

7. Consider a recommendation for a variance to the City of Keller Unified Development Code, Article 8, Zoning/Development Standards, Tree Preservation, Section 8.19, Tree and Natural Feature Preservation, for Lots 1R and 3R, Bohannon Addition, an approximately 22.19-acre subdivision on the north side of Creek Road, being 3355, and 3327 Creek Road, and zoned SF-36 (Single-Family – 36,000 square foot minimum lots). Rodger and Donna Bohannon, owners. Susan and Brandon Thomas, applicants. (UDC-17-0003)

Chairperson Ponder recused himself from Item F-7 as he owns immediately adjacent property. Vice Chair Dave Reid acted as Chair and Alternate Bill McCrea served as a voting member for Item F-7.

Michele Berry, Senior Planner, came forward to give staff's presentation and recommendation for Item F-7. Susan Thomas, applicant, gave a presentation.

Additional discussion was held regarding location of the proposed home, expense of a tree survey, the condition to require tree survey for the building pad and driveway and other areas of disturbance at the time of building permit.

Commissioner Sagar moved to approve Item F-7 with the condition that:

1. The variance request to Section 8.19 (C.1.b.2) of the UDC to allow a tree survey that is older than two (2) years for the residential plat approval; provided that a current tree survey of the area impacted by the new home construction is prepared for the building permit.

Commissioner Page seconded and the motion carried (6-1) with the following vote:

Aye: Reid, Ponder, Bigbee, Stansell, Page, Sagar

Nay: DePuma