

MINUTES
ZONING BOARD OF ADJUSTMENT
AUGUST 3, 2016

The Lewisville Zoning Board of Adjustment was called to order at 6:31 p.m.

Board Members Present: Tom Jensen (Chairman), Antonio Gallizzi (Vice-Chair), James Collier, Douglas Hicks, Mary Ellen Miksa. Alternates Winston Edmondson and Audra Smolinski were absent.

Staff Members Present: Nika Reinecke, Director of Economic Development and Planning
Richard Luedke, Planning Manager
Liz Plaster, City Attorney

Item 2: Minutes

Approval of the July 6, 2016 minutes was the next item on the agenda. *A motion was made by Antonio Gallizzi to approve the minutes, seconded by James Collier. The motion passed unanimously (5-0).*

Item 3: Public Hearing

There was one item on the agenda:

- A. Consideration of a Variance Request to Section 17-32(a)(3), Height and Area Exceptions and Modifications, of the Zoning Ordinance to Allow a Reduction of the Minimum 3:1 Distance to Height Ratio From the Nearest Single Family Zoned Lot for a Proposed Cell Tower Approximately 110-Feet in Height. The Minimum 3:1 Distance to Height Ratio for the Proposed Tower Equals 330-Feet. The Distance Between the Proposed Tower and the Nearest Single-Family Zoned Lot is Approximately 188-Feet. The Property is Located at the Southeast Quadrant of Fox Avenue and I-35E and is Legally Described as a 0.6-Acre Tract of Land out of the Eli Pickett Survey, Abstract No. 1014, Zoned General Business (GB). The Request is Being Made by Eco-Site on Behalf of Fox Car Wash, LTD, the Property Owner. (Case No. BA-2016-08-06).

Staff gave an overview of the request and explained that the applicant has not provided sufficient information to determine if a hardship exists. Mr. William Bebb Francis, attorney for the applicant, made a presentation outlining the variance request. He presented maps that illustrated that additional cell phone capacity is needed in the area south of the proposed tower site and that additional cell phone coverage is needed in the area to the north of the site. Mr. Francis confirmed that the proposed tower would address both deficiencies. Mr. Madhukanth Menon, an engineer with T-Mobile, provided further details regarding how the proposed tower would address capacity and coverage issues. Mr. Francis explained that the applicant has been unable to identify any other properties that would meet both the distance to height ratio and the technical requirements needed to address the capacity and coverage needs.

Mr. Gallizzi asked if a stealth tower is more effective than a traditional triangular tower. Mr. Menon replied that a triangular tower is typically more effective than a stealth tower. Mr. Gallizzi asked if the height of the tower could be lowered if a triangular tower were used at the proposed site. Mr. Menon stated that the same height would be needed if a triangular tower were used at the proposed site.

Mr. Luedke confirmed that this was the first time that staff had seen this information and recommended that the Board continue the public hearing to September 7, 2016 to give staff an opportunity to review the information presented and to meet with the applicant to discuss alternative sites that might meet the distance to height ratio.

The public hearing was then opened. No public comments were offered. *A motion was made by James Collier to continue the public hearing to the September 7, 2016 Zoning Board of Adjustment meeting, seconded by MaryEllen Miksa. The motion passed unanimously (5-0).*

There being no other business before the Board, the meeting adjourned at 7:23 p.m.

These minutes approved by the Lewisville Zoning Board of Adjustment on September 7, 2016.

Respectfully Submitted,

Approved,

Richard Luedke, Planning Manager

Tom Jensen, Chairman