

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**DECEMBER 17, 2024**

---

**Item A: Call to Order and Announce that a Quorum is Present**

With a quorum present, the Lewisville Planning and Zoning Commission meeting was called to order by Chair Karen Locke at 6:30 p.m. on Tuesday, December 17, 2024, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair – Karen Locke, Rick Lewellen, Joshua Peterson, Ainsley Stelling, Francisca Al-waely

Members absent: Vice-Chair Erum Ali, Jack Tidwell

Staff members present: Richard E Luedke, Planning Director; Michele Berry, Planning Manager; Grace Martin-Young, Planner I; Lauren Cook, Planner I; Patty Dominguez, Senior Planning Technician.

---

**Item B1: Approval of Minutes**

Consider the minutes of the December 3, 2024, Regular Meeting. A motion was made by Francisca Al-waely to approve the minutes as presented, seconded by Rick Lewellen. The motion passed unanimously (5-0).

---

**Item C: Regular Hearing**

2. Final Plat of Vista Ridge Pointe Addition, Lot 1R, Block A; on 15.208 Acres; Zoned Light Industrial (LI) District; Being a Replat of Vista Ridge Pointe Addition, Lots 1, 2, and 3, Block A; Located at The West End of Storage Court. (Case No. 24-11-10-RP)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. There was no discussion. A motion was made by Rick Lewellen to disapprove the final plat due to deficiencies and delegate to staff the authority to accept and approve the plat when deficiencies are corrected, seconded by Ainsley Stelling. The motion passed unanimously (5-0).

3. Consideration of Three Alternative Standards Associated with I-35E Corridor Overlay District Standards Related to Open Space, Secondary Walkways and Architecture; on 6.7970 Acres, Located at 420 Oakbend Drive, Legally Described as Lot 1A, Block B, Vista Ridge Village Addition Phase 3; Zoned Light Industrial (LI) District, as Requested by Diego Perez-Garcia, of Westwood Professional Services, on Behalf of the Owner, CH Realty X-GAP I DFW Oakbend LP (24-11-16-AltStd)

Commissioner Francisca Al-waely stepped out of the Council Chambers at 6:41 p.m.

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. The property owner Brice Hafner, 4217 Standford Ave, Dallas, Tx 75225, was present and available for questions. The Architect David Morales, 5310 Harvest Hill Rd Suite 180, Dallas, Tx 75230 was also present and available for questions. Commissioner Lewellen expressed concern about traffic and parking on

Oakbend Drive. Lewellen asked about the parking and business use at this location. Lauren confirmed that the parking requirements are being met per the City's Unified Development Code. Bryce Hefner (property owner) stated that their plan is not to have any parking on the street and that their tenants should have ample parking in front of the buildings to meet their use and if not, they could park in the rear of the building. Mr. Hefner further stated that the smaller building will be a maximum of two tenants and the bigger building will be a maximum of three tenants. Mr. Hefner further stated these will be small box trucks type users with maybe a showroom in the front of the building with some warehousing in the back and further stated this will be a low trucking type of facilities where there might be an eighteen-wheeler coming in a couple of times throughout the month. There was no discussion. A motion was made by Rick Lewellen to approve alternative standards a) and b) and recommended approval of alternative standard c), seconded by Ainsley Stelling. The motion passed (4-0), (1) Abstained – Francisca Al-waely. Richard E Luedke, Planning Director, stated that the item would appear before the City Council on January 6, 2025, at 7:00 p.m. for a second regular hearing and a final decision on the one alternative standard.

Commissioner Francisca Al-waely returned to the Council Chambers at 6:46 p.m.

---

#### Item D: Public Hearings

4. Public Hearing: Consider a Special Use Permit for Accessory Building/Accessory Structure on 0.0578 Acres, Legally Described as Lot 44, Block A, of Rockbrook Place, Located at 434 Hamilton Street; Zoned Townhouse Two Residential (TH-2) District; as Requested by Zantana Tapia, the Applicant, on Behalf of Iresha Lewis the Property Owner. (Case No. 24-11-19-SUP)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. The property owner was present and available for questions. Commissioner Stelling stated this is an absolute necessity in Texas and thanked the property owner for going through the proper channels and for wanting to keep the house cooler in the summer. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. There was no discussion. A motion was made by Francisca Al-waely to recommend approval of the special use permit as presented, seconded by Joshua Peterson. The motion passed unanimously (5-0). Richard E Luedke, Planning Director, stated that the item would appear before the City Council on January 6, 2025, at 7:00 p.m. for a second public hearing and a final decision.

5. Public Hearing: Consider Terminating Ordinance No. 0129-19-SUP; a Special Use Permit for Minor Automobile Services Including Tune-Up and Repair Services and a Car Wash Facility; on a 1.221-Acre Lot, Legally Described as Lot 3, Block A, The Corners at Valley Parkway Addition; Located at 1111 West Round Grove Road, Zoned Local Commercial (LC).

Grace Martin-Young, Planner I, gave a brief overview and staff's recommendation. Grace further stated that no calls in opposition have been received and that one call in support from a neighboring business was received. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. A motion was made by Ainsley Stelling to recommend approval of terminating Ordinance No. 0129-19-SUP, seconded by Francisca Al-waely. The motion passed unanimously (5-0). Richard E Luedke, Planning Director, stated that the item would appear before the City Council on January 6, 2025, at 7:00 p.m. for a second public hearing and a final decision.

6. Public Hearing: Consider Amending Article III, Chapter 6 "Zoning Petitions And Procedures" Of Volume II of the Lewisville City Code, Known as the Unified Development Code, by Amending Section III.6.6 to Remove Limitations on Resubmission of Zoning Petitions Following City Council Denial.

Michele Berry, Planning Manager, gave a brief overview and staff's recommendation. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. A motion was made by Joshua Peterson to recommend approval of the amendments as presented, seconded by Rick Lewellen. The motion passed unanimously (5-0). Richard E Luedke, Planning Director, stated that the item would appear before the City Council on January 6, 2025, at 7:00 p.m. for a second public hearing and a final decision.

---

**Item E: Other Business**

7. Receive an Update on Implementation of Long Range Plans for 2024.

Michele Berry, Planning Manager, gave an update on implementations of Long Range Plans for 2024.

---

**Item F: Announcements**

- Michele Berry, Planning Manager, wished everyone happy holidays, there were no announcements.
- Chair Locke wished everyone happy holidays.

---

**Item G: Adjournment**

A motion was made by Rick Lewellen to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Joshua Peterson. The motion passed unanimously (5-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 7:06 p.m.

**MINUTES**  
**DECEMBER 17, 2024**

**Page 4**

These minutes will be approved by the Planning and Zoning Commission at the next scheduled meeting.

Respectfully Submitted,

Approved,

---

Michele Berry, AICP  
Planning Manager

---

Karen Locke, Chair  
Planning and Zoning Commission