

**MINUTES
ZONING BOARD OF ADJUSTMENT
APRIL 3, 2024**

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 Pamela Goodwin at 6:42 p.m., in the Council Chambers, 1st Floor, City Hall, 151 West Church Street, Lewisville, Texas 75057.

Board Members Present: Chair Pamela Goodwin, MaryCarmen Estes, John Deihl, Vice-Chair Francisca Al-waely

Board Members Absent: Audra Smolinski, Alternate Kimberly Turner, Alternate Kyle Bertsch

Staff Members Present: Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Lauren Cook, Planner I; Patty Dominguez, Planning Technician

Item B: Approval of Minutes

1. Consider approval of the minutes of the January 3, 2024 regular meeting. A motion was made by Francisca Al-waely to approve the minutes, seconded by John Deihl. The motion passed unanimously (4-0).
2. Consider approval of the minutes of the January 16, 2024 joint meeting with the Planning and Zoning Commission. A motion was made by Francisca Al-waely to approve the minutes, seconded by MaryCarmen Estes. The motion passed unanimously (4-0).

Item C: Public Hearing

There were two items for consideration:

3. Public Hearing: Consideration of a Variance Requests to Allow an Existing House Encroach 10 Feet into the Required 20-Foot Rear Yard Setback and to Allow a Reduced Lot Depth from 80 Feet to 67 Feet, Located at 106 Martin Street, Legally Described as Lot 9, Block B, Stuart Addition (NE Corner); Zoned Single Family Residential (R5) District, as Requested by Inez Aguirre, the Property Owner. (Case No. 24-01-2-ZBOA)

Jon Beckham, Senior Planner, gave a brief overview of the proposed variance requests and recommended approval as presented. Staff was asked if any inquiries from any neighbors were received. Staff stated one inquiry for information about the request was received. Chair Pamela Goodwin then opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. There was no discussion on this item. A motion was made by Francisca Al-waely to approve the variance requests as presented, seconded by John Deihl. The motion passed unanimously (4-0).

4. Public Hearing: Consideration of a Variance Request to Allow Townhomes to Encroach Approximately Three-Foot One-Inch Encroachment Into the Required Five-Foot Side Yard Setback on Leonard Street and a Zero-Foot Side Yard Setback Along the Access Drive, Located at 115 Leonard Street, Legally Described as Lots 7 and 8, Block 14, Kealy Addition; Zoned Old Town Mixed Use 2 (OTMU2), as Requested by FK +Architect, LLC, the Architect on Behalf of Old Town Villas LLC, the Property Owner. (Case No. 24-02-3-ZBOA)

Michele Berry, Planning Manager, gave a brief overview of the proposed variance requests and recommended approval as presented. The applicant/architect, Fahim Khan, 400 Chisholm Place Suite 310, Plano, TX 75075, was present and available for questions. Chair Pamela Goodwin then opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. There was no discussion on this item. A motion was made by Francisca Al-waely to approve the variance requests as presented, seconded by MaryCarmen Estes. The motion passed unanimously (4-0).

Item D: Announcements

There were no announcement.

Item E: Adjournment

A motion was made by MaryCarmen Estes to adjourn the meeting, seconded by Francisca Al-waely. The motion passed unanimously (4-0). The meeting adjourned at 6:54 p.m.

These minutes approved by the Lewisville Zoning Board of Adjustment on July 3, 2024.

Respectfully Submitted,

Approved,

Michele Berry, Planning Manager

Pamela Goodwin, Chair
Zoning Board of Adjustment