



City of Lewisville, TX
Zoning Board of Adjustment
Agenda

151 W Church Street
Lewisville, Texas 75057

Wednesday, April 1, 2026

6:30 PM

Council Chambers

Regular Session - 6:30 P.M.

A. Call to Order and Announce that a Quorum is Present.

B. Approval of Minutes

1. [Consider Approval of the Minutes of December 3, 2025 Regular Meeting.](#)

C. Public Hearing

2. [Public Hearing: Consideration of a Variance Request to Allow a 42.6-Foot Height Dwelling Unit, Exceeding the Maximum Height of 35 Feet by 7.6 Feet, Located at 2513 Silver Table Drive, Legally Described as Castle Hills, Phase III, Section C, Block B, Lot 16; Zoned Planned Development-Town Estate \(PD-TE\), as Requested by Sateesh Allada and Shehnaz Bano Nagpurwala, the Property Owners. \(Case No. 26-03-2-ZBOA\).](#)

D. Announcements

E. Public Comment

F. 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.

The Zoning Board of Adjustment reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

I do hereby certify that the above notice of meeting of the City of Lewisville Zoning Board of Adjustment was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on _____, 2026 at _____ AM.

Planning Department

**MINUTES
ZONING BOARD OF ADJUSTMENT
DECEMBER 3, 2025**

Item A: Call to Order and Announce that a Quorum is Present

With a quorum present, the Lewisville Zoning Board of Adjustment meeting was called to order by Chair John Deihl at 6:31 p.m., in the Council Chambers, 1st Floor, City Hall, 151 West Church Street, Lewisville, Texas 75057.

Board Members Present: Chair John Deihl, Vice Chair Rick Lewellen, Audra Allen, Joshua Chanin, Alternate Andrew Meckfessel (voting member)

Board Members Absent: Alternate Kimberly Turner, MaryCarmen Estes

Staff Members Present: Richard E. Luedke, Planning Director; Jon Beckham, Senior Planner; Michele Berry, Senior Planner; Patty Dominguez, Senior Planning Technician; Lauren Crawford, Deputy City Attorney.

Item B: Approval of Minutes

1. Consider Approval of the Minutes of October 1, 2025 Regular Meeting. *A motion was made by Rick Lewellen to approve the minutes as presented, seconded by Audra Allen. The motion passed unanimously (5-0).*

Item C: Regular Hearing

2. Adopt Rules of Procedure.

Michele Berry, Senior Planner, gave an overview of the proposed rules of procedure. Staff clarified that the five-minute limit can be modified by the Chair, but the Chair is recommended to be consistent in applying any modifications. *A motion was made by Audra Allen to approve the rules of procedure, seconded by Rick Lewellen. The motion passed unanimously (5-0).*

Item D: Public Hearing

3. Public Hearing: Consideration of a Variance Request to Allow a 40-Foot Height Dwelling Unit, Exceeding the Maximum Height of 35 Feet by Five Feet, Located at 1124 Long Isle Lane, Legally Described as Castle Hills, Phase III, Section C, Block D, Lot 18; Zoned Planned Development-Town Estate (PD-TE), as Requested by Rafael Cachutt, Forward Builder, the Applicant, on Behalf of Madhusudhan Reddy, the Property Owner. (Case No. 25-11-2-ZBOA)

Jon Beckham, Senior Planner, gave an overview of the proposed variance request. Staff noted that the next step may be to increase the base height for this area to address existing nonconformities and preserve the neighborhood's character. Letters of support were received from adjacent property owners. Staff addressed question regarding the Architectural Review Board. There were no additional questions. Chair Deihl opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. *A motion was made by Audra Allen to approve the variance request as presented, seconded by Andrew Meckfessel. The motion passed unanimously (5-0).*

Item E: Announcements

Richard E. Luedke, Planning Director, made a quick announcement to remind the Board of the second Community Vision Workshop scheduled for tomorrow evening (December 4th) at Independence Elementary School, from 5:00 PM until 8:00 PM.

