



City of Lewisville, TX
Planning and Zoning Commission
Agenda

151 W Church Street
Lewisville, Texas 75057

Tuesday, November 19, 2024

6:30 PM

Council Chambers

Regular Session - 6:30 P.M.

A. Call to Order and Announce that a Quorum is Present.

B. Approval of Minutes

1. [Consider the Minutes of the November 5, 2024 Joint Meeting with the Capital Improvement Advisory Committee.](#)

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 \(24-08-12-AltStd\)](#)

D. Announcements

E. Adjournment

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

I do hereby certify that the above notice of meeting of the City of Lewisville Planning and Zoning Commission was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on _____, 2024 at _____ AM.

Planning

MINUTES
JOINT MEETING OF THE PLANNING AND ZONING COMMISSION AND CAPITAL
IMPROVEMENTS ADVISORY COMMITTEE

NOVEMBER 5, 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, November 5, 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, Rick Lewellen, Francisca Al-waely

Members absent: none

Staff members present: Richard E Luedke, Planning Director; Michele Berry, Planning Manager; Lauren Cook, Planner I; Grace Martin-Young, Planner I; Patty Dominguez, Senior Planning Technician; Kelly Rouse, Assistant Director of Public Services; Aaron Russell, Director of Public Services; Roshan Chaudhary, Capital Improvements Project Manager, Roseann Davis, Senior Administrative Assistant; Jessica Freeman, Administrative Assistant.

Item B: Approval of Minutes

1. Consider the minutes from the October 15, 2024, Regular Meeting. *A motion was made by Francisca Al-waely to approve the minutes as presented, seconded by Jack Tidwell. The motion passed unanimously (7-0).*
-

Item C: Regular Hearings

There were two items for consideration:

2. Final Plat of Vista Ridge Village Addition, Lot 1A1 & Lot 1A2, Block B; on 6.796 Acres, out of the Juan Armendaris Survey, Abstract Number 28; Zoned Light Industrial (LI) District; Located at 420 Oakbend Drive; Being a Replat of Vista Ridge Village Addition, Phase 3, Lot 1A, Block B. (24-10-8-RP)

Lauren Cook, Planner I, gave a brief overview of the proposed final plat with a recommendation to disapprove the final plat due to deficiencies and delegate to staff the authority to accept and approve the plat once the listed deficiencies are corrected. The approved plat will be brought to the chair for signature. There was no discussion on this item. *A motion was made by Erum Ali to disapprove the final plat due to deficiencies and delegate to staff the authority to accept and approve the plat once the listed deficiencies are corrected. The motion was seconded by Ainsley Stelling. The motion passed unanimously (7-0).*

3. Final Plat of Prologis Addition, Lot 3, Block A; on 6.364 Acres, out of the Samuel M. Haydon Survey, Abstract Number 537; Zoned Light Industrial (LI) District; Located at 104 Holfords Prairie Road and 1098 East State Highway 121 Business. (24-10-10-RP)

Lauren Cook, Planner I, gave a brief overview of the proposed final plat with a recommendation to disapprove the final plat due to deficiencies and delegate to staff the authority to accept and approve the plat once the listed deficiencies are corrected. The approved plat will be brought to the chair for signature. There was no discussion on this item. *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 once the listed deficiencies are corrected. The motion was seconded by Francisca Al-waely. The motion passed unanimously (7-0).*

Item D: Public Hearing

There was one item for consideration:

4. **Public Hearing:** Consideration of a Special Use Permit for a Car Wash; 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); as Requested by Hailey Peterson, Lonestar Builders, on Behalf of ROYSS, LLC, the Property Owner. (24-02-2-SUP)

Grace Martin-Young, Planner I, gave a brief overview of the proposed special use permit request. The applicant was present and available for questions. Chair Locke opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. Staff addressed questions regarding the footprint of the building, surrounding properties, and the number of vehicles going through the facility per day. There was no discussion on this item. *A motion was made by Francisca Al-waely to recommend approval of the special use permit request as presented. The motion was seconded by Ainsley Stelling. The motion passed unanimously (7-0).* Richard E Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on Monday, December 2, 2024 at 7:00 p.m. for a second public hearing and final decision.

