

Lewisville Zoning Board of Adjustment
July 23, 2013
Lewisville Town Council Chambers

I. Call to Order

A. Chair Ron Hutton called the meeting to order at 6:33 p.m. Members present were Scott Ayers, Hobie Cawood, Wayne Hutchens, William Lorentz and Rick Hermann in a non-voting capacity. Also present were Secretary Scott Frye, Attorney Bowen Houff and Planner Marty Myers.

II. Adoption of Agenda

A. Mr. Ayers moved for adoption and Mr. Cawood seconded. The vote was unanimous.

III. Approval of Minutes

A. May 28, 2013

1. Mr. Cawood moved to approve as corrected. Mr. Lorentz seconded and the vote was unanimous.

IV. Hearings and Determination of Cases

A. Dinah Burnette, Dwayne Burnette

1. Case #4459 Request permission to continue to place a Manufactured Home, Class A on a 1.72-acre tract of land located at 602 Ketner Road, approximately 1 mile north of Shallowford Road. Property is zoned RS-9. Tax Block 4424, Tax Lot 035F.

a. Mr. Frye read into the record the findings for issuing a special use permit. The Zoning Board of Adjustment shall issue a special use permit only when the Board makes an affirmative finding that:

(1) The use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved;

(2) The use meets all required conditions and specifications;

(3) The use will not substantially injure the value of adjoining or abutting property or that the use is a public necessity;

(4) The location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the Legacy Plan and Lewisville Comprehensive Plan.

b. The request was first approved in 1991 and has had five year renewals since then.

c. Mr. and Mrs. Burnette were sworn in by Mr. Houff.

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- d. The property had been improved and does not resemble a manufactured home.
- e. There was a discussion of issuing a permanent permit that would not require renewals. However, conditions and criteria for making such a decision need to be established. Having the Town Council also agree to those conditions was suggested.
- f. There was no one present in opposition.
- g. Mr. Cawood moved to approve the request for the five year renewal permit and Mr. Hutchens seconded. The vote was unanimous.

V. For the Good of the Order

A. Adjournment

- 1. Mr. Ayers moved for adjournment at 6:53 p.m. and Mr. Lorentz seconded. The vote was unanimous.

Respectfully Submitted:

Lynn W. Hall,
Public Information Officer

Attest:

Joyce C. McWilliams Walker,
Town Clerk

Ron Hutton, Chair