Item F: Adjournment

A motion was made by Rick Lewellen to adjourn the meeting, seconded by Joshua Chanin. The motion passed unanimously (5-0). The meeting adjourned at 6:40 p.m.

These minutes approved by the Lewisville Zoning Board of Adjustment on April 1st, 2026.

Respectfully Submitted,

Approved,

Richard E. Luedke, Planning Director

John Deihl, Chair
Zoning Board of Adjustment

STAFF REPORT

Date: April 1, 2026

To: Zoning Board of Adjustment

From: Lauren Cook, Planner I

Subject: **Public Hearing:** Consideration of a Variance Request to Allow a 42.6-Foot Height Dwelling Unit, Exceeding the Maximum Height of 35 Feet by 7.6 Feet, Located at 2513 Silver Table Drive, Legally Described as Castle Hills, Phase III, Section C, Block B, Lot 16; Zoned Planned Development-Town Estate (PD-TE), as Requested by Sateesh Allada and Shehnaz Bano Nagpurwala, the Property Owners. (Case No. 26-03-2-ZBOA).

BACKGROUND:

The applicant is seeking to build a new home that exceeds the height requirement of the base zoning district. The property is within the Primary Subdistrict of the Castle Hills Planned Development District, with a base zoning of Towne Estate (TE) District. It is in the Enchanted Hills neighborhood which has much larger lots and houses than other areas of Lewisville. Several other houses were built in this neighborhood with a height over 35 feet. A portion of the residential home will be built under this maximum; however, due to the topography of the property, a portion will need to exceed the limit in order to maintain the roofline. Furthermore, the applicants have received a letter of support from their adjacent neighbor. In order to proceed with the permitting process as designed, a variance to exceed the height requirement from the Zoning Board of Adjustment (ZBOA) is required. The ZBOA approved a similar height variance request in this neighborhood on December 3, 2025.

ANALYSIS:

The ZBOA 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 and, due to special conditions, a literal enforcement of the Ordinance will result in unnecessary hardship, and so that the spirit of the Ordinance is observed and substantial justice is done. The variance requested is:

- a.) to allow a 42.6-foot height dwelling unit, exceeding the maximum height of 35 feet by 7.6 feet.

Staff finds the request is consistent with the criteria for approval set forth in Section IV.1.5 of the Unified Development Code as discussed below:

- A. There are special conditions arising from the physical surroundings, shape, topography, or other physical features affecting the land subject to the variance application, and a literal enforcement of this UDC would result in an unnecessary hardship, and a variance would observe the spirit of this UDC and achieve substantial justice.

Other houses in the neighborhood have been built higher than the 35-foot requirement in error since annexation. Many houses in this neighborhood were built pre-annexation above 35-feet. Additionally, a portion of this property is at a grade lower than surrounding homes. Permitting this variance will create visual cohesion within the neighborhood.

- B. A literal application of the UDC requirements would result in an unnecessary hardship upon or for the applicant, as distinguished from a mere economic impact, an inconvenience, frustration of objectives in developing the land, not permitting the highest and best use for the land, or depriving the applicant of the reasonable and beneficial use of the land. In determining if there is an unnecessary hardship for a variance the Board may consider:
1. If the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified by the County;
 2. If compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;
 3. If compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;
 4. If compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 5. If the municipality considers the structure to be a nonconforming structure.

Requiring the 35-foot building height maximum would put more restrictions on this house than what were required for other houses in the neighborhood.

- C. The circumstances causing the unnecessary hardship do not similarly affect all or most properties in the vicinity of or similarly classified as the applicant's land;

The houses to the north and south were built with a height of over 35-feet. Allowing this variance ensures the new house will be built to the same standards of their neighbors.

- D. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.

The variance allows the applicant to build a home at the same level of their neighbors.

