

**EXCERPT FROM THE MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 20, 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: Richard Luedke, Planning Director; Michele Berry, Planning Manager; Theresa Ernest, Planning Technician.

- B. **Public Hearing:** Consideration of a Zone Change Request From General Business (GB) to Mixed-Use District (MU); on Approximately 3.90 Acres, Legally Described as Part of Lot 7B-R1 And Part of Lot 8, Block C, Country Ridge No. 3 Addition And Located on the South Side of West Southwest Parkway, Approximately 460 Feet West of State Highway 121 Business; as Requested by Patricia Fant, G&A | McAdams Co., on Behalf of Jean Pierre, 121/Southwest Parkway Properties, Inc.. (Case No. PZ-2018-08-08).

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 and Member Karen Locke asked for additional information regarding on-site parking at the proposed development. Staff answered that the townhomes would allow cars to park in the driveway, and that the driveway length would provide sidewalk clearance for pedestrians. Staff stated that some portions of the development would allow for on-street parking. Member John Lyng asked if the creek at the rear of the property would cause problems with development of the site. Staff answered that the site configuration considered the flood plain. 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 MaryEllen Miksa 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 the item would appear before the City Council on December 17th for a second public hearing and a final decision.