Item E: Announcements

- Michele Berry, Planning Manager, stated that Richard E Luedke, Planning Director, was awarded the Planning Icon Award for the State of Texas at the APA State Planning Conference. Michele also invited the commissioners to attend the backyard cottage celebration and awards ceremony on Monday, December 2, 2024 from 5:00 pm to 7:00 pm at City Hall, 3rd floor.

Item F: Adjournment

A motion was made by Rick Lewellen to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Erum Ali. The motion passed unanimously (7-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:41 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

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

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

With a quorum present, the Capital Improvements Advisory Committee meeting was called to order by Vice-Chair Jack Tidwell at 6:41 p.m. on Tuesday, November 5, 2024, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

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

Members absent: none

Staff members present: Kelly Rouse, Assistant Director of Public Services; Aaron Russell, Director of Public Services; Roshan Chaudhary, Capital Improvements Project Manager; Roseann Davis, Senior Administrative Assistant; Jessica Freeman, Administrative Assistant; Richard E Luedke, Planning Director; Michele Berry, Planning Manager; Lauren Cook, Planner I; Grace Martin-Young, Planner I; Patty Dominguez, Senior Planning Technician.

Item H: Approval of Minutes

5. Approve the Minutes of the May 21, 2024, Capital Improvements Advisory Committee Meeting. A motion was made by Karen Locke to approve the minutes as presented, seconded by Joshua Peterson. The motion passed unanimously (7-0).

Item I: Regular Hearing

6. Receive a Presentation on the Semi-Annual Report for the Period of April 1, 2024 – September 30, 2024, and Consider Acceptance of the Report and Forward it to the City Council for Review.

Roshan Chaudhary, Capital Improvements Project Manager, presented the report to the committee. Staff was asked to clarify why revenue was higher in the water sector despite the wastewater rate being higher than the water rate. Staff indicated the difference was due to irrigation meters not having a recoverable wastewater fee. Additionally, the question was asked whether growth factors drove the mentioned projects and staff confirmed that growth was the driver for these projects. A motion was made by Francisca Al-Waely to accept the report as presented and forward it to the City Council for review, seconded by Karen Locke. The motion passed unanimously (7-0).

7. Selection of Chair and Vice Chair.

A motion was made by Karen Locke to nominate Jack Tidwell as Chair and Joshua Peterson as Vice Chair, seconded by Rick Lewellen. The motion passed unanimously (7-0).

Item J: Adjournment

A motion was made by Erum Ali to adjourn the Capital Improvements Advisory Committee meeting. The motion was seconded by Rick Lewellen. The motion passed unanimously (7-0).

There being no other business to discuss, the Capital Improvements Advisory Committee meeting was adjourned at 7:06 p.m.

These minutes will be approved by the Capital Improvements Advisory Committee at the next scheduled meeting.

Respectfully Submitted,

Approved,

Roshan Chaudhary
Capital Improvements Project Manager

Jack Tidwell, Chair
Capital Improvements Advisory Committee

DRAFT MINUTES

MEMORANDUM

TO: Planning & Zoning Commission
FROM: Lauren Cook, Planner I
DATE: November 19, 2024
SUBJECT: **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)**

BACKGROUND:

Walmart has been expanding its business operations to include drone delivery services. Drone delivery service is already available in Lewisville at the 801 West Main Street Walmart location, provided by the drone operator company, Wing. Zipline, another drone operation company, will be providing the service at the 190 East FM 3040 Walmart location.

ANALYSIS:

As drone delivery services are becoming more popular, the City of Lewisville is in the process of updating the development code to create supplemental standards for this use. A work session was held with City Council on June 17, 2024 to review the proposed ordinance. The proposed drone ordinance would not require docking stations or launch pads to be screened from view. Currently, the ordinance is in its final stages of refinement and is expected to go to Planning and Zoning Commission and City Council in the coming months.

Zipline’s drone operation involves nine double-dock charging stations and two single-dock launch pad towers. These would be considered ground-mounted equipment by our current code. The current standard for screening of ground-mounted equipment requires the screening height to be equal to or greater than the height of the equipment being screened (Section VIII.5.4).

Each cluster of double-dock charging stations and single-dock towers will be enclosed by an 8-foot tall open fence.

Requested Alternative Standard:

- a) To not provide the required screening for ground-mounted equipment for a drone system, a 100% reduction.

Screening the double-dock charging stations

The double-dock charging stations are approximately 29-feet tall. They will be split into two clusters (four and five) and will be located at the southwest corner of the property, near SH 121 Business. Walmart will extend an existing retaining wall on the side of the property along SH 121 Business to the southwest corner where the proposed double-dock charging stations will go. The top 12 feet of the stations will be visible from SH 121 Business. An 8-foot-tall open fence will be mounted on top of the retaining wall for security. Eight trees will be planted on the top of the retaining wall to provide additional screening from the road.

Screening the single-dock launch pad towers

Two single-dock towers will along the west exterior of the building. These towers are used by the drones to load items going out for delivery from a kiosk inside the store. Walmart will replace missing trees along SH 121 Business to bring the property back into compliance and to help provide screening. The single-dock towers are setback approximately 200 feet from SH 121 Business, but will be visible from the right-of-way.

Had the drone ordinance been adopted prior to this application, alternative standards would have not been required for this project. The alternative standard being requested aligns with the purposes and intentions of the UDC and they are consistent with the comprehensive plan. Moreover, it maintains harmony with the overall objectives and intent of relevant development regulations and the character of the LI zoning district. Additionally, it adheres to all other applicable standards and requirements specified in the UDC. The modification being sought is kept to the minimum necessary to address the unique condition related to the proposed development. The requested alternative standard will not have any adverse effects on adjacent properties and uses. Staff finds this request to be consistent with the criteria for approval within Section IV.4.9 of the UDC. This Alternative Standard may be recommended by the Planning and Zoning Commission to the City Council.

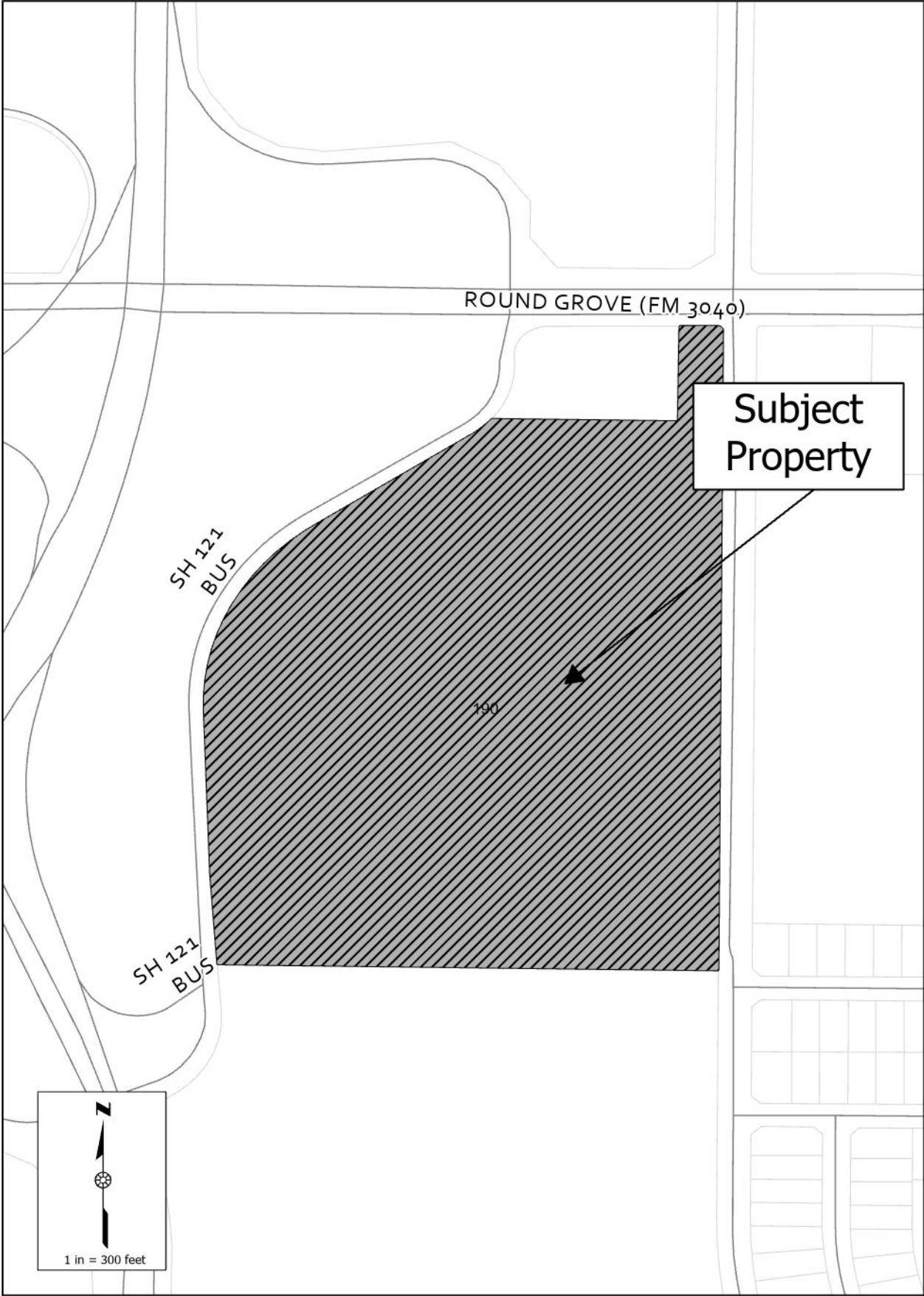
CITY STAFF'S RECOMMENDATION:

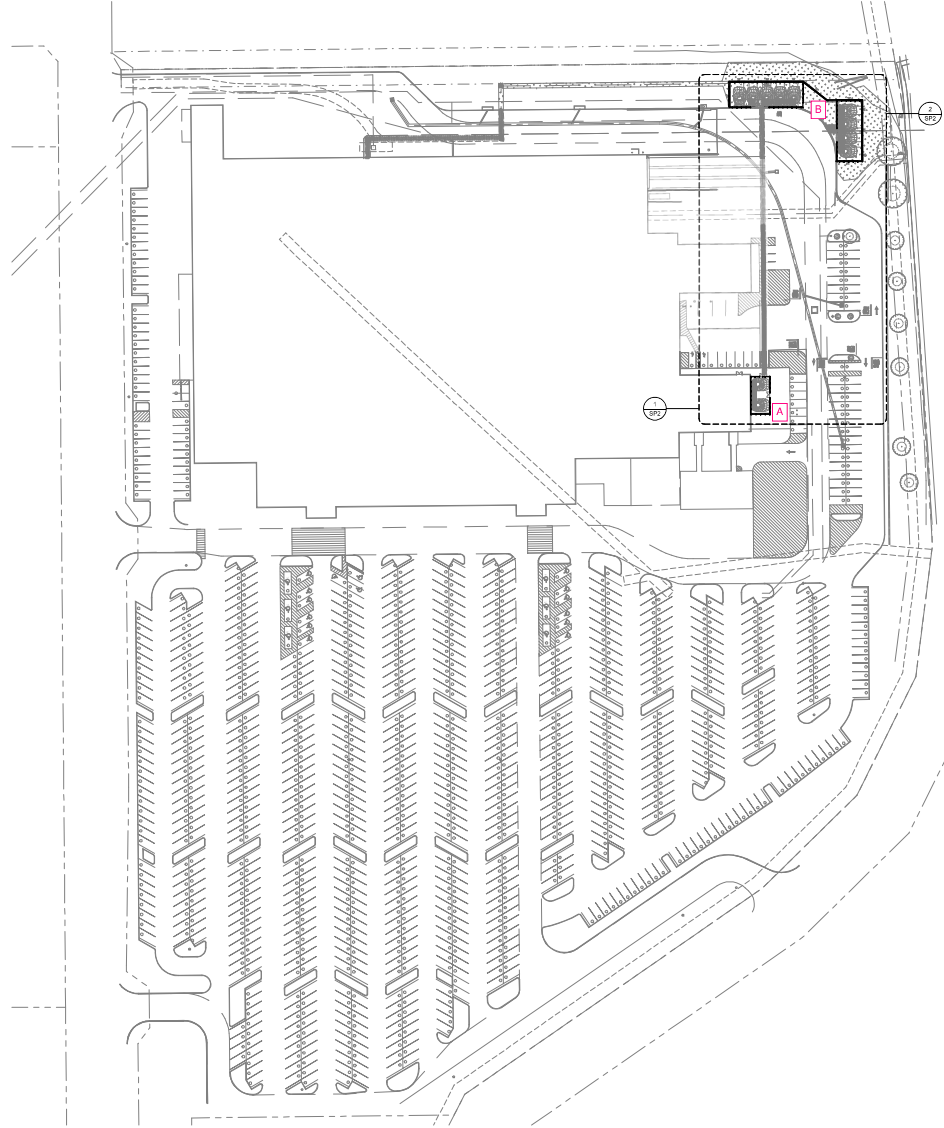
Staff recommends that the Planning and Zoning Commission recommend approval of Alternative Standard as presented.

