

**AGENDA
BOARD OF ADJUSTMENT
MAY 3, 2017**

**Council Chambers
151 West Church Street
Lewisville, Texas
6:30 P.M.**

- 1. CALL TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT.**
- 2. APPROVE MINUTES OF THE DECEMBER 7, 2016, MEETING.**
- 3. PUBLIC HEARINGS:**
 - A. **Public Hearing:** Consideration of a Variance Request to Allow an Approximately 5-Foot Encroachment Into the Required 15-Foot Side Yard Setback Along Josey Lane for Proposed Fire Station 8. The Subject Site is Located on the Southwest Corner of Josey Lane and Lakewood Hills Drive; Further Described as Lot 1, Block T, Lakewood Hills West Addition; Zoned Public Use District (PU); as Requested by the City of Lewisville, the Property Owner. (Case No. BA-2017-05-01).
- 4. ADJOURNMENT.**

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

**MINUTES
ZONING BOARD OF ADJUSTMENT
DECEMBER 7, 2016**

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

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

Staff Members Present: Richard Luedke, Planning Manager; Jonathan Beckham, Planner; Theresa Ernest, Planning Technician

Item 2: Minutes

Approval of the September 7, 2016 minutes was the next item on the agenda. *A motion was made by James Collier to approve the minutes, seconded by Douglas Hicks. The motion passed unanimously (5-0).*

Item 3: Public Hearing

There were two items on the agenda:

- A. Public Hearing: Consideration of a variance request to allow an existing building to encroach approximately 2.3 feet into the required 5-foot side yard setback. The subject site is located at 503 and 505 Milton Street and legally described as Lot 11, Block B, Degan Addition, which is zoned Old Town Mixed Used One District (OTMU1). The request is being made by Gabriella K. M. Martinez, Roberto Martinez, and Lidia M. Martinez, the property owners. (Case No. BA-2016-12-07).

Staff gave a brief presentation of the variance request and history of the property. The encroachment was discovered during the platting process. The variance is to allow the existing structure to remain in its current location, and staff recommends approval of the item. Vice-Chair Tony Gallizzi asked what the purpose of rezoning the property was before the variance request was made. Staff answered that the Old Town Mixed Use One (OTMU1) zoning provided more flexibility with setbacks to minimize the encroachment, in addition to the area where the site is located having future plans to become an OTMU1 district. The public hearing was then opened and there being no one present to speak on the item, the public hearing was then closed. *A motion was made by Audra Smolinski to approve the variance request as presented, seconded by MaryEllen Miksa. The motion passed unanimously (5-0).*

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- B. Public Hearing: Consideration of a variance request to allow an existing building to encroach approximately 6.61 feet into the required 20-foot side rear setback. The subject site is located at 2021 North Mill Street and legally described as Northview Baptist Church Addition, Lot 1, Block B, which is zoned Single Family Residential

District (R-7.5). The request is being made by Northview Baptist Church, the property owner. (Case No. BA-2016-12-08).

Staff gave a brief presentation of the variance request and history of the property. The encroachment was discovered during the platting process. The variance is to allow the existing structure to remain in its current location. The public hearing was then opened by Vice-Chair Tony Gallizzi. Pastor Robert Veal spoke regarding the history of the property. There being no further public comment on the item, the public hearing was then closed. *A motion was made by James Collier to approve the variance request as presented, seconded by Audra Smolinski. The motion passed unanimously (5-0).*

There being no other business before the Board, the meeting adjourned at 6:40 p.m.

These minutes approved by the Lewisville Zoning Board of Adjustment on May 3, 2017

Respectfully Submitted,

Approved,

Richard Luedke, Planning Manager

Tom Jensen, Chairman

STAFF REPORT

Date: May 3, 2017

To: Board of Adjustment

From: Mary Paron-Boswell, Sr. Planner

Subject: Public Hearing: Consideration of a Variance Request to Allow an Approximately 5-Foot Encroachment Into the Required 15-Foot Side Yard Setback Along Josey Lane for Proposed Fire Station 8. The Subject Site is Located on the Southwest Corner of Josey Lane and Lakewood Hills Drive; Further Described as Lot 1, Block T, Lakewood Hills West Addition; Zoned Public Use District (PU); as Requested by the City of Lewisville, the Property Owner. (Case No. BA-2017-05-01).

