

**MINUTES  
PLANNING AND ZONING COMMISSION  
AUGUST 7, 2018**

---

**Item 1:**

The Lewisville Planning and Zoning Commission meeting was called to order at 6:30 pm. Members present: William Meredith, John Lyng, MaryEllen Miksa, Kristin Green, Alvin Turner, Karen Locke, and James Davis.

Staff members present: Michele Berry, Planning Manager; June Sin, Planner; Jonathan Beckham, Planner; Sagar Medisetty, Traffic Engineer; Daphne Adair, Capital Projects Technician.

---

**Item 4:**

Public Hearing Zoning & Special Use Permits were next on the agenda. There were three items for consideration:

- C. **Public Hearing:** Consideration of a Zone Change Request From General Business District (GB) to Planned Development – Estate Townhouse District (PD-ETH) for a Proposed Residential Development Consisting of 32 Single-Family Detached Units and Two Open Space Lots; on an Approximately 5.371-Acre Tract of Land Legally Described as Lot 1, Block A and Lots 2 & 3, Block B, Boyd Addition, Located on the North and South Sides of McCartt Drive, Approximately 250 Feet West of State Highway 121 Business; as Requested by Noah Flabiano, of Skorburg Company, on Behalf of Charis Partners, Ltd. the Property Owner. (Case No. PZ-2018-08-09).

Staff gave a brief overview of the proposed zone change request and recommended approval. Chairman Green had questions regarding the guest parking circulation and open space areas in the proposed development. Members Alvin Turner and John Lyng asked for elaborations on easements and fence maintenance at the property lines. Chairman Green then opened the public hearing, and with no one coming forward to speak, the public hearing was then closed. A motion was made by James Davis to recommend approval of the proposed zone change request. The motion was seconded by William Meredith. The motion passed unanimously (7-0). Staff indicated that this item would appear before the City Council on September 10<sup>th</sup> for a second public hearing and a final decision.

---