

**MINUTES
PLANNING AND ZONING COMMISSION
JANUARY 20, 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, and Karen Boenker, Rod Russell (Chairman) and Joy Townsend. Vice-Chairman Jim Gallegos arrived during item 3. Member William "Bill" Price was absent.

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

Item 2:

A motion was made by Karen Boenker to approve the January 6, 2009, meeting minutes, seconded by James Davis. The motion passed unanimously (5-0).

Item 3:

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

- A. Final Plat of Milliken School Addition, Lot 1R, Block A, an 18.53 acre tract zoned Public Use (PU), located on the west side of Savage Lane, north of Lake Park Road.

Staff gave a brief presentation and then the public hearing was opened. There being no one present to speak for or against the item, the public hearing was then closed and a motion was made by Karen Boenker to recommend approval of the plat, seconded by James Davis. The motion passed unanimously (6-0).

Item 4:

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

- A. Amended Final Plat of The Villas at Wellington Addition – Phase Two, Lots 72R-78R, Block B, a 0.542 acre tract designated Townhouse Two (TH-2), located north of Bellaire Boulevard, south of Palisades Drive and bounded by Valley Parkway on the west with three requested variances.

Staff presented the plat and three requested variances. The three variances are all intertwined and are as follows: 1. To allow up to a maximum of 40% non-masonry materials for the screening wall where lots back up to Valley Parkway; 2. To allow a public screening wall on private property within an easement adjacent to Valley Parkway; and 3. To allow portions of a public sidewalk to be placed on private property within an easement. The subject property is platted for seven townhouse lots. The requested variances seek to save 28 large post oak and cedar elm trees along the backsides of these lots. The proposal seeks to move the screening wall and a portion of the sidewalk along the backs of the subject lots into the private property within an easement, thus away from the base of the trees. In addition, wrought iron panels are proposed in certain locations to reduce ground disturbance because of the location of specific trees. In order to complete the proposed solution, the three variances are required. Alvin Turner asked how high the fence would be. Staff indicated that it would be 6 ft in height and that it is already in place. Staff

informed the members that the developer placed it at their own risk. Acceptance of the subdivision is subject to the outcome of Council's decision on the variance requested. Rod asked if the City would have control of the easement. Staff indicated that the easement gives the City permission to work in that area. Joy Townsend applauded the developer's initiative to save the trees. The public hearing was opened and there being no one present to speak for or against the item, the public hearing was then closed. A motion was made by Jim Gallegos to recommend approval of the plat and the three variances requested to City Council. The motion was seconded by Joy Townsend and approved unanimously (6-0).

Item 5:

Staff reminded the members that there would be a Transportation Board meeting following the P&Z meeting. There being no other business to discuss, the meeting was adjourned at 6:44 pm.

Respectfully submitted,

Approved,

Mary Paron-Boswell
Senior Planner

Rod Russell
Chairman