Meeting Date: May 3, 2017

BACKGROUND:

The vacant property will be home to Fire Station No. 8, an 11,000-square foot building that will be serving residents and businesses out in the eastern part of the City. Fire Station No. 8, will initially house a paramedic engine company and will expand in staffing as warranted. This station will also house a brush truck that will be capable of handling any wild land type fires in medians and the Corp property as well as car fires that may erupt in future multi-story parking garages or the apartment/townhouse projects that have ground floor parking with living above. The lot for this new station is 1.38 acres, however the usable space is restricted by setbacks, easements and topography. The western portion of the lot is adjacent to residential and contains a wall maintenance easement, a 15-foot drainage easement and a 30-foot access and utility easement. The driveway in the 30-foot access easement to the west will serve the amenity center south of the fire station as well as patrons of the fire station. An additional separate driveway will be provided on-site for fire truck access. The subject site is a corner lot with challenging topography and easements that restrict the location of the proposed building.

ANALYSIS:

Public Use (PU) zoning district requires a side yard setback of 15-feet along a side street. The side street in this instance is Josey Lane, a six-lane divided arterial street. The eastern property line of this lot is approximately 70-feet from the actual edge of pavement. The topography from the eastern edge of the lot to the existing roadway falls approximately seven feet. The southern portion of the lot also falls back approximately seven feet from front to back. The variance would allow the building to remain as configured, with ample room between the building and Josey Lane. Due to the setback constraints as well as the topography constraints, staff has no objection to the variance request.

The Board may approve a variance request for specific cases where granting a variance from the terms of the Zoning Ordinance will not be contrary to the public interest; where, owing to special conditions, a literal enforcement of the Ordinance will result in unnecessary hardship.

RECOMMENDATION: That the Board of Adjustment approve the variance request to allow an approximately five-foot encroachment into the 15-foot side yard setback.

ZBOA Meeting: May 3, 2017

Case # BA-2017-05-01



LEWISVILLE
Deep Roots. Broad Wings. Bright Future.

DO NOT WRITE ABOVE THIS LINE

**ECONOMIC DEVELOPMENT & PLANNING DIVISION
APPLICATION FOR ZONING BOARD OF ADJUSTMENT REVIEW (ZBOA)**

OWNER/APPLICANT/AGENT INFORMATION SECTION (OWNER(S) MUST SIGN OR SUBMIT LETTER(S) OF AUTHORIZATION)

NAME OF PROPERTY OWNER: City of Lewisville

MAILING ADDRESS: P.O. Box 299002 Lewisville, TX. 75029-9002

PHONE NUMBER: _____ FAX NO.: _____ E-MAIL: _____

OWNER SIGNATURE: _____ DATE: _____

PRINTED NAME & TITLE (IF ANY): _____

NAME OF APPLICANT (FILL IN ONLY IF OTHER THAN OWNER): Tim Tittle

MAILING ADDRESS: P.O. Box 299002 Lewisville, TX 75029-9002

PHONE NUMBER: 972-219-3580 FAX NO.: 972-219-3104 E-MAIL: ttittle@cityoflewisville.com

APPLICANT SIGNATURE: Tim Tittle DATE: 4-18-2017

PRINTED NAME & TITLE (IF ANY): Tim Tittle - Fire Chief

NAME OF REPRESENTING AGENT (IF ANY): _____

MAILING ADDRESS: _____

PHONE NUMBER: _____ FAX NO.: _____ E-MAIL: _____

AGENT SIGNATURE: _____ DATE: _____

PRINTED NAME & TITLE (IF ANY): _____

ACRES 1.378 ZONING PU

PROPERTY IDENTIFICATION - (Address, Sub-Division, Lot, Block)

LOT 1, BLOCK T, LAKEWOOD HILLS WEST ADD'N PH-1

DESCRIBE VARIANCE/S BEING REQUESTED:

AN APPROXIMATE 5-FT ENCROACHMENT INTO THE
SIDE YARD SETBACK ALONG JOSEY CAME.

APPLICATION FEE: ~~\$100~~ (cash/check/credit card) -CITY PROJECT.

Economic Development & Planning
151 W. Church Street • P.O. Box 299009 •
Lewisville, Texas 75029-9002
Tel: 972-219-3455 • Fax: 972-219-3698
www.cityoflewisville.com



Mary Paron <mparon@cityoflewisville.com>

Fire Station 8

Timothy Tittle <ttittle@cityoflewisville.com>

Tue, Apr 25, 2017 at 2:05 PM

To: Mary Paron <mparon@cityoflewisville.com>

Mary, The station will initially house a Paramedic Engine Company. That means they will be an Engine but will be staffed with Paramedic Certified personnel and will have all the equipment necessary to deal with a medical emergency until an Medic arrives on scene to take over treatment/transport. Once the call volume dictates the need to add another full time medic to that station, then at that time we would order another medic, hire six more personnel and house a medic at Station 8 at that time.

