

**MINUTES
ZONING BOARD OF ADJUSTMENT
JANUARY 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 6:30 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, Audra Smolinski, Vice-Chair Francisca Al-waely, Alternate Kimberly Turner , Alternate Kyle Bertsch

Board Members Absent: None

Staff Members Present: Michele Berry, Planning Manager; Grace Martin-Young, Planner I; Patty Dominguez, Planning Technician

Item B1: Approval of Minutes

Consider the minutes of the September 6, 2023 meeting was the first item on the agenda. *A motion was made by Audra Smolinski to approve the minutes, seconded by Francisca Al-waely. The motion passed unanimously (5-0).*

Item C: Public Hearing

There was one item for consideration:

2. Public Hearing: Consideration of a Variance Request to Allow Townhomes to Encroach Approximately 6 Inches into the Required 5-Foot Front Yard Setback Required Along Ukiah Street, Located at 316, 318, 320 and 322 Ukiah Street, Legally Described as Lots 29, 30, 31 and 32, Block E, Windhaven Crossing Addition, Phase B, Section 2; Zoned Planned Unit Development (PUD), as Requested by Al Tuten of Mattamy Texas LLC, the Property Owner. (Case No. 24-01-1-ZBOA)

Michele Berry, Planning Manager, gave a brief overview of the proposed variance request and recommended approval of the variance request to allow townhomes to encroach approximately 6 inches into the required 5-foot front yard setback required along Ukiah Street, located at 316, 318, 320 and 322 Ukiah Street. Chair Pamela Goodwin then opened the public hearing. Al Tuten with Mattamy Texas LLC, builder and developer, was present and available for questions. Board member Al-waely asked if homeowners were okay with the variance to which Mr. Tuten responded by stating they are. Chair Goodwin asked for pictures of elevations. Staff showed a street view of the townhomes from google maps. 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 request as presented, seconded by Audra Smolinski. The motion passed unanimously (5-0). Staff further stated that for the record going forward the project number for this case will be 24-01-1-ZBOA.

Item D: Adjournment

A motion was made by MaryCarmen Estes to adjourn the meeting, seconded by John Deihl. The motion passed unanimously (5-0). The meeting adjourned at 6:39 p.m.

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

Respectfully Submitted,

Approved,

Michele Berry, Planning Manager

Pamela Goodwin, Chair
Zoning Board of Adjustment