- E. Granting the variance shall not be detrimental to public health, safety or welfare, or injurious to other property within the vicinity;

Granting the variance will not be detrimental to public health, safety or welfare, or injury to other property within the vicinity. The applicant has received a letter of support from the adjacent property owner to the west. The adjacent property to the north is owned by the HOA and serves as a trailhead accessible for all neighbors.

- F. Granting the variance shall not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this UDC, or adversely affect the rights of owners or residents of surrounding property;

Granting the variance will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this UDC or adversely affect the rights of owners or residents of surrounding property. The variance is in alignment with how most houses were built.

- G. The unnecessary hardship suffered by the applicant is not caused wholly or in substantial part by the applicant;

Other homes in this neighborhood were granted building permits in error allowing for a house with a height of over 35-feet.

- H. The application for a variance is not based exclusively on the applicant's desire for increased financial gain from the property or to reduce an existing financial hardship;

The variance is not based on increased financial gain or to reduce an existing financial hardship, it's based on the property owners desire to build house that matches the standard of their neighbors.

- I. The degree of variance requested is the minimum amount necessary to alleviate the unnecessary hardship of the applicant; and

The applicant is requesting a 42.6-foot height, which is the minimum height needed to continue the roofline.

- J. The variance does not authorize a use other than those permitted in the zoning district for which the variance is sought.

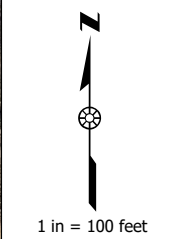
This variance does not authorize any other use.

RECOMMENDATION: That the Zoning Board of Adjustment approve the requested variance as presented.