Station 8 will be responsible for answering into all our 800 boxes and be second due at calls in Station 6 district. This will cover all the recent and future growth on the eastern most part of our city, as well as the growth taking place on the north side of 121 between Standridge and Leora Lane. With the expectation of Mid Rise buildings coming with some of the future development, Stations 6 and 8 will have a whole new set of challenges facing them with these type of structures and how we will go about handling fire and medical emergencies in these structures.

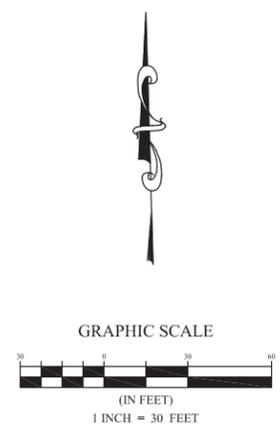
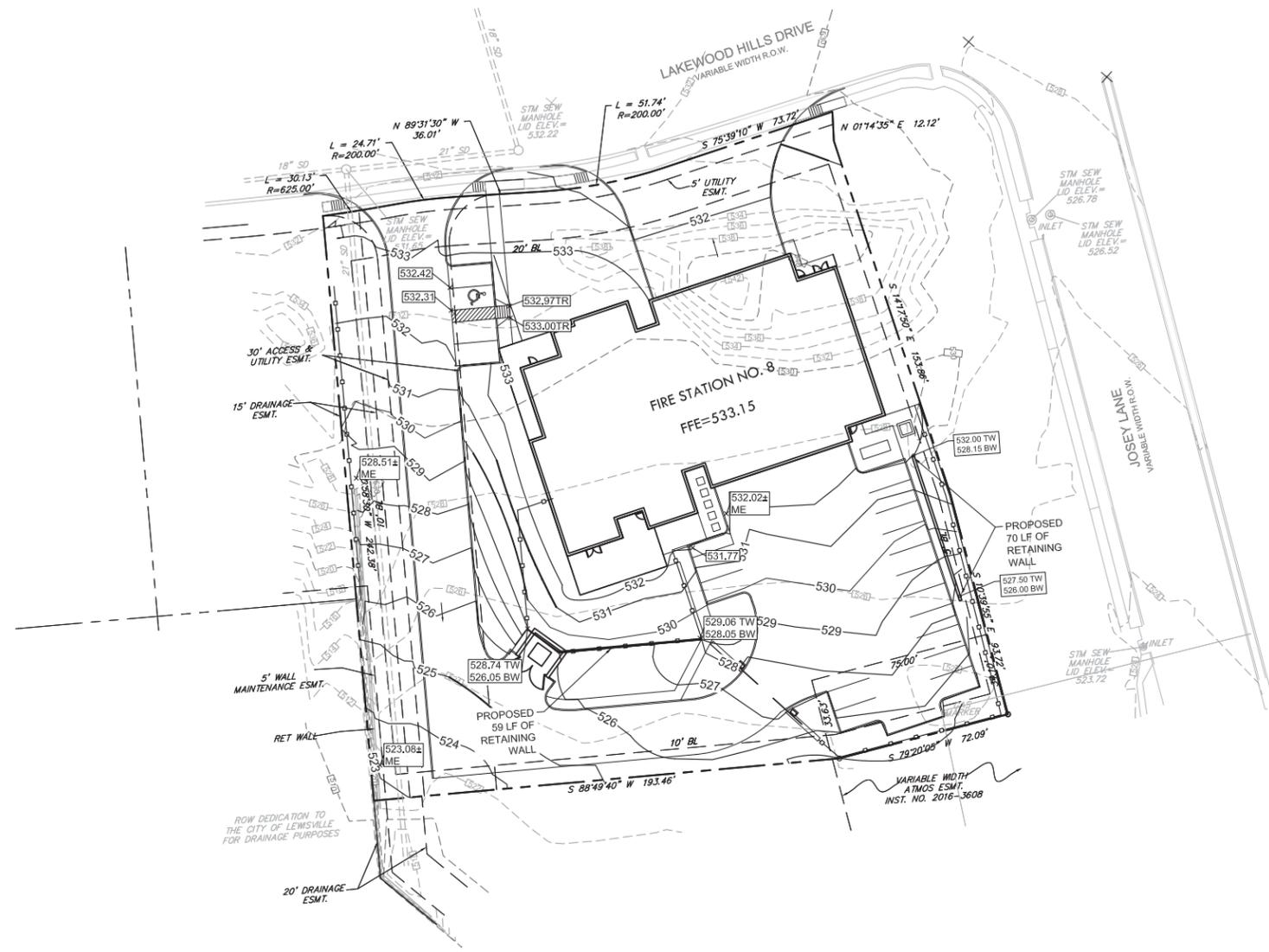
This station will be around 11,000 sq. ft. and as I stated earlier will house one Engine Company, consisting of four personnel per shift day, with the ability to house a medic company of two more personnel a day, once that unit is added. This station will also house a brush truck that will be capable of handling any wild land type fires in medians and the Corp property as well as handle any car fires that may erupt in any of the planned multi story parking garages or the apartment/townhouse projects that have ground floor parking with living above. Our engines will not fit under these type of structures so our new low profile brush truck will be used for these type of incidents.