Aerial Map - 190 E Round Grove Rd



Location Map - 190 E Round Grove Rd





Requested alternative standard:
a) To not provide the required screening for ground-mounted equipment for a drone system, a 100% reduction.

1 OVERALL SITE PLAN
1" = 50'-0"

PREPARED FOR THE CLIENT:

PROJECT NAME	10200 W. PARKWAY SUITE 100 LEWISVILLE TX 75040
CLIENT NAME	WALMART STORE #5846 10200 W. PARKWAY SUITE 100 LEWISVILLE TX 75040
PROJECT NUMBER	20240701
DRAWN BY	AWB
CHECKED BY	CJC
DATE	08/13/24

CONTRACT DATE:

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Walmart's
LEWISVILLE, TX
USE ONLY FOR OFFICIAL PROJECTS

LOCAL ADDRESS: 10200 W. PARKWAY SUITE 100 LEWISVILLE, TX 75040
PROJECT NUMBER: 20240701

ISSUE BLOCK

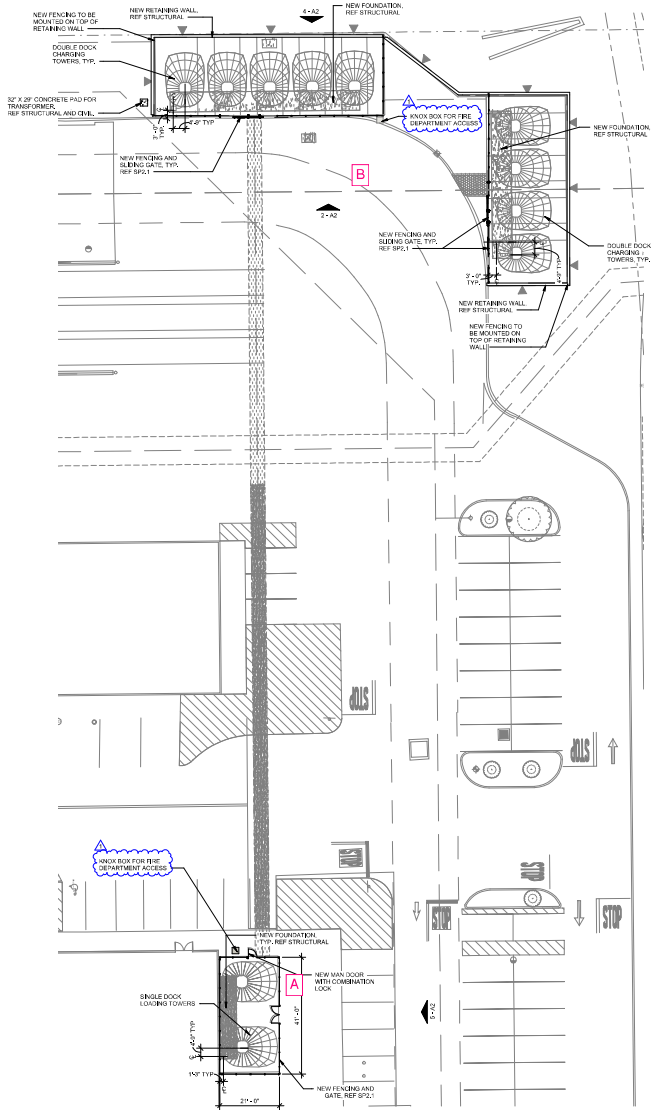
NO.	DESCRIPTION	DATE
1	ISSUE	08/13/24

CHECKED BY:	CJC
DRAWN BY:	AWB
PROJECT CODE:	081324
DOCUMENT DATE:	08/13/24

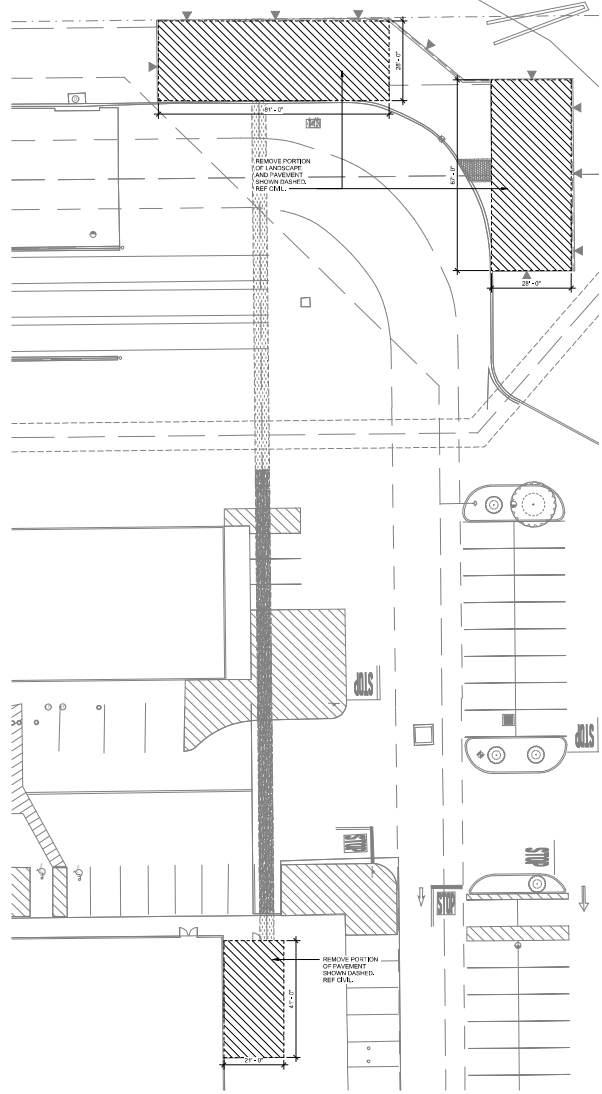


SITE PLAN

SHEET: **SP1**



2 ENLARGED SITE PLAN
1/8" = 1'-0"



1 ENLARGED DEMO SITE PLAN
1/16" = 1'-0"

PERMITTING FOR RELEASE
 1. ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
 2. DATE OF DECLASSIFICATION IS INDEFINITE
 3. AUTHORITY FOR DECLASSIFICATION IS 50 C.F.R. 1.105
 4. EXEMPTION CODE IS 25X0-0000

