

LEWISVILLE ZONING BOARD OF ADJUSTMENT MEETING MINUTES
RM 110 - LEWISVILLE TOWN HALL
6510 SHALLOWFORD ROAD ROOM 110
TUESDAY, OCTOBER 26, 2021 - 6:30 P.M.

NOTE: ALL cases on the Zoning Board of Adjustment agenda are quasi-judicial in nature; as a result, NO communications should take place between yourself and the Zoning Board of Adjustments members prior to the public hearing.

I. Call to Order

- A. Chair Ken Wernick called the meeting to order at 6:30 p.m. Board members present were Jennifer Hill, Vance Horner, David Hunt, and Alan Nealeans. Lynn Fulton and Philip May were excused. Also present were Secretary Amy McBride, and Attorney Bo Houff.

II. Adoption of Agenda

- A. Vance Horner moved to approve the agenda. The motion was seconded by Alan Nealeans and approved unanimously.

III. Oath of Office

- A. Member Alan Nealeans took his Oath of Office.

IV. Approval of Minutes

- A. None.

I. Withdrawals

- A. None.

II. Continuance Requests

- A. None.

III. Hearing and Determination of Cases

- A. Special Use Permit Renewal Renewal
1. Before reading the case, Ms. McBride read the required findings into the record:
 - a. The Board of Adjustment shall approve a special use permit only when the Board of Adjustment makes an affirmative finding as follows:
 - (1) That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plans submitted and approved;
 - (2) That the use of the property otherwise meets all required conditions and specifications;
 - (3) That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public

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- necessity; and
- (4) That the location and character of the use, if developed according to the application submitted and approved, will otherwise be in harmony with the area in which it is to be located and in general conformity with Legacy and the Lewisville Comprehensive Plan.
2. **Case # Z2100327** (Continued from June 22, 2021) John Phipps requests permission to continue to place a Manufactured Home, Class A on a 1.17-acre tract of land located at 8260 Lake Ridge Drive, approximately 1300 feet south of Dull Road. Property is zoned RS-20. Tax Block 4405, Tax Lot 022C, PIN 5874-88-5816.
- a. The first permit was issued in 2000 and was renewed in 2005, 2010, and again in 2016.
- b. The public hearing was opened.
- (1) John Phipps, the applicant, outlined the proposal. Staff added the changes to property as outlined in the application such as a new metal roof was put on the shed by the house, a new out building placed, and grading done to the property.
- (2) Edith Phillips, 530 Claridge Cr, Winston-Salem, managing partner of Lakeridge Heritage, which owns 3 acres near the property. Had concerns regarding appearance and safety issues regarding the property but felt that the board was adequately addressing these. Had further inquiries regarding the septic system and its potential impacts on water quality on neighboring water sources.
- c. The public hearing was closed.
- d. Board discussion
- (1) The board discussed their desire of the applicant addressing some aesthetic and safety issues, such as the addition of a handrail and the repair of windows.
- e. With those comments, David Hunt moved to continue the request for six months. The motion was seconded by Alan Nealeans and approved unanimously.

IV. Appeals

- A. None.

V. Unfinished Business

- A. None.

VI. New Business

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A. None.

VII. Other Discussion

A. None.

I. Board Discussion

A. None.

II. Adjournment

A. Having no other business to discuss, Vance Horner moved to adjourn the meeting at 7:15 p.m. The motion was seconded by Jennifer Hill and approved unanimously.

Ken Wernick, Chair

ATTEST:

Adam Barr, Planner