

**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

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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