



City of Lewisville, TX

Zoning Board of Adjustment

Agenda

151 W Church Street
Lewisville, Texas 75057

Wednesday, December 3, 2025

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 October 1, 2025 Regular Meeting.](#)

C. Regular Hearing

2. [Adopt Rules of Procedure.](#)

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. \(Case No. 25-11-2-ZBOA\).](#)

E. Announcements

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 _____, 2025 at _____ AM.

Planning Department

**MINUTES
ZONING BOARD OF ADJUSTMENT
OCTOBER 1, 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, MaryCarmen Estes, Joshua Chanin, Alternate Andrew Meckfessel (voting member)

Board Members Absent: Audra Allen, Alternate Kimberly Turner

Staff Members Present: Michele Berry, Planning Manager; Lily Sutton, Planner I; Patty Dominguez, Senior Planning Technician.

Item B: Approval of Minutes

1. Consider Approval of the Minutes of August 6, 2025 Regular Meeting. A motion was made by MaryCarmen Estes to approve the minutes as presented, seconded by Rick Lewellen. The motion passed unanimously (5-0).

Item C: Public Hearing

2. Consideration of a Variance Request to Allow a Second Story Addition Above an Existing Detached Garage to Encroach Approximately Three Feet Into the Required Six-Foot, Six Inch Side Yard Setback and Approximately Five Inches Into the Required Five-Foot Rear Yard Setback, Located at 2510 Sir Tristram Lane, Legally Described as Castle Hills, Phase 1, Section A, Block A, Lot 18; Zoned Planned Development-Town Estate (PD-TE), as Requested by Ken Scialo, the Property Owner. (Case No. 25-09-1-ZBOA)

Lily Sutton, Planner I, gave an overview of the proposed variance request. The property owner Ken Scialo was present and available for questions. There were no 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 Rick Lewellen to approve the variance request as presented, seconded by Joshua Chanin. The motion passed unanimously (5-0).

Item D: Announcements

Michele Berry, Planning Manager, thanked all the participants in the Lewisville 2035 Vision process. The next public Community Vision Workshop will take place on Thursday, December

Minutes
Zoning Board of Adjustment
October 1, 2025
Page 2

4th at Independence Elementary School. The goal is to get as much input as possible from Lewisville residents and community members for the plan.

Item E: Adjournment

A motion was made by Rick Lewellen to adjourn the meeting, seconded by MaryCarmen Estes. The motion passed unanimously (5-0). The meeting adjourned at 6:36 p.m.

These minutes approved by the Lewisville Zoning Board of Adjustment on December 3, 2025.

Respectfully Submitted,

Approved,

Richard E. Luedke, Planning Director

John Deihl, Chair
Zoning Board of Adjustment

STAFF REPORT

Date: December 3, 2025

To: Zoning Board of Adjustment

From: Michele Berry, Senior Planner

Subject: Adopt Rules of Procedure.

BACKGROUND:

Section III.1.4. of the Unified Development Code (UDC) lays out the authority and guidance of the Zoning Board of Adjustment (ZBOA). This section mirrors state statute in requiring that the Zoning Board of Adjustment adopt rules of order that are then approved by the City Council. The Zoning Board of Adjustment has always followed the same procedures and meeting format as the Planning and Zoning Commission, though staff could not identify any formally adopted rules. This item will correct that issue and provide formally adopted rules that may be amended in the future as needed.

ANALYSIS:

If adopted by the ZBOA this evening the rules would go to the City Council for their approval on January 5, 2026 and would be effective after approval.

The 5-page draft document addressed Meeting, Officers, Applications for Hearing, Agendas, Meeting Procedures, Final Disposition and Maintenance of the Rules of Procedure. Most rules reflect the long-standing practices of the board. Several refer to the UDC and applicable state regulations such as the Open Meetings Act. Some address interested parties wishing to speak at items that are not public hearings or not on the agenda. While these occurrences are rare, it is good to have an established procedure. If adopted, then a “Citizen Forum” item will be added to all agendas to set a specific time to allow those comments. The rules also adopt a five-minute limit on speakers and rebuttals by staff or the applicant. The initial presentation by staff or the applicant does not have a time limit.