Aerial Map - 2513 Silver Table Dr



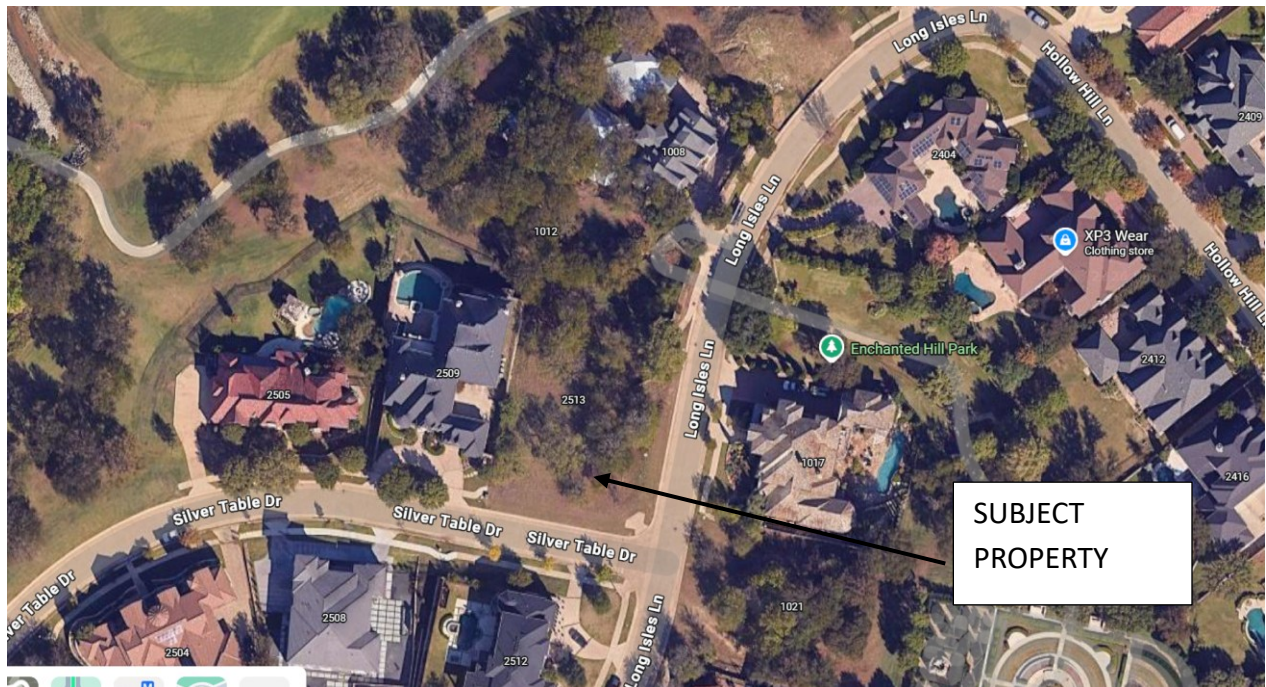
Subject
Property



Location Map – 2513 Silver Table Dr



Aerial Map – 2513 Silver Table Dr



Sateesh Allada
Shehnaz Nagpurwala
742 Laguna, Irving, TX 75039
Sateesh.allada@gmail.com, Ujjaingirl@gmail.com
408 655 4291, 408 621 1762

Date: February 24, 2026

City of Lewisville Planning & Zoning Department

151 W. Church Street
Lewisville, TX 75057

Subject: Homeowner Authorization for 42.6-Foot Roof Height Variance

Dear Members of the Planning & Zoning Commission,

We, the undersigned homeowner of the property located at 2513 Silver Table Dr; Lewisville, TX 75056, are writing to express our full approval and authorization for S3RA Design & Build Inc to construct our new home with a roof height of forty-two (42) feet. The lot has a steep grade, and we are taking advantage by building a basement. At street level the home is at thirty-five (35) feet roof height. We understand that the city ordinance currently allows a maximum roof height of thirty-five (35) feet. However, we request for a variance to permit a 42.6-foot roof height, as this design is consistent with the architectural style of other homes recently built in the area. Our neighbor at 2509 Silver Table is not going to see any impact as their house is on a high grade with a huge retaining wall. On the other side we have a green belt and should not be an issue.

The proposed design has been carefully planned and approved by Castle Hills Residential Architecture Review Committee (ARC) to maintain the character and aesthetic integrity of the neighborhood.


The three previously built homes are:

1112 Long Isles Ln; Lewisville, TX 75056
1116 Long Isles Ln; Lewisville, TX 75056
1120 Long Isles Ln; Lewisville, TX 75056
Current House Under Construction:
1004 Long Isles Ln, Lewisville TX 75056

We are confident that the proposed design will maintain the visual harmony of the neighborhood and enhance the overall appearance of the property.

Thank you for your time and consideration of this matter. Please feel free to contact us if any additional information or documentation is needed to support this request.

Sincerely


Sateesh Allada


Shehnaz Nagpurwala

Date: February 24, 2026

City of Lewisville Planning & Zoning Department

151 W. Church Street

Lewisville, TX 75057

Subject: Homeowner Authorization for 46.6 Foot Roof Height Variance

Dear Members of the Planning & Zoning Commission,

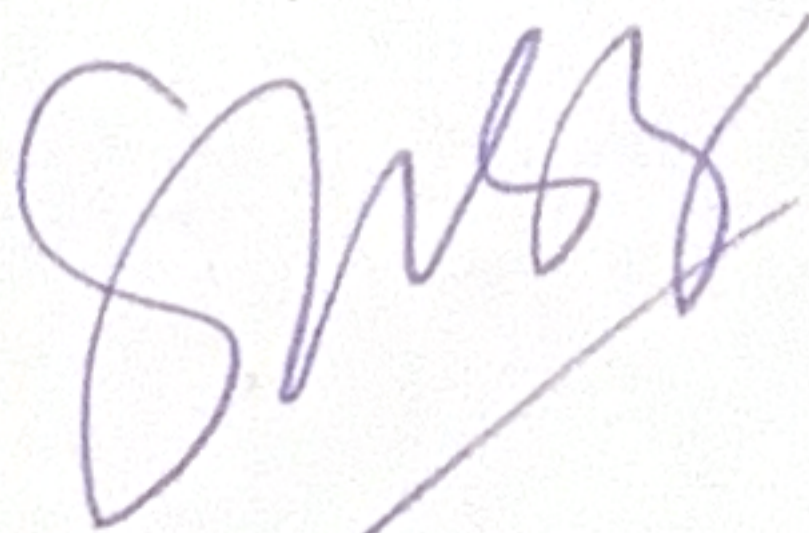
We, the undersigned homeowner of the property located at 2509 Silver Table Drive, Lewisville, TX 75056, are writing to express our consent for our neighbor Sateesh Allada to construct his new home with a roof height of forty-six feet six inches (46'.6").

