

**MINUTES  
PLANNING AND ZONING COMMISSION  
NOVEMBER 6, 2018**

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**Item 1:**

The Lewisville Planning and Zoning Commission meeting was called to order at 7:02 pm. Members present: William Meredith, John Lyng, MaryEllen Miksa, Kristin Green, Alvin Turner, Karen Locke, and James Davis.

Staff members present: Richard Luedke, Planning Director; Jonathan Beckham, Planner; Theresa Ernest, Planning Technician.

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**Item 5:**

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

- B. **Public Hearing:** Consideration of a Zone Change Request From Planned Development – Estate Townhouse District (PD-ETH) to Planned Development – Estate Townhouse District (PD-ETH) to Amend the Existing Planned Development; on Approximately 5.371 Acres Legally Described as Lot 1, Block A and Lots 2 and 3, Block B, Boyd Addition, Located on the North and South sides of McCartt Drive, Approximately 260 feet West of State Highway 121 Business. The request is Being Made by Noah Flabiano, 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. The applicant was present and available to answer questions. Chairman Green asked the applicant for additional detail on the adjustments to parking, lot width and drainage detention. Noah Flabiano, the applicant, answered that the parking count had not changed, and the lot width had been adjusted to preserve open space. The detention areas would be behind retaining walls and not impact the open space areas. Chairman Green then opened the public hearing. With no one coming forward to speak, the public hearing was then closed. A motion was made by William Meredith to recommend approval of the proposed zone change request. The motion was seconded by John Lyng. The motion passed unanimously (7-0). Staff indicated that the item would appear before the City Council on December 3<sup>rd</sup> for a second public hearing and a final decision.

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