RECOMMENDATION: That the Zoning Board of Adjustment adopts the draft rules of order as presented.

ZONING BOARD OF ADJUSTMENT

Rules of Procedure

Article 1: Meetings

Rule 1.1 Meetings. Regular meetings of the Zoning Board of Adjustment (the “ZBOA”) are held on the first Wednesday of each month, unless otherwise provided for by the ZBOA, or unless no application for consideration by the ZBOA nor any other request to place an item on the agenda has been submitted in time for the meeting as outlined in the UDC. Special called meetings may be held as requested by city staff or the Chair. The ZBOA may also hold joint meetings with the City Council or other City boards, commissions, committees, and task forces and attend or hold training or retreats/seminars as deemed necessary or beneficial. The Chair or the Director of Planning or his designee(s) (“City staff”) may reschedule any meeting.

Rule 1.2 City Staff. Subject to these Rules of Procedure, applicable law, and the direction of the Chair, City staff shall: conduct all ZBOA correspondence; attend all ZBOA meetings; receive and review all applications for compliance; prepare all agendas, minutes, and files of the ZBOA; post and forward all required notices; maintain the ZBOA’s files; and supervise all administrative and clerical work of the ZBOA.

Rule 1.3 Open Meetings Act. All ZBOA meetings shall be noticed and conducted in accordance with the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Rule 1.4 Other Law. In the event of a conflict with these Rules of Procedure, local, state, and federal law, including the City of Lewisville Code of Ordinances and Unified Development Code (“UDC”), Chapter 211 of the Texas Local Government Code, and other applicable law, shall control.

Article 2: Officers

Rule 2.1 Officers. The officers of the ZBOA shall consist of a Chair and a Vice-Chair. The officers shall be chosen on an annual basis by a simple majority vote of the members at the first meeting occurring after annual appointments to the ZBOA are made by the City Council. The term of office for ZBOA officers shall be one (1) year. An officer may be reelected and there are no term limits for officers. In the event of a vacancy, a simple majority vote of the members may appoint a Chair or Vice-Chair to finish the term.

Rule 2.2 Chair. The Chair shall preside at all ZBOA meetings. The Chair shall have the authority to sign and execute all appropriate documents as the Chair. The Chair shall perform all the duties usually incident to the office of the Chair and shall have all authority

vested in a “presiding officer” of the ZBOA by Chapter 211, Texas Local Government Code. The Chair decides all points of procedure and may request assistance from City Staff on points of procedure.

Rule 2.3 Vice-Chair. The Vice-Chair shall exercise the powers and duties of the Chair during the Chair’s absence or disability. Any action taken by the Vice-Chair in the performance of the powers or duties of the Chair shall be conclusive evidence of the Chair’s absence or disability at the time such action was taken. In the event of vacancy of the Chair (by resignation or other means), the Vice-Chair shall act as Chair until the election of a new Chair.

Rule 2.4 Acting Chair. In the event of the absence of the Chair and Vice-Chair, the member that was recommended for appointment to the ZBOA by the Planning and Zoning Commission or, in their absence, the member with the longest tenure on the ZBOA, may serve as Acting Chair and shall exercise the powers and duties of the Chair during the Chair and Vice-Chair’s absence or disability. Any action taken by an Acting Chair shall be conclusive evidence of the Chair and Vice-Chair’s absence or disability at such time the action was taken.

Article 3: Applications for Hearing, Agendas

Rule 3.1 Application; Filing and Placement on the Agenda. Each application to the ZBOA shall be first reviewed by City Staff, who may request additional documentation or information, and shall send appropriate public notices, if any, and place application items on the agenda for consideration by the ZBOA.

Rule 3.2 Placement of Agenda Items by ZBOA Members. Any ZBOA member may request the placement of any item on the agenda in writing directed to City Staff not later than the 10th day before the next ZBOA meeting.

Rule 3.3 Placement of Agenda Items by City Staff. City staff may place items on the agenda in compliance with these procedures or provide information or updates about other relevant topics to the board.

Article 4: Meeting Procedures

Rule 4.1 Quorum; Votes Required. Quorum and affirmative votes required to approve an item shall be as set forth in state law and the UDC.