We understand that the city ordinance currently allows a maximum roof height of thirty-five (35) feet. However, given that the grade for the highest section of the residence is 11' 4" below street grade making the total height visible from the street thirty-five feet two inches (35'2") we will support our neighbor's request for a variance to permit a of forty-six feet six inches (46'.6") roof height.

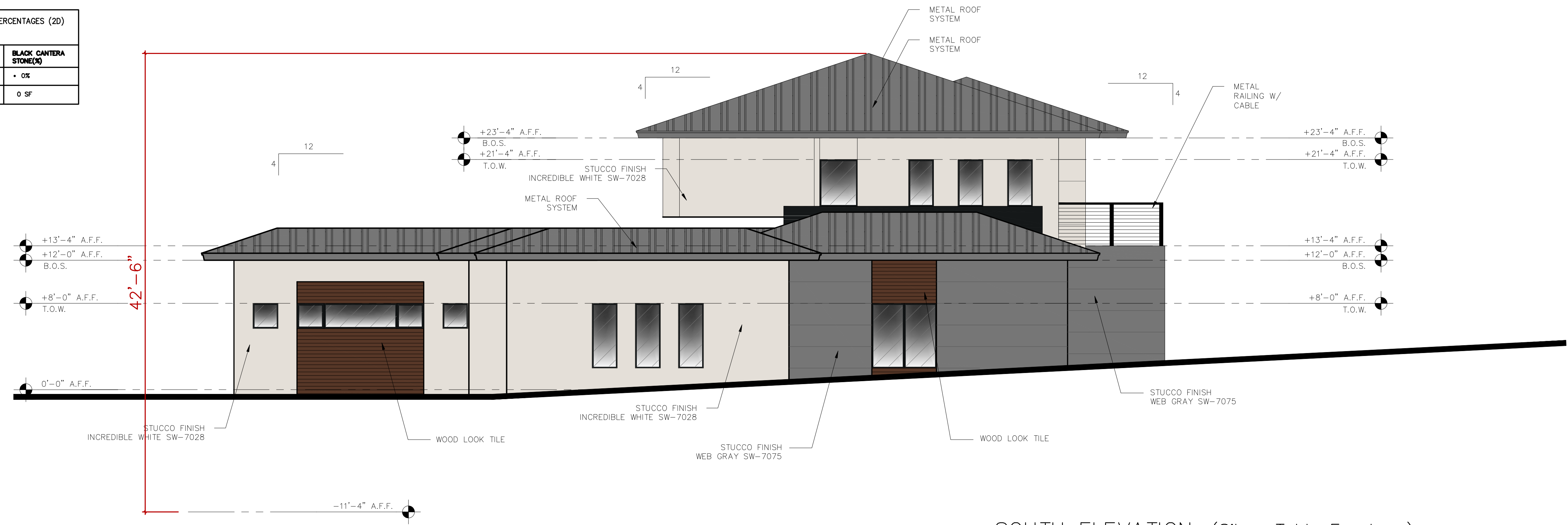
Sincerely,

Murry Handoko
2509 Silver Table Drive
Lewisville, TX 75056

Susy Handoko
2509 Silver Table Drive
Lewisville, TX 75056



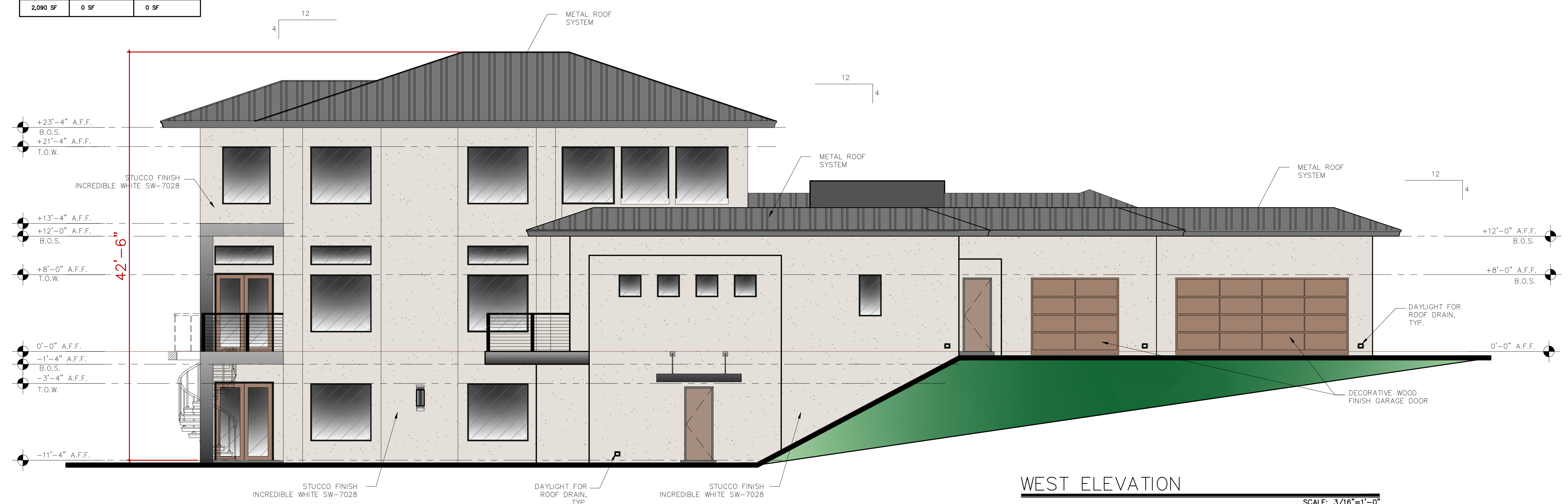
EXTERIOR FINISH MATERIAL PERCENTAGES (2D) - SOUTH ELEVATION		
STUCCO(%)	WOOD LOOK TILE ACCENT(%)	BLACK CANTERA STONE(%)
• 88.6%	• 11.4%	• 0%
986 SF	126 SF	0 SF



SOUTH ELEVATION (Silver Table Frontage)

SCALE: 3/16"=1'-0"

EXTERIOR FINISH MATERIAL PERCENTAGES (2D) - WEST ELEVATION		
STUCCO(%)	WOOD LOOK TILE ACCENT(%)	BLACK CANTERA STONE(%)
• 100%	• 0%	• 0%
2,090 SF	0 SF	0 SF



WEST ELEVATION

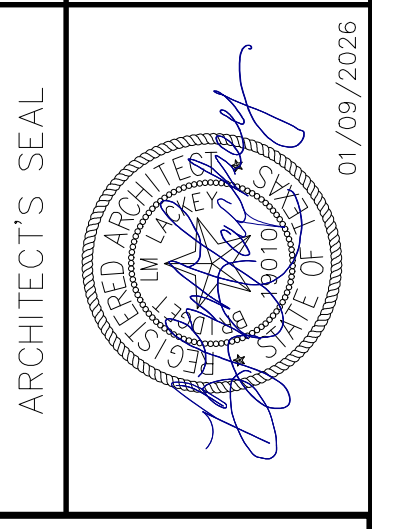
SCALE: 3/16"=1'-0"

