

**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 C: Regular Hearing**

2. 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.

---

**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.*

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