

DRAFT
LEWISVILLE ZONING BOARD OF ADJUSTMENT MEETING MINUTES
1st FLOOR COUNCIL CHAMBERS - LEWISVILLE TOWN HALL
6510 SHALLOWFORD ROAD
TUESDAY, March 26, 2024 - 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 Ken Wernick, Annemarie Stanford, Vance Horner, Lynn Fulton, and Kirk Rieger. Also present were Project Planner Rory Howard, Planner Adam Barr, Assistant Town Manager/Planning Director Stacy Tolbert, and Attorney Elliot Fus.

II. Approval of Minutes

A. Lynn Fulton moved to approve the November 28, 2023 minutes. The motion was seconded by Annemarie Stanford and approved unanimously.

III. Withdrawals

A. None.

IV. Continuance Requests

A. None.

V. Hearing and Determination of Cases

A. Special Use Permit (RENEWALS)

1. Rory Howard 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 Lewisville Comprehensive Plan.

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2. **Case # Z2400047** Clayborne Stimpson requests permission to continue to place a Manufactured Home Class C on a 2.5-acre tract of land located at 354 Hauser Road approximately 1500 feet south of Shallowford Road. Property is zoned RS40. Tax Block 4437, Tax Lot 014.
 - a. The public hearing was opened.
 - (1) Clay Stimpson, the applicant, spoke to the current state of the property. The renewal has always been approved in the past. The home has been occupied for 15 years.
 - b. The public hearing was closed.
 - c. With an affirmative finding, Annemarie Sanford moved to grant the special use permit for another five (5) years with no restrictions. The motion was seconded by Kirk Rieger and approved unanimously.

VI. Appeals

- A. None.

VII. Unfinished Business

- A. None.

VIII. New Business

- A. None.

IX. Other Discussion

- A. None.

I. Board Discussion

- A. None.

II. Adjournment

- A. Having no other business to discuss, Lynn Fulton moved to adjourn the meeting at 6:43 p.m. The motion was seconded by Vance Horner and approved unanimously.

Ken Wernick, Chair

ATTEST:

Adam Barr, Planner