REVISIONS			

PROJECT ARCHITECT	PROJECT NUMBER	DRAWING BY	DATE

--

PRELIMINARY NEW HOME DESIGN FOR:
ALLADA RESIDENCE
2513 SILVER TABLE
LEWISVILLE, TEXAS



SHEET NUMBER
ELEVATIONS
A-202
SHEET 9 OF 24

THIS DOCUMENT IS COPYRIGHTED BY EMC2 ARCHITECTURE, L.L.C. AND IS NOT TO BE USED BY ANY OTHER PARTY OR EXTENSIONS OF SUCH PROJECT OR ANY OTHER PROJECT, ANY REUSE, INCLUDING COPYING AND/OR MODIFYING THIS DOCUMENT, WITHOUT WRITTEN PERMISSION FROM EMC2 ARCHITECTURE, L.L.C. FOR THE SPECIFIC PURPOSE INTENDED IS A VIOLATION OF FEDERAL COPYRIGHT LAW. UNAUTHORIZED USE OF THIS MATERIAL MAY RESULT IN CIVIL AND/OR CRIMINAL PENALTIES.

REVISIONS

PROJECT ARCHITECT	PROJECT NUMBER	DRAWING BY	DATE

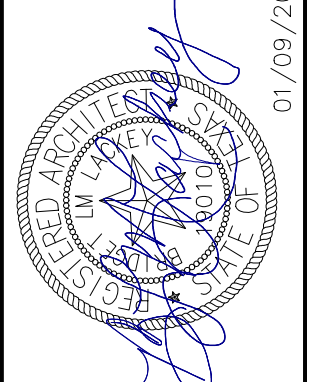
PRELIMINARY NEW HOME DESIGN FOR:

ALLADA RESIDENCE

2513 SILVER TABLE

LEWISVILLE, TEXAS

ARCHITECT'S SEAL

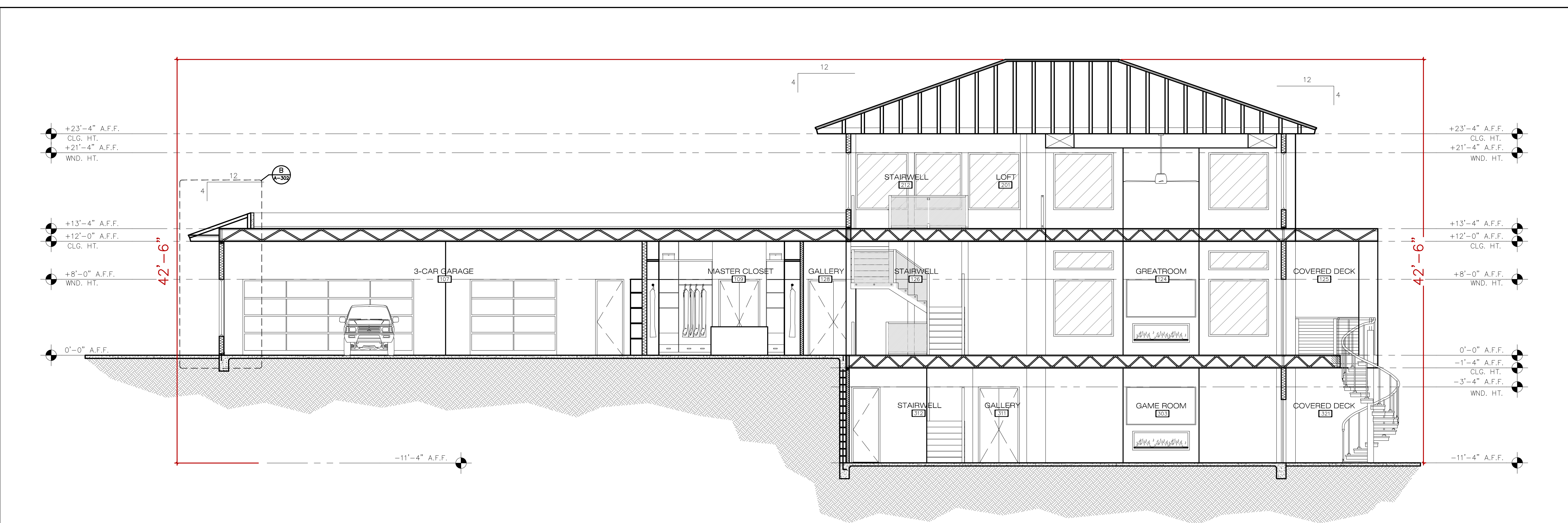


SHEET NUMBER

BUILDING SECTIONS

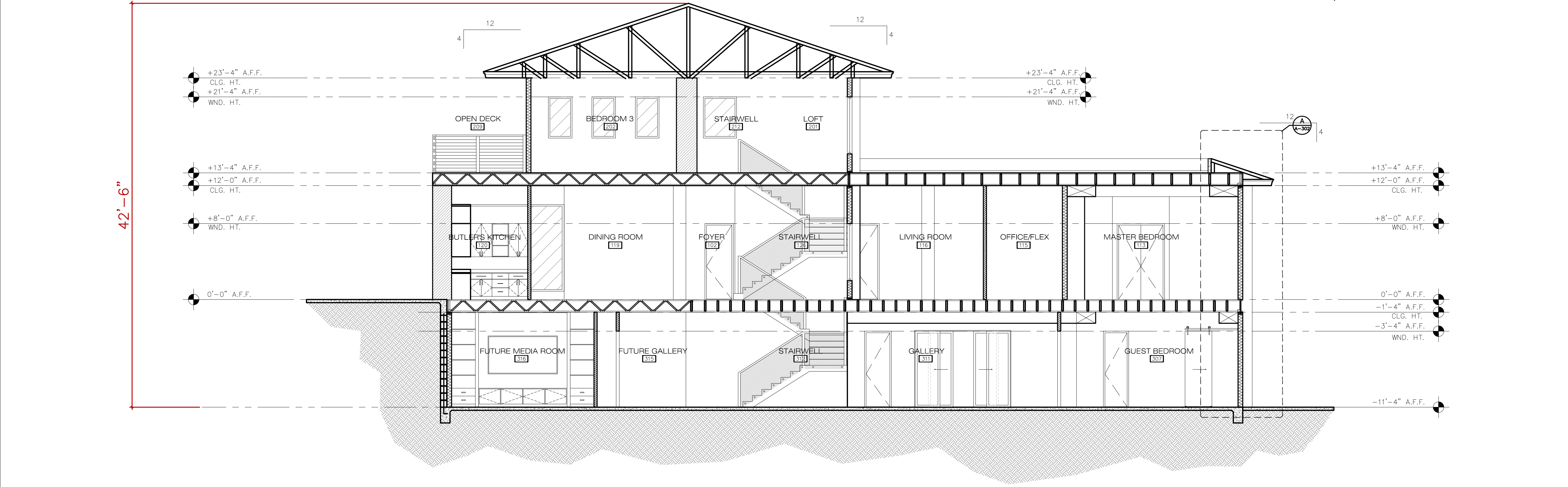
A-301

SHEET 10 OF 24



SECTION A1

SCALE: 3/16"=1'-0"



SECTION B1

SCALE: 3/16"=1'-0"

THIS DOCUMENT IS COPYRIGHTED BY EMC2 ARCHITECTURE, L.L.C. AND IS NOT TO BE USED BY ANY OTHER PARTY ON EXTENSIONS OF SUCH PROJECT OR ANY OTHER PROJECT, ANY REUSE, INCLUDING COPYING AND/OR MODIFYING THIS DOCUMENT, WITHOUT WRITTEN PERMISSION FROM EMC2 ARCHITECTURE, L.L.C. FOR THE SPECIFIC PURPOSE INTENDED IS A VIOLATION OF FEDERAL COPYRIGHT LAW. UNAUTHORIZED USE OF THIS MATERIAL MAY RESULT IN CIVIL AND/OR CRIMINAL PENALTIES.

