

MINUTES OF THE REGULARLY SCHEDULED MEETING
LEWISVILLE ZONING BOARD OF ADJUSTMENT

MAY 27, 2025 at 6:00 PM

Lewisville Town Hall

1st Floor Council Chambers



Members Present: Ken Wernick, (Chair)
Annemarie Stanford (Vice-Chair)
Brian Gravely
Kelly Reavis

Members Excused: David Hunt

Members Absent: Vance Horner
Kirk Rieger

Staff Present: Elliot Fus, Town Attorney
Lynn Cochran, Planning Director

Applicant: Bryan Parker

1. Call to Order

Chairperson Ken Wernick called the meeting to order at 6:13 pm. A quorum was confirmed with four board members present. The Pledge of Allegiance was conducted.

Before official proceedings began, Mr. Wernick gave a statement to persons in attendance about the Zoning Board of Adjustment and its purview.

2. Regular Business

Mr. Gravely moved to approve the minutes of the April 29, 2025 ZBOA meeting with the correction of one typographical error and Mrs. Stanford seconded. The minutes were approved with a unanimous vote (4-0).

The board discussed election of officers for 2025-2026. Mrs. Stanford motioned to elect Mr. Wernick as Chair and Mr. Horner Seconded. The vote to elect Mr. Wernick was unanimous (4-0). Mr. Horner moved to elect Mrs. Stanford as Vice-Chair and Mr. Reavis seconded. The vote to elect Mrs. Stanford as Vice-Chair was unanimous (4-0).

3. Evidentiary Hearings

- a. L-SUP-02 Parker: a request for a special use permit to allow an oversize accessory dwelling unit at 7723 Seasons Hollow Rd, tax parcel ID 5886-05-6162. UDO reference: Chapter B, Section 2-6.1 and Sections B.3-1.2(F) and (G).

Mr. Cochran presented the application materials to the board, which included a proposed site plan, application form, maps and staff report detailing the information related to the request. He confirmed that all notice requirements of the Unified Development Ordinance had been

Members of the Zoning Board of Adjustment

Ken Wernick, Chair | Annemarie Stanford, Vice Chair

Vance Horner, David Hunt, Kirk Rieger, Brian Gravely (alternate), Kelly Reavis (alternate)

followed. He noted that the subject property is zoned residential single family (RS-30). According to UDO standards, this would allow for an accessory structure measuring up five (5%) percent of the minimum lot size for the zoning district, equal to 1,500 square feet with an administrative permit. An accessory structure any larger than that requires approval of a special use permit. The size of the accessory structure requested measures 2,640 square feet. Mr. Cochran noted that the subject property is located in an area of Lewisville characterized by large residential lots and low-density development. He then responded to brief questions from members of the board.

The applicant, Mr. Bryan Parker of 8254 Concord Church Rd, Lewisville took the stand to address the board. Mr. Fus administered the oath of testimony. Mr. Parker reviewed details of the application, the structure and the nature of the request. He confirmed that the total height of the structure will be 14 feet. He then answered questions from board members about the dimensions, setbacks and planned use of the structure. He stated that it will be used primarily as a garage.

No additional speakers signed up to address the board.

There was no additional discussion amongst the board

Mr. Reavis motioned to approve the request based on the information and evidence presented and Mr. Gravely seconded. There was no additional discussion. The board voted unanimously to approve the request for an oversize accessory structure.

Continued Business.

The board approved the findings of fact and conclusions of law for the previous month's special use permit, L-SUP-02 Parker.

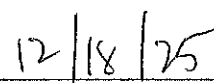
New Business. None

Adjourn. *Mr. Reavis moved to adjourn the meeting and Mr. Gravely seconded. The board adjourned at 6:30 pm.*

(Minutes prepared by Lynn Cochran)



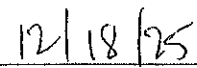
Ken Wernick, Chair



Date



Lynn Cochran, Planning Director



Date

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