

LEWISVILLE ZONING BOARD OF ADJUSTMENT MEETING MINUTES
1st FLOOR COUNCIL CHAMBERS - LEWISVILLE TOWN HALL
6510 SHALLOWFORD ROAD
TUESDAY, AUGUST 23, 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, and Jennifer Hill. Lynn Fulton, Vance Horner were excused. Also present were Secretary Amy McBride, Planner Stacy Tolbert, and Attorney Bo Houff.

II. Adoption of Agenda

- A. None.

III. Approval of Minutes

- A. None.

IV. Withdrawals

- A. None.

V. Continuance Requests

- A. None.

VI. Hearing and Determination of Cases

- A. Special Use Permit
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 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

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Lewisville Comprehensive Plan.

2. **Case # Z2200507** Dillon Pennell requests permission to place an oversized accessory structure on a 1.28-acre tract of land, located at 7129 Grainland Drive, approximately 1,00 feet Northwest of Lewisville-Vienna Road. Property is zoned RS30. Tax Block 4615, Tax Lot 037D, PIN 5886-46-4178.
 - a. Accessory structures can occupy a maximum of 5% of the smaller of either the required minimum lot size or the actual lot dimension. The property is zoned RS30, the minimum lot size of which is 30,000 square feet, and the parcel size 1.28 which is just over 55,000 square feet. This leads to the use of the 30,000 square feet for the requirement, 5% of which is 1,500 square feet. The proposed garage is 21,000 square feet, 6,000 feet over the requirement.
 - b. Proposed structure meets setback requirements.
 - c. The public hearing was opened.
 - (1) Dillon Pennell outlined his proposal. He intends to use the structure for storage of boats and cars.
 - (2) Chip Lanier, owner of the property directly behind the parcel, spoke in support of the proposal.
 - d. The public hearing was closed.
 - e. Board discussion
 - (1) Mr. Hunt has visited and would not find the proposed building to be out of character to area.
 - (2) Ms. Stanford noted that a structure would be preferable to the outside storage of boats and vehicles.
 - f. With those comments, David Hunt moved to approve the request for another five years. The motion was seconded by Alan Nealeans and approved unanimously.

VII. Appeals

- A. None.

VIII. Unfinished Business

- A. None.

IX. New Business

- A. None.

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X. Other Discussion

- A. Stacy Tolbert presented to the Board the Social Media Policy recently adopted by the Town Council, applicable to all Board and Committee members to be signed and returned to staff.

I. Board Discussion

- A. None.

II. Adjournment

- A. Having no other business to discuss, Jennifer Hill moved to adjourn the meeting at 6:48 p.m. The motion was seconded by Annemarie Stanford and approved unanimously.

Ken Wernick, Chair

ATTEST:

Adam Barr, Planner