development is built to their requirements. He indicated that the site is essentially already on the ground and that they are already losing lots by going to a detached product and that if variance 7 was not granted it would render about another 20 lots unbuildable. There being no other questions, a motion was made by Karen Boenker to recommend approval of the plat and all requested variances to City Council, seconded by James Davis. The motion passed unanimously (7-0).

Item 4:

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

- A. Consideration of a zone change request from General Business (GB) to Light Industrial (LI) on a 0.189 acre tract located at 857 E. Main Street; further identified as A. G. King Survey, Abstract 698. The request is being made by Charlie Waite, the current property owner (Case No. PZ20081123).

Staff gave a brief presentation on the zone change request. Rod Russell asked if General Business zoning allowed auto repair. Staff indicated that it allowed auto sales, display and repair but did not allow an auto body shop. Jim Gallegos asked about outside storage. Staff indicated that both GB and LI zoning allow 10% of the lot area for outside storage, but that outside storage must be screened. The public hearing was then opened. There being no one present to speak for or against the item, the public hearing was then closed. There being no there questions or discussion among the members, a motion was made by Karen Boenker to recommend approval of the zone change request to City Council, seconded by Bill Price. The motion passed unanimously (7-0).

There being no other business to discuss, the meeting was adjourned at 7:22 pm.

Respectfully submitted,

Approved,

Mary Paron-Boswell
Senior Planner

Rod Russell
Chairman