

Draft Minutes for the November 5, 2025, Planning Commission Regular Meeting

- E) **PZ25-0366 Public hearing and recommendation to City Council, at the request of Walmart Stores East, LP (Joe Frederick), on behalf of Frederick Frueholz, Jr. Estate (Joe H. Tays), to rezone approximately 72.097 acres out of the A.M. Esnaurizar Grant, Abstract No. 1, from APD AