

**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