

**MINUTES
ZONING BOARD OF ADJUSTMENT
JULY 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 Rick Lewellen at 6:30 p.m., in the Council Chambers, 1st Floor, City Hall, 151 West Church Street, Lewisville, Texas 75057.

Board Members Present: John Deihl, Rick Lewellen, Audra Smolinski, Alternate Ronke Abbey (Voting Member)

Board Members Absent: Chair Pamela Goodwin, MaryCarmen Estes, Alternate Kimberly Turner

Staff Members Present: Richard E. Luedke, Planning Director; Michele Berry, Planning Manager; Jeremy Booker, Building Official; David Salmon, City Engineer.

Item B: Approval of Minutes

1. Consider approval of the minutes of the April 3, 2024, regular meeting. *A motion was made by Audra Smolinski to approve the minutes, seconded by John Deihl. The motion passed unanimously (4-0).*

Item C: Public Hearing

There was one item for consideration:

2. Public Hearing: Consideration of a Variance Request to Allow Four Townhomes to Encroach Approximately 18 Inches Into the Required 6.5-Foot Rear Yard Setback, Located at 230, 232, 234, and 236 Milton Street, Legally Described as Larry Ho Addition, Block A, Lots 2B, 2A, 1B and 1A; Zoned Old Town Mixed-Use 2 (OTMU-2), as Requested by Shamsuddin Ali of MSKM LLC, the Property Owner. (Case No. 24-06-4-ZBOA)

Michele Berry, Planning Manager, gave a brief overview of the proposed variance request and recommended approval as presented. Board Member Rick Lewellen then opened the public hearing. Julio D. Rodriguez, 151 Campbell Drive, Lewisville, Texas spoke in opposition of this item with concerns of decreased privacy in the back yard of the property to the east, which he owns. Mr. Rodriguez provided a narrative outlining his objection to the request, which was shared with the Board members. Mr. Rodriguez also expressed concerns about increased noise and diminished property value. In addition, Mr. Rodriguez expressed his disagreement with the estimated cost to bring the structures into compliance with the rear setback. Lance Vanzant, 512 W. Hickory, Denton, Texas, representing applicant, spoke in support of this item. With no one else indicating a desire to speak the public hearing was then closed. There was no discussion on this item.

A motion was made by Audra Smolinski to approve the variance request as presented, seconded by John Deihl. Members Smolinski, Deihl, and Lewellen initially voted in favor but Board Member Ronke Abbey was uncomfortable voting, as this was her first Zoning Board of Adjustment meeting and she had not yet attended an orientation meeting with staff or had adequate time to review the materials. After a brief discussion Members Smolinski, Deihl, and Lewellen withdrew their votes and Audra Smolinski withdrew her motion. A motion was made by Audra Smolinski to table this item to the August 7th, 2024, meeting, seconded by John Deihl. The motion passed unanimously (4-0).

Item D: Other Business

3. Selection of Chair and Vice Chair.

A motion was made by Audra Smolinski to table this item to the August 7th, 2024 meeting, seconded by John Deihl. The motion passed unanimously (4-0).

Item E: Announcements

There were no announcements.

Item F: Adjournment

A motion was made by John Deihl to adjourn the meeting, seconded by Ronke Abbey. The motion passed unanimously (4-0). The meeting adjourned at 7:19 p.m.

These minutes approved by the Lewisville Zoning Board of Adjustment on August 7, 2024.

Respectfully Submitted,

Approved,

Michele Berry, Planning Manager

Rick Lewellen, Acting Chair
Zoning Board of Adjustment