

**LEWISVILLE ZONING BOARD OF ADJUSTMENT MEETING MINUTES**  
**RM 110 - LEWISVILLE TOWN HALL**  
**6510 SHALLOWFORD ROAD ROOM 110**  
**TUESDAY, May 24, 2016**  
**6:30 P.M.**

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**I. Call to Order**

- A. Chair Scott Ayers called the meeting to order at 6:31 p.m. Board members present were Tim Dickson, Alan Nealeans, and Ken Wernick. Also present were Planner Marty Myers, Secretary Donna Guffey, and Attorney Bo Houff.
- B. Adoption of Agenda
  - 1. Alan Nealeans moved to approve the agenda. The motion was seconded by Ken Wernick and approved unanimously.

**II. Approval of Minutes**

- A. Tuesday, April 26, 2016
  - 1. Tim Dickson moved to approve the April 26, 2016 minutes. The motion was seconded by Alan Nealeans and approved unanimously.

**III. Hearing & Determination of Cases**

- A. Manufactured Home Renewals (Consent)
  - 1. Ms. Guffey read into the record the necessary findings for issuing a Special Use Permit:
    - a. 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; and
      - (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. **Case # 5319** Ruby Grimes requests permission to continue to place a Manufactured Home, Class C on a .48-acre tract of land located at 7730 Grapevine Road (north side of a private drive), approximately 200 feet north of Sedgewick Ridge Road and approximately 1 mile west of Lewisville-Vienna Road. Property is zoned RS-20. Tax Block 4612, Tax Lot 34L
      - (1) Crystal Siebert, niece of Mrs. Grimes, was sworn in and the public

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hearing opened.

- (a) Ms. Siebert stated that this is the only place Mrs. Grimes has to live.
- (2) Questions answered:
  - (a) Since there were only four (4) members present, she was advised she could continue the case when five (5) members were present or move forward at present.
    - i) She chose to move forward.
  - (b) The conditions requested at the last hearing (March 22, 2011) have been completed and the property kept up.
  - (c) A family member must occupy the property.
- (3) Ms. Siebert also stated that at the last hearing, a gentleman appeared talking about unkempt property; however, he was referring to her uncle's property which was in front of Mrs. Grimes' property. Her uncle cleaned his property.
- (4) There was no one present in opposition.
- (5) Board discussion.
  - (a) Have the owner of the property in front of Mrs. Grimes to maintain his property.
- (6) Recommendation:
  - (a) Ken Wernick moved to approve the request for another five (5) years with the same conditions required at the last public hearing. The motion was seconded by Tim Dickson and approved unanimously.

**IV. New Business**

A. 25<sup>th</sup> Anniversary Celebration of Incorporation of the Town of Lewisville

1. Participation of board members

- a. After discussion, members present agreed to participate with the Planning Board and will look for additional information from the Planning Board.

(1) Scott Ayers advised he will be available on August 13<sup>th</sup>.

**V. Board Discussion**

A. Manager's Report

- 1. Mr. Myers reviewed the written report from Mr. Perkins.

**VI. Other**

A. None

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**VII. Adjournment**

- A. Having no other business to discuss, Alan Nealeans moved to adjourn the meeting. The motion was seconded by Tim Dickson and approved unanimously.

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Scott Ayers  
Chair

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Joyce C. McWilliams Walker  
Town Clerk