

**MINUTES
PLANNING AND ZONING COMMISSION
DECEMBER 15, 2009**

Item 1:

The Lewisville Planning and Zoning Commission was called to order at 6:34 p.m. Members present: Rod Russell (Chairman), Jim Gallegos (Vice-Chairman), Karen Boenker, Alvin Turner, William "Bill" Price and James Davis. Member Joy Townsend was absent.

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

Item 2:

A motion was made by Karen Boenker to approve the December 1, 2009, meeting minutes, seconded by James Davis. The motion passed unanimously (6-0).

Item 3:

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

- A. Final Plat of DCTA Old Town Station Addition, Lot 1, Block A, a 9.08 acre tract zoned Public Use (PU), located at the southeast corner of College St and Railroad St.

Staff gave a brief presentation and the public hearing was then opened. There being no one present to speak for or against the item, the public hearing was then closed. A motion was made by Karen Boenker and seconded by James Davis to approve the item. 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. Final Plat of Castle Hills Phase V, Section A, Lots 1R, 2R, 43, 44 and 45X, Block A, a 1.02 acre tract designated Estate Townhouse (ETH), located on Four Stones Blvd. at Lancer Lane in Castle Hills.

Staff gave a brief presentation indicating that there were two variances associated with the plat. The first variance dealt with the width of the street right-of-way, this variance was previously approved with the original plat, but must be requested again with this new plat. The street is already constructed, and the surrounding streets all have this reduced right-of-way width. The second variance speaks to the sidewalk requirement. The properties south of this development are located in the City of Carrollton and do not have sidewalks along S.H. 121. The Castle Hills development does have interior sidewalks, but is requesting not to have to build them along S.H. 121 since there is no direct access to it from their development and no developments south of them have built sidewalks. James Davis asked if there are walking trails or bike paths that would connect. Staff indicated that there would be a wall put up where Lancer Lane once went through. Rod Russell asked if the Carrollton portion along S.H. 121 is walled off. Staff indicated that the multi-family development has a wrought iron fence, the townhouse development is under construction and the retail portion has frontage and access on S.H. 121. Rod then asked if the variance were to be denied, would the wall be in the way of putting in a sidewalk. Staff indicated that the wall would be there regardless of whether or not a sidewalk was built. Rod indicated that he was concerned about recommending approval of this variance since there is a lot of undeveloped

property land in the area. Staff's opinion was, given that a) there was no access from the development onto S.H. 121, and b) a significant portion of the developed property directly south of this site, down to Hebron Parkway also does not have a sidewalk and c) FM 544 is designated to be retail and acts as a dividing line, staff was not opposed to the requested variance. Bill Price asked what the speed limit in that area was. Staff indicated that it was between 55 or 60 mph. The public hearing was opened and Eric Stanley of Bright Realty and a resident of Castle Hills spoke in favor of the request. He indicated that there are sidewalks and paths and open space on the interior of the development. There being no one else present to speak for or against the item, the hearing was then closed. A motion was made by Karen Boenker to recommend approval of the plat and requested variances, seconded by Alvin Turner. The motion passed unanimously (6-0).

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