

LEWISVILLE ZONING BOARD OF ADJUSTMENT MEETING MINUTES
1st FLOOR COUNCIL CHAMBERS - LEWISVILLE TOWN HALL
6510 SHALLOWFORD ROAD
TUESDAY, April 26, 2022 - 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 Annemarie Stanford, David Hunt, Alan Nealeans, Lynn Fulton, and Jennifer Hill. Vance Horner was excused. Also present were Secretary Amy McBride, Planner Stacy Tolbert, and Attorney Bo Houff.

II. Adoption of Agenda

- A. Stacy asked to include a housekeeping item for conflicts of interest to the agenda. With that amendment Lynn Fulton moved to adopt the agenda. The motion was seconded by Alan Nealeans and approved unanimously.

III. Membership

- A. Ken Wernick was reappointed on March 10, 2022.
- B. Philip May was appointed to the Planning Board on March 10, 2022. His appointment to the Planning Board left a vacancy on the ZBOA.
- C. Annemarie Stanford was appointed on April 14, 2022 to fill unexpired term of Philip May (expires 03-31-2023).

IV. Oath of Office

- A. The Zoning Board of Adjustment members was sworn in.

V. Conflict of Interest

- A. The Board reviewed and signed a conflict of interest policy.

VI. Election of Officers

- A. Annemarie Stanford made the motion to appoint Ken Wernick as Chair of the Zoning Board of Adjustment. The motion was seconded by Alan Nealeans and approved unanimously.
- B. Lynn Fulton made the motion to appoint Jennifer Hill as Vice-Chair of the Zoning Board of Adjustment. The motion was seconded by Alan Nealeans and approved unanimously.

VII. Hearing and Determination of Cases

- A. Special Use Permit
 - 1. **Case # Z2100327** (Continued from October 26, 2021) – Request permission to continue to place a Manufactured Home, Class A on 1.17-acre tract of land located 8260 Lake Ridge Drive, approximately 1300 feet south of Dull

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road. Property is zoned RS20. Tax Block 4405, Tax Lot 022C.

- a. There were conditions from the October 26th meeting for handrails and windows to be repaired.
- b. John Phipps was sworn in as a witness to attest to the repairs having been made.
- a. David Hunt moved to approve the request for another five years. The motion was seconded by Jennifer Hill and approved unanimously.

VIII. Appeals

- A. None.

IX. Unfinished Business

- A. None.

X. New Business

- A. None.

XI. Other Discussion

- A. Bo Houff mentioned that staff was currently working on creating a formal orientation process for board members.

I. Board Discussion

- A. None.

II. Adjournment

- A. Having no other business to discuss, Lynn Fulton moved to adjourn the meeting at 6:50 p.m. The motion was seconded by Jennifer Hill and approved unanimously.

Ken Wernick, Chair

ATTEST:

Adam Barr, Planner