



## Legislation Text

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**File #:** 18-0428, **Version:** 1

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**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