Rule 4.2 Alternate Member Voting. If a regular member of the ZBOA is unable to attend a meeting, then an alternate member will serve as a voting member at that meeting, unless no alternate member is available. Alternate members should rotate serving as voting members, if practical.

Rule 4.3 Procedure for Public Hearings. Public hearings will generally follow the following procedures, unless modified by the Chair:

1. Opening of the Public Hearing. The Chair shall open the public hearing.
2. Presentation by City Staff. City staff may give a presentation addressed to the ZBOA. This presentation may include, but is not limited to, the facts of the case and the recommendation of city staff.
3. Presentation by the Applicant. The applicant may give a presentation addressed to the ZBOA. The applicant bears the burden of demonstrating that his or her application satisfies the required criteria or findings. The applicant may appear in person or through their attorney or other representative.
4. Public Comments. The Chair shall call upon any members of the public in attendance who wish to speak on the matter before the ZBOA to address the ZBOA without interruption from those in attendance. All comments should be addressed to the ZBOA. No questioning or arguments between individuals in opposition to or in favor of the request will be allowed. Public comments are limited to five (5) minutes per speaker.
5. Rebuttal by City Staff and the Applicant. After public comments have concluded, the applicant and then City staff may address any comments. Rebuttal comments are limited to five (5) minutes each for the Applicant and City staff.
6. Closing of the Public Hearing. Following rebuttals (if any), the Chair shall call for a motion to close the public hearing. Upon receiving a motion and a second, the Chair shall call the vote to close the public hearing.
7. Motion to Vote. The Chair shall call for a motion. Upon receiving a motion and a second to either approve the application or continue the item to the next meeting, the Chair shall open discussion.
 - a. If no motion is made, the application is denied.
 - b. If a motion to approve the application is made, but fails to receive a second, the motion fails and another motion may be made.
 - c. If a motion to continue the item to the next meeting is made, but fails to receive a second or fails upon vote, the motion fails and the Chair shall again call for a motion on the item.
8. Discussion. After receiving a motion and second, the Chair shall open discussion, and the ZBOA shall conduct any discussion necessary among themselves regarding the motion before them. As part of its discussion, the ZBOA members may ask questions to City staff, the applicant or applicant's representative, any person that made public comments on the item, or any person that may have knowledge of the case. During the discussion, the member who made the motion may withdraw or amend the motion without permission. If the maker of the motion withdraws the motion, no further action may be taken on that motion. If the maker of the motion amends the motion, the member seconding the original motion may withdraw the second, and the Chair shall call for a new second to the amended motion.
9. Vote. Following discussion, if any, the Chair shall call the vote on the motion.

In no event shall failure to adhere to the procedures set forth above cause any action of the ZBOA to be void or voidable.

Rule 4.4 Public Comments on Agenda Items Which Are Not Public Hearings. Any member of the public in attendance may speak on any item on the agenda prior to the consideration of that item, provided that such comments are limited to five (5) minutes, and the individual fills out and presents a speaker card identifying the agenda item on which the individual intends to speak.

Rule 4.5 Public Comments on Topics Not on the Agenda. Any member of the public in attendance may speak on any item that is not posted on the agenda provided that such comments are limited to five (5) minutes, and the individual fills out and presents a speaker card identifying the subject on which the individual intends to speak. In accordance with the Texas Open Meetings Act, the members of the ZBOA may not engage in discussion of matters not posted on the agenda, but members and/or City staff may provide factual information. Speakers may be heard at any point in the meeting as determined by the Chair.

Rule 4.6 Withdrawal or Continuance of Application. An applicant may, in writing or on the record at a meeting, withdraw their application or request to continue it to a future meeting prior to the ZBOA's final decision on the application, subject to the ZBOA's approval.

Rule 4.7 Closed Session. The ZBOA reserves the right to adjourn into closed session at any time during the course of a meeting to discuss any matter posted on the agenda, as authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended. Upon the conclusion of a closed session, the ZBOA shall reconvene into regular session to take action, if any. All closed sessions shall be recorded in the minutes in conformity with Section 551.001, *et seq.* of the Texas Government Code, as amended.

