

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: March 3, 2025

SUBJECT: **Consideration of Two Alternative Standards Associated With Outdoor Storage Standards and Screening Standards for Walmart; on 18.613 Acres, Located at 801 West Main Street, Legally Described as Valley Ridge Business Park West Addition, Lot 3-R1-A, Block C; Zoned General Business (GB) District, as Requested by Ian Bright, of Wing LLC, on Behalf of the Owner, Wal-Mart Real Estate Business Trust (24-11-15-AltStd)**

BACKGROUND:

Wing is a drone delivery service that has partnered with Walmart to provide drone deliveries from the 801 West Main Street location. The City of Lewisville granted Wing the same temporary alternative standards over a year ago for this location. Wing is required to apply again since the alternative standards expired. Staff initially anticipated having new supplemental standards adopted prior to expiration, but are now updating all supplemental standards and will bring that forward in the near future. Wing and Walmart intend on making their drone program and this site more permanent. The Planning and Zoning Commission recommended unanimous approval (5-0) on February 18, 2025.

ANALYSIS:

Requested Alternative Standards:

- a) to allow outside storage to be located in front of the principal building.

Section VI.8.1.B.6.d. - Outside Storage, stipulates that outside storage shall be located behind the principal building. The drone launch area is considered outside storage per the Unified Development Code. Staff has no objection to this request due to the nature of drone delivery services. The drafted supplemental standards for drones will allow this.

- b) to allow a black galvanized metal panel fence in lieu of the required masonry wall or tubular steel fence.

Section VI.8.1.B.6.d. - Outside Storage, requires that any outside storage be screened either with a masonry wall, or a tubular steel fence with live screening. The applicant is using a black galvanized metal panel fence to secure the drone delivery area. Opaque screening cannot be used as it would impair the drone's homing system and cause flight safety risks. The drafted drone ordinance for the City of Lewisville does not require docking stations and launch pads to be screened.

Wing has worked closely with the City of Lewisville Planning Department to be proactive with ensuring their site complies with the future adopted drone ordinance. As a part of these alternative standards, Wing will add a stone veneer to their outdoor kiosk so that it matches the IH-35E Corridor Overlay District requirements for the exterior of buildings.

CITY STAFF'S RECOMMENDATION:

That the City Council approve the two alternative standards as set forth in the caption above.