CONTRACT NO. _____
 SHEET NO. _____

Walmart's
LEWISVILLE, TX
 LEWISVILLE, TEXAS 75040
 2011 RELEASE UNDER E.O. 13526

ISSUE BLOCK

NO.	DESCRIPTION	DATE
1	ISSUED	08/13/14

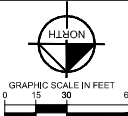
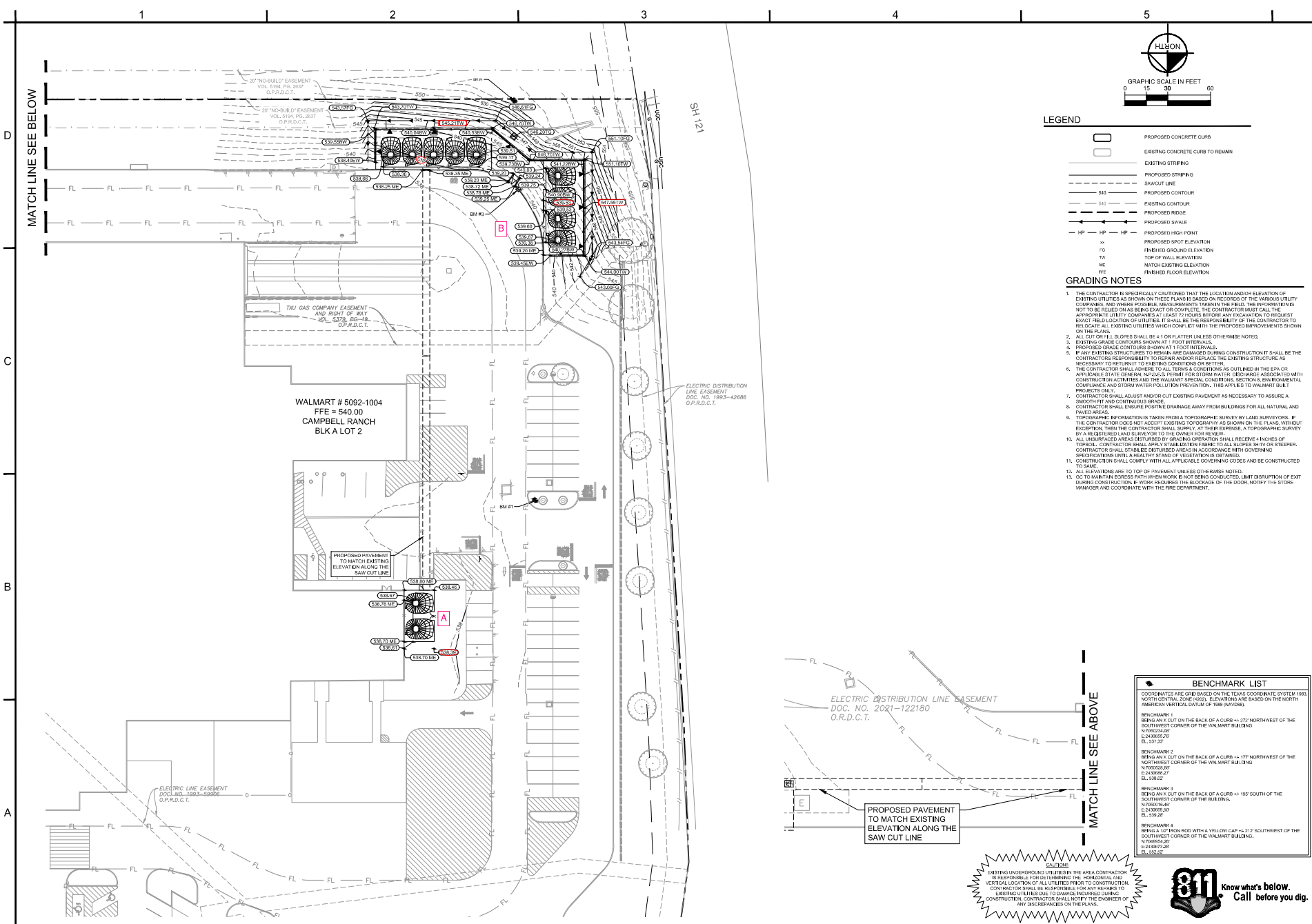
CHECKED BY: CJC
 DRAWN BY: JWB
 PROJECT NO: 082314
 DOCUMENT DATE: 08/13/14



ENLARGED
 SITE PLANS

SHEET
 SP2

Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc. if it is shown that the information contained in this document was not prepared, reviewed or checked by Kimley-Horn and Associates, Inc. for the project and/or the project owner. The user of this document shall be responsible for the accuracy and completeness of the information contained herein. The user of this document shall be responsible for the accuracy and completeness of the information contained herein.



