

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**NOVEMBER 19, 2024**

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**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 7:00 p.m. on Tuesday, November 19, 2024, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair – Karen Locke, Vice-Chair Erum Ali, Jack Tidwell, Joshua Peterson, Ainsley Stelling, Francisca Al-waely

Members absent: Rick Lewellen

Staff members present: Richard E Luedke, Planning Director; Lauren Cook, Planner I; Patty Dominguez, Senior Planning Technician.

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**Item B1: Approval of Minutes**

Consider the minutes of the November 5, 2024, joint meeting with the Capital Improvement Advisory Committee. A motion was made by Erum Ali to approve the minutes as presented, seconded by Francisca Al-waely. The motion passed unanimously (6-0).

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**Item C: Regular Hearing**

2. Consideration of an Alternative Standard Associated with Ground-Mounted Equipment Standards for Walmart; on 20.9714 Acres, Located at 190 East Round Grove Road (FM 3040), Legally Described as Lot 2, Block A, Campbell Ranch; Zoned Light Industrial (LI), as Requested by Juan Moreira, of Kimley Horn, on Behalf of the Owner, Wal-Mart Real Estate Business Trust. (24-08-12-AltStd)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. Mark Bergmann of Walmart, 702 SW 8<sup>th</sup> Street, Bentonville, AR 72716 spoke in support and talked about drone delivery; the market they see in Lewisville; and the use. The applicant Juan Moreira of Kimley Horn, 10101 Reunion Place, San Antonio, TX 78216 spoke in support and talked about the site plan. Stefanie Cooke of Zipline, 333 Corey Way, South San Francisco, CA 94080 gave a presentation and spoke in support. Mark Bergmann of Walmart addressed a question regarding the two different drone providers for this location and their location on Main Street, stating both providers would operate in Lewisville for the foreseeable future. Stefanie Cooke of Zipline addressed questions regarding wind; and in the event a helicopter tries to land at a Walmart parking lot in an emergency. Juan Moreira of Kimley Horn addressed questions regarding the site plan. There was no discussion. A motion was made by Jack Tidwell to recommend approval of alternative standard as presented, seconded by Joshua Peterson. The motion passed unanimously (6-0). Richard E Luedke, Planning Director, stated that the item would appear before the City Council on December 16, 2024, at 7:00 p.m. for a second regular hearing and a final decision.

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**Item D: Announcements**

- Richard E Luedke, Planning Director, reminded the commissioners that on Monday, December 2, 2024 will be the Backyard Cottage celebration and to mark their calendar.

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**Item E: Adjournment**

*A motion was made by Francisca Al-waely to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Erum Ali. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 7:03 p.m.*

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

Respectfully Submitted,

Approved,

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Michele Berry, AICP  
Planning Manager

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Karen Locke, Chair  
Planning and Zoning Commission