Rule 4.8 Minutes and Records. City staff shall take minutes and keep records of examinations and other official actions at all meetings in accordance with Texas Local Government Code Section 211.008(f), as amended. Such records and, following approval by the ZBOA, minutes shall be maintained in accordance with the City's document retention policies and local, state, and federal law.

Article 5: Final Disposition

Rule 5.1 Conditions of Approval. As part of the approval of an application for a variance or special exception, the ZBOA may impose such conditions on the approval as it may deem appropriate under the circumstances. If any such condition is not fulfilled within the prescribed time, the decision remains in effect but is subject to reversal or modification by the ZBOA without additional notice or hearing.

Rule 5.2 Notice of Decision. Each decision by the ZBOA shall be reduced to writing, shall set forth the action taken and the conditions imposed, if any, and shall be signed by the

Chair and filed in accordance with the City's document retention policies. The decision will be considered filed in the ZBOA's office on the next business day following the meeting at which the decision was made.

Article 6: Maintenance of the Rules of Procedure

Rule 6.1 Approval and Amendment. These Rules of Procedure may be reaffirmed each year at the first meeting occurring after annual City Council appointments to the ZBOA are made. The initial Rules of Procedure and any amendments thereto require an affirmative vote of four (4) ZBOA members, and must be approved by the City Council before taking effect.

Rule 6.2 Suspension. Any of these Rules of Procedure may be suspended, for any single meeting or matter, by the affirmative vote of four (4) members, except where these Rules of Procedure specify that the Chair may modify rules or procedures.

Rule 6.3 Construction; Failure to Comply. The procedural rules set forth herein shall be construed liberally, and failure to comply with these Rules of Procedure shall not void or render voidable any action of the ZBOA.

STAFF REPORT

Date: December 3, 2025

To: Zoning Board of Adjustment

From: Jon Beckham, AICP, Senior Planner

Subject: **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).

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, and the adjacent property owners have no issue with this request. 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.

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 40-foot height dwelling unit, exceeding the maximum height of 35 feet by 5 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.

- 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 were required for other houses in the neighborhood. The applicant has already started grading, changing the building plans at this point would cause financial burden.

- 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 owners to the north and south.

- 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;

The applicant was granted other building permits in error allowing for a house with a height of over 35-feet. Grading has already started for this house, requiring a change at this point in the process would cause a financial burden.

- 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 40-foot height and the home has a proposed height of 39-feet, four-inches on their proposed plans. Staff recommends the Zoning Board of Adjustment approve a building height maximum of 40-feet to allow for any imperfections in construction.