Hopefully this is what you are looking for in the way of information. If you need anything further, let me know and if you feel I need to be at the ZBOA meeting on the 3rd, I can put on my calendar and attend that as well.

[Quoted text hidden]

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Tim Tittle
Fire Chief
972-219-3589 work
469-628-8287 cell
972-219-3704 fax



LEGEND

---	BOUNDARY / PROPERTY LINE
---	EASEMENT LINE
---	BUILDING SETBACK
75	EXISTING CONTOUR (MAJOR INTERVAL)
74	EXISTING CONTOUR (MINOR INTERVAL)
W	EXISTING WATER LINE AND VALVE
⊕ FH	EXISTING FIRE HYDRANT
⊕ WM	EXISTING WATER METER
○ MH	EXISTING MANHOLE
SS	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
---	EXISTING OVERHEAD POWER LINE
GAS	EXISTING GAS MAIN
75	PROPOSED CONTOUR (MAJOR INTERVAL)
74	PROPOSED CONTOUR (MINOR INTERVAL)
---	PROPOSED STORM SEWER LINE
482.25	PROPOSED SPOT ELEVATION
FF	FINISH FLOOR
ME	MATCH EXISTING
TW	TOP OF WALL
BW	BOTTOM OF WALL
TR	TOP OF RAMP

NOTES

- ALL SPOT ELEVATIONS AND CONTOURS REPRESENT THE TOP SURFACE OF PAVEMENT, OR FINISHED NATURAL GRADE, UNLESS OTHERWISE NOTED. IF THE CONTRACTOR WANTS TO ACHIEVE THE SUBGRADE ELEVATION, THEY SHALL SUBTRACT THE THICKNESS OF PAVEMENT AND ANY BASE MATERIALS.
- UNLESS NOTED OTHERWISE, SPOT ELEVATIONS REPRESENT THE BASE OF CURB (FLOW LINE OF CURB) ELEVATION.
- ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS-SLOPE OF 1:50 (2%) AND A MAXIMUM LONGITUDINAL SLOPE OF 1:20 (5%).
- THE MAXIMUM SLOPE IN UNPAVED AREAS SHALL BE 4:1 UNLESS OTHERWISE NOTED.
- FINISH GRADE AT BUILDING PERIMETER IS 8" BELOW FINISH FLOOR, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL FIELD VERIFY THE FINISH FLOOR ELEVATION AND FIELD VERIFY THAT THE PROPOSED ADDITION FINISH FLOOR MATCHES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES.

CLICK ENGINEERING
 325 N. SAINT PAUL ST.
 SUITE 2650
 DALLAS, TEXAS 75201
 P: 214.871.2302
 TEXAS REG. NO. F-10142



FIRE STATION NO 8
 N JOSEY LANE &
 LAKEWOOD HILLS DR
 LEWISVILLE, TEXAS

NOT FOR
 PRELIMINARY
 CONSTRUCTION

**PRELIMINARY GRADING
 PLAN**

REV.	03/29/2017	100% DD	AS SHOWN	DESIGNED BY: JB	DRAWN BY: JB	CHECKED BY: MC	DATE: APRIL 18, 2017	PROJECT NO: 16-15C
C4.01								
SHEET NO. . . OF . . .								