LEGEND

[Symbol]	PROPOSED CONCRETE CURB
[Symbol]	EXISTING CONCRETE CURB TO REMAIN
[Symbol]	EXISTING STRIPING
[Symbol]	PROPOSED STRIPING
[Symbol]	SAWCUT LINE
[Symbol]	PROPOSED CONTOUR
[Symbol]	EXISTING CONTOUR
[Symbol]	PROPOSED RIDGE
[Symbol]	PROPOSED SWALE
[Symbol]	PROPOSED HIGH POINT
[Symbol]	PROPOSED SPOT ELEVATION
[Symbol]	FINISHED GROUND ELEVATION
[Symbol]	TOP OF WALL ELEVATION
[Symbol]	MATCH EXISTING ELEVATION
[Symbol]	FINISHED FLOOR ELEVATION

- GRADING NOTES**
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, REQUIREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 2. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
 3. EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
 4. PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
 5. IF ANY EXISTING STRUCTURES ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RESTORE IT TO ORIGINAL CONDITION.
 6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE REGULATIONS. NO DISCHARGE FOR STORES OR FLOODING ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THE WARMART SPECIAL CONDITIONS, SECTION 4 ENVIRONMENTAL CORRECTIVE AND STORE MATERIALS LUTION PREVENTION, THIS APPLIES TO WARMART BUILT PROJECTS ONLY.
 7. THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 8. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
 9. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SURVEY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER'S HIGH RESOLVE.
 10. ALL UNPAVED AREAS BETWEEN AREAS DESIGNATED BY THE CONTRACTOR SHALL RECEIVE ANCHORS OF TORXOIL. CONTRACTOR SHALL APPLY STABILIZATION FIBER TO ALL SLOPES 3:1 OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS WITH COVERING WITH COVERING WITH COVERING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
 11. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE COVERING CODES AND BE CONSTRUCTED TO LAST.
 12. ALL ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
 13. GO TO MAINTAIN EGRESS PATH WHEN WORK IS NOT BEING CONDUCTED. LIMIT DISRUPTION OF EXIT DURING CONSTRUCTION. IF WORK REQUIRES THE BLOCKAGE OF THE DOOR, NOTIFY THE STORE MANAGER AND COORDINATE WITH THE FIRE DEPARTMENT.

REVISIONS

No.	REVISIONS	DATE	BY

Kimley-Horn

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1070 BENTLEY AVENUE, SUITE 400 SAN ANTONIO, TX 78203
WWW.KIMLEY-HORN.COM TEL: 214.343.4500



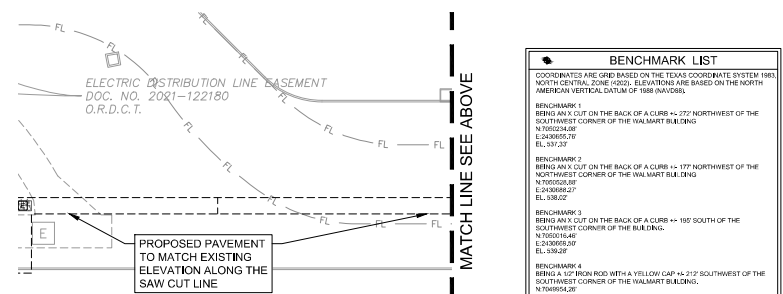
KHA PROJECT 06353257
SCALE AS SHOWN
DESIGNED BY: JT
DRAWN BY: JT
CHECKED BY: JM

GRADING PLAN

STORE #5092-1004
PREPARED FOR
WALMART

TEXAS
LEWISVILLE

SHEET NUMBER
C5.0



CAUTION

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTAINED HEREIN ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGING OR DISRUPTING DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR



