

**MINUTES
PLANNING AND ZONING COMMISSION
JANUARY 6, 2009**

Item 1:

The Lewisville Planning and Zoning Commission was called to order at 6:32 p.m. Members present: Jim Gallegos (Vice-Chairman), James Davis, Alvin Turner, William “Bill” Price and Karen Boenker. Members Rod Russell (Chairman) and Joy Townsend were absent. Karen Boenker Chaired items 1 thru 4A of the meeting until Vice-Chairman Jim Gallegos arrived during item 3. Mr. Gallegos Chaired items 4B thru 6 of the meeting.

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

Item 2:

A motion was made by James Davis to approve the November 18, 2008, meeting minutes, seconded by Alvin Turner. The motion passed unanimously (4-0).

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, Section D, a 57.21 acre tract designated Estate Townhouse (ETH), with 260 residential lots and two common area lots, located south of Windhaven Parkway between Essex Blvd the KCS Railroad with five requested variances.

This particular replat has five variances requested. Staff’s presentation highlighted the reasons for the requested variances and that three of them had been previously granted with the original plat which proposed attached townhomes. The other two have been granted in other sections of Castle Hills. 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 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. Bill Price asked where the stop bars would be, staff indicated that they would be in the normal location. Karen Boenker asked if we required stop signs to be placed in the subdivision and who inspected the development. 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. James Davis asked about fire hydrant spacing. Staff indicated that they did meet the fire hydrant spacing requirements and that staff is looking to revise the GDO to eliminate the 40 ft fire control easements. The public hearing was opened and Doug Walker, representing Castle Hills, indicated that he was available to answer any questions they had. There being no one other questions, the public hearing was then closed and a motion was made by Bill Price to recommend approval of the plat and all requested variances to City Council, seconded by James Davis. The motion passed unanimously (5-0).

Item 4:

The public hearing for zoning was the next item on the agenda. There were two items for consideration:

- A. Consideration of a zone change request from Agriculture Open Space (AO) to Public Use (PU) on a 13.46 acre tract located on the north side of Country Ridge Road where Country Ridge Road intersects with McCart Dr. and is bounded by Business S.H. 121 to the east; further identified as Tract 15 of the W. Hunter Survey, Abstract 552. The request is being made by the Lewisville Independent School District (L.I.S.D.). (Case No. PZ20090101)

Staff gave a brief presentation indicating that the L.I.S.D. is allowed to build in all zoning districts, but would like to rezone this property to make it consistent with its other newer schools by having Public Use zoning which better reflects the use of the property and which allows better utilization of the site than AO zoning does. AO zoning requires 100 ft setbacks which greatly restricts the buildable area of the site. The public hearing was then opened. There being no one present to speak for or against the item, the public hearing was then closed. The members did not have any questions on this item, and a motion to recommend approval of the zone change request was made by James Davis and seconded by Alvin Turner. The motion passed unanimously (5-0).

- B. Consideration of a zone change request from Single Family Residential (R-7.5) to Old Town Mixed Use Two (OTMU2) on a 0.23 acre tract located at 151 W. Walters Street; further identified as the Crawford Addition, Lot 2. The request is being made on behalf of the Naomi Crawford Estate. (Case No. PZ20090102).

Karen Boenker indicated that she would be abstaining from this item. Staff gave a brief presentation on the zone change request indicating that it complied with the Master Plan and that there are no immediate plans to change the use of the property. 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 other questions or discussion among the members, a motion was made by Alvin Turner to recommend approval of the zone change request to City Council, seconded by James Davis. The motion passed unanimously (4-0-1) with Karen abstaining.

Staff informed the members that there would be a mid-month Planning and Zoning meeting as well as a Transportation Board meeting. There being no other business to discuss, the meeting was adjourned at 6:51 pm.

Respectfully submitted,

Approved,

Mary Paron-Boswell
Senior Planner

Rod Russell
Chairman