



## Legislation Details (With Text)

**File #:** 18-0428      **Version:** 1      **Name:**  
**Type:** Zoning Ordinance      **Status:** Public Hearing  
**File created:** 11/21/2018      **In control:** City Council  
**On agenda:** 12/17/2018      **Final action:**  
**Title:** Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From General Business (GB) to Mixed-Use District (MU) and Three Associated Variance Requests; 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)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Staff Memo, 2. Location Map, 3. Aerial Map, 4. PZ Minutes 112018, 5. GB, 6. MU, 7. Application and Letter, 8. Variance Request Letter, 9. Variance Exhibit, 10. Proposed Ordinance, 11. Exhibit A - Property Description, 12. Exhibit B - Concept Plan

Date	Ver.	Action By	Action	Result
12/17/2018	1	City Council		
12/17/2018	1	City Council		
12/17/2018	1	City Council		

**Public Hearing:** Consideration of an Ordinance Granting a Zone Change Request From General Business (GB) to Mixed-Use District (MU) and Three Associated Variance Requests; 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)

## ADMINISTRATIVE COMMENTS:

The proposed development consists of 31 townhomes and will serve as a transition between the commercial development to the east and north and the single family detached residential uses to the west. The following three variances are requested: (a) to allow a reduced lot width and reduced control of access for a single-family lot, (b) to waive the requirement for an alley and allow front entry, and (c) to allow for a reduction in the number of required shade trees. The project supports Big Move Number 5: New Neighborhood Choice from the Lewisville 2025 Plan. The Planning and Zoning Commission recommended unanimous approval (7-0) on November 20, 2018.

## RECOMMENDATION:

That the City Council approve the ordinance and the three associated variance requests as set forth in the caption above.

**AVAILABLE FOR QUESTIONS:**

Richard E. Luedke, Planning Director  
Patricia Fant, Applicant