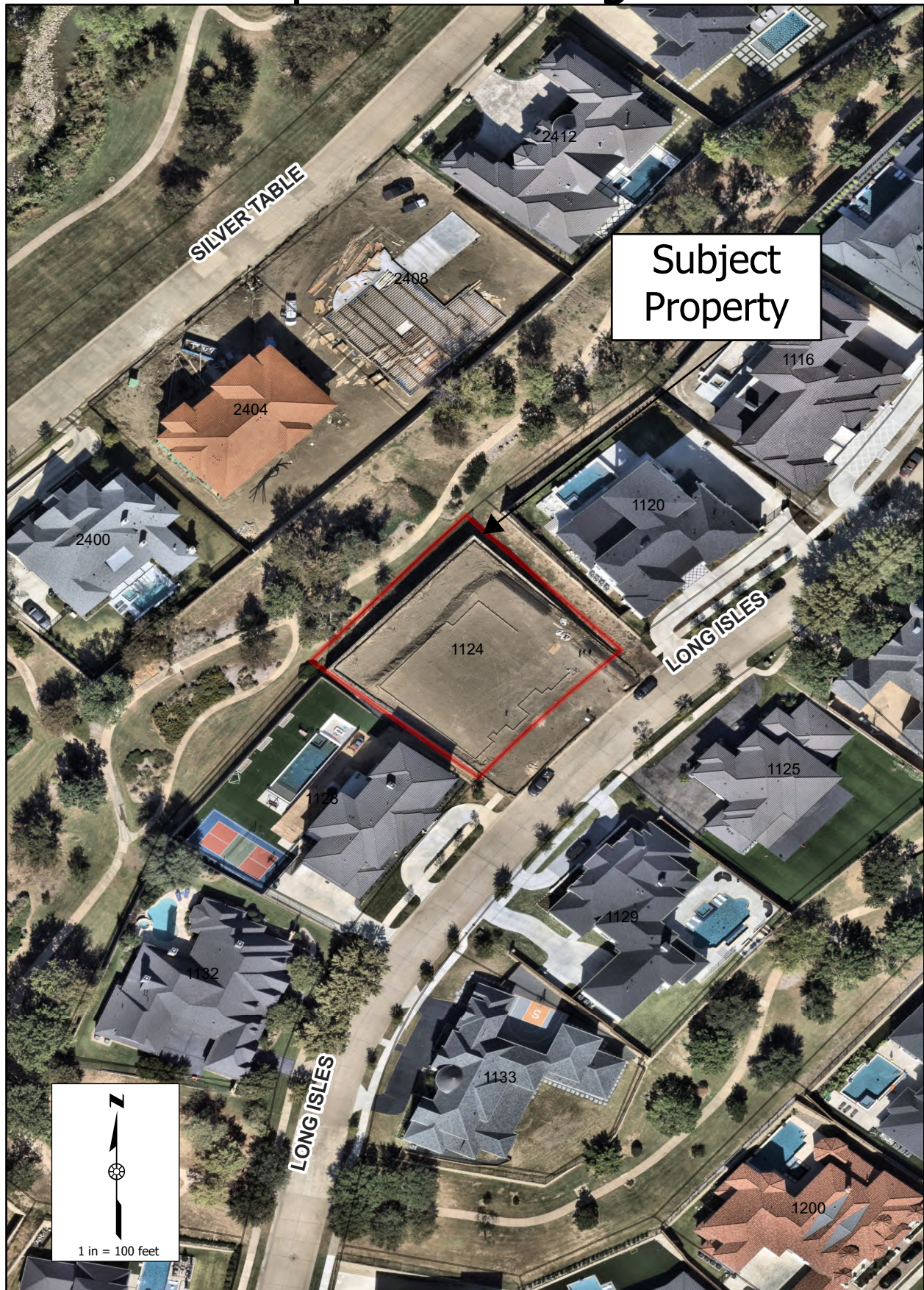
- J. The variance does not authorize a use other than those permitted in the zoning district for which the variance is sought.

This variance does not authorize any other use.

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

[illegible]

Aerial Map - 1124 Long Isles Ln



**FORWARD BUILDER, LLC
PO BOX 116902;
CARROLLTON, TX 75011**

Date: November 1, 2025

City of Lewisville Planning & Zoning Department
151 W. Church Street
Lewisville, TX 75057

Subject: Request for Variance to Allow 40-Foot Roof Height

Dear Members of the Planning & Zoning Commission,

I am writing to formally request a variance from the city ordinance limiting residential roof heights to 35 feet. We are seeking approval to construct a new home with a 40-foot roof pitch at 1124 Long Isles Ln; Lewisville, TX 75056.

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. In fact, we have previously built three homes within the same area featuring a 40-foot roof height. These homes have been well-received by the community and are consistent with the surrounding architectural styles.

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

The additional roof height is necessary to achieve the desired architectural proportion and to accommodate the home's design elements without compromising structural integrity or visual harmony. We believe this variance aligns with the intent of the city's zoning ordinance and contributes positively to the neighborhood's visual appeal and property values.

We respectfully request the city's consideration and approval of this variance. Please let us know if additional documentation, plans, or a meeting with the zoning board is required to move forward.

Thank you for your time and attention to this matter. I look forward to your response.

Sincerely,

Signed by:


4C715E3607D740E...

Rafael Cachutt,
Manager

11/3/2025

**Madhu Reddy
Neelima Reddy
1515 Evanvale Dr, Allen, Texas 75013**

Date: November 3, 2025

City of Lewisville Planning & Zoning Department
151 W. Church Street
Lewisville, TX 75057

Subject: Homeowner Authorization for 40-Foot Roof Height Variance

Dear Members of the Planning & Zoning Commission,

We, the undersigned homeowner of the property located at 1124 Long Isles Ln; Lewisville, TX 75056, are writing to express our full approval and authorization for Forward Builder, LLC to construct our new home with a roof height of forty (40) feet.

