

**MINUTES  
PLANNING AND ZONING COMMISSION  
AUGUST 21, 2018**

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**Item 1:**

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

Staff members present: Richard Luedke Planning Director; Wayne Snell, Building Official; Michele Berry, Planning Manager; Jonathan Beckham, Planner.

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**Item 4:**

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

- A. **Public Hearing:** Consideration of a Zone Change Request From Single Family Residential District (R-7.5) to Old Town Mixed Use 1 District (OTMU1); on Approximately 0.93 Acres, Situated in the John W King Survey, Abstract Number 696, Located at 411 and 419 Milton Street; as Requested by Paul Poteet, of Liberation Development Investments, on Behalf of Terry Bohn, the Property Owner. (Case No. PZ-2018-08-10).

Staff gave a brief overview of the proposed zone change request and recommended approval. Chairman Green then opened the public hearing. The following residents spoke in opposition to the zone change request:

- Donnette Alexander – 330 South Hatcher Street
- Kent Bays – 311 Edwards Street

They expressed their views that the proposed development would not be compatible with the surrounding neighborhood, on-street parking would be difficult due to the narrow street, lack of existing sidewalks and gutters, difficulty of fire truck access and concerns of other disturbances to the neighborhood. Chairman Green asked about parking at the site, and the applicant answered that their proposal was for a two-car garage with driveway spacing and if the applicant was willing to work with the neighbors to address some of their concerns. Mike Watson with Liberation Development Investments, answered that the parking wasn't seen as a concern and that they hadn't met with neighboring residents. MaryEllen Miksa asked them to visit the site at other times of the day and Kristin Green commented about the Old Town Master Plan allowing for transition and infrastructure upgrades over time. With no one else coming forward to speak, the public hearing was then closed. MaryEllen Miksa voiced concern about the density of the townhouse project. *A motion was made by James Davis to recommend approval of the proposed zone change request. The motion was seconded by Alvin Turner. The motion passed (4-1):*

*Yes:* Kristin Green, Alvin Turner, Karen Locke, and James Davis

*No:* MaryEllen Miksa

Staff indicated that this item would appear before the City Council on September 17<sup>th</sup> for a second public hearing and a final decision.