We understand that the city ordinance currently allows a maximum roof height of thirty-five (35) feet. However, we fully support the builder's request for a variance to permit a 40-foot roof height, as this design is consistent with the architectural style of other homes recently built in the area by the same builder.

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

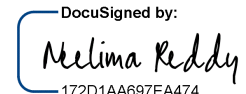
Thank you for your time and consideration of this matter. Please feel free to contact us if any additional information or documentation is needed to support this request.

Sincerely,

Signed by:

4143087B96644B6...

Madhu Reddy 11/3/2025

DocuSigned by:

172D1AA697EA474...

Neelima Reddy 11/3/2025

SURENDRANATH REDDY
1128 Long Isles Ln; Lewisville, TX 75956

Date: November 1, 2025

City of Lewisville Planning & Zoning Department
151 W. Church Street
Lewisville, TX 75057


Subject: Neighbor Approval for 40-Foot Roof Height Variance

Dear Members of the Planning & Zoning Commission,

I am the adjacent property owner at 1128 Long Isles Ln; Lewisville, TX 75056, located next to 1124 Long Isles Ln; Lewisville, TX 75056. I am aware that my neighbor, Madu and Neelima Reddy, are requesting a variance to allow their home to be constructed at 40-foot roof height variance.

I have reviewed the proposed project and have no objection to it. I support my neighbor's request for this variance and consent to the approval of their building plans.

Sincerely,

DocuSigned by:

400E58E601D04AD...

SURENDRANATH REDDY 11/4/2025

Beau Browning
1120 Long Isles Ln; Lewisville, TX 75956

Date: November 1, 2025

City of Lewisville Planning & Zoning Department
151 W. Church Street
Lewisville, TX 75057

Subject: Neighbor Approval for 40-Foot Roof Height Variance

Dear Members of the Planning & Zoning Commission,

I am the adjacent property owner at 1120 Long Isles Ln; Lewisville, TX 75056, located next to 1124 Long Isles Ln; Lewisville, TX 75056. I am aware that my neighbor, Madu and Neelima Reddy, are requesting a variance to allow their home to be constructed at 40-foot roof height variance.

I have reviewed the proposed project and have no objection to it. I support my neighbor's request for this variance and consent to the approval of their building plans.

Sincerely,

Signed by:

170B030507FC435...

Beau Browning 11/3/2025

Rafael Cachutt
1116 Long Isles Ln; Lewisville, TX 75956

Date: November 1, 2025

City of Lewisville Planning & Zoning Department
151 W. Church Street
Lewisville, TX 75057

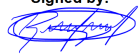
Subject: Neighbor Approval for 40-Foot Roof Height Variance

Dear Members of the Planning & Zoning Commission,

I am the adjacent property owner at 1116 Long Isles Ln; Lewisville, TX 75056, located next to 1124 Long Isles Ln; Lewisville, TX 75056. I am aware that my neighbor, Madu and Neelima Reddy, are requesting a variance to allow their home to be constructed at 40-foot roof height variance.

I have reviewed the proposed project and have no objection to it. I support my neighbor's request for this variance and consent to the approval of their building plans.

Sincerely,

Signed by:

IC715E3607D749E...

Rafael Cachutt 11/3/2025



ELEVATIONS COVER SHEET NOT TO SCALE

PROJECT NO.
1124
DATE:
8/28/2025

PDF
PESKUSKI
DESIGN
FIRM
DALLAS, TEXAS

P.
F.
E.

NO. DESCRIPTION DATE

PROJECT INFO:
REDDY RESIDENCE
1124 LONG ISLES LANE
LOT 18 BLOCK D
LEWISVILLE, TX

SHEET NO:
A-4.0

PROJECT NO.
1124
DATE:
8/28/2025

PDF
PESKUSKI
DESIGN
FIRM
DALLAS, TEXAS

P.
F.
E.

NO DESCRIPTION DATE

PROJECT INFO:
REDDY RESIDENCE
1124 LONG ISLES LANE
LOT 18 - BLOCK D
LEWISVILLE, TX

SHEET NO:

A-4.1



FRONT ELEVATION

FRONT ELEVATION

SCALE: 3/16" = 1'





REAR ELEVATION

REAR ELEVATION

SCALE: 3/16" = 1'



PROJECT NO.
1124
DATE:
8/28/2025

PDF
PESKUSKI
DESIGN
FIRM

DALLAS, TEXAS

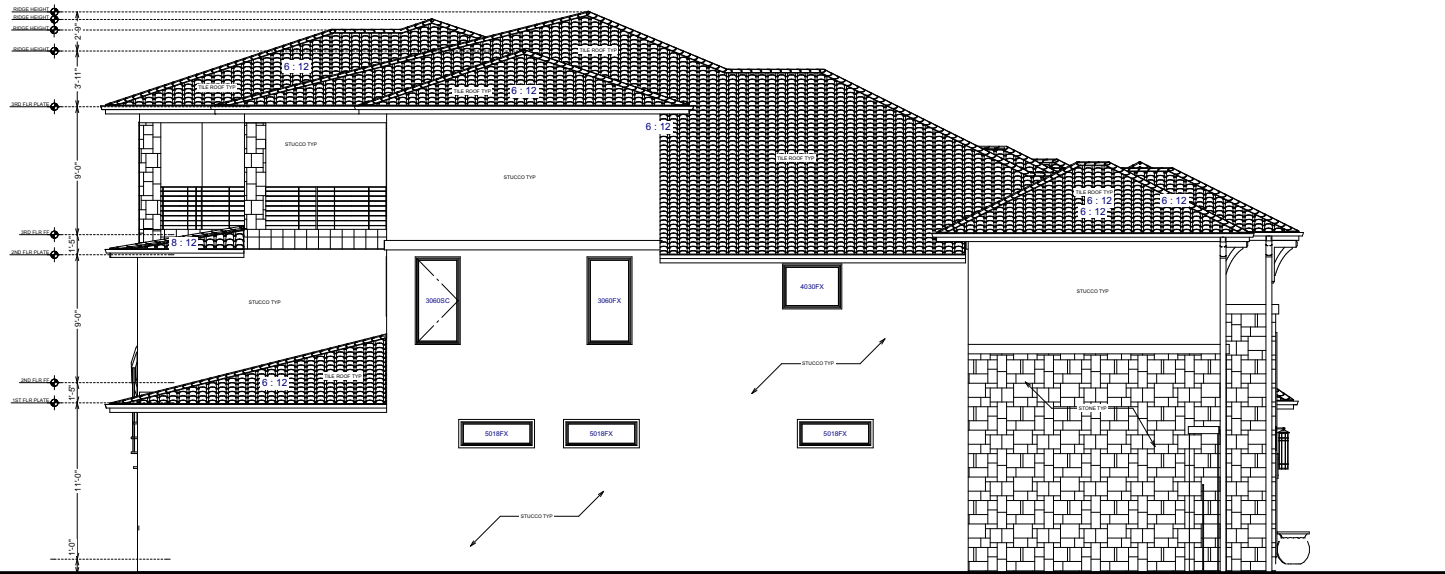


NO DESCRIPTION DATE

PROJECT INFO:
REDDY RESIDENCE
1124 LONG ISLES LANE
LOT 18 BLOCK D
LEWISVILLE, TX

SHEET NO:

A-4.2



LEFT ELEVATION

LEFT ELEVATION

SCALE: 3/16" = 1'



PROJECT NO.
1124

DATE:
8/28/2025

PDF
PESKUSKI
DESIGN
FIRM

DALLAS, TEXAS

P.
F.
E.

NO DESCRIPTION DATE

PROJECT INFO:
REDDY RESIDENCE
1124 LONG ISLES LANE
LOT 18 BLOCK D
LEWISVILLE, TX

SHEET NO:

A-4.3



RIGHT ELEVATION

PROJECT NO.
1124

DATE:
8/28/2025

PDF

**PESKUSKI
DESIGN
FIRM**

DALLAS, TEXAS

P: _____
F: _____
E: _____

NO.	DESCRIPTION	DATE
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PROJECT INFO:

REDDY RESIDENCE
1124 LONG ISLES LANE
LOT 18, BLOCK D
LEWISVILLE, TX

SHEET NO:

A-4.4

RIGHT ELEVATION

SCALE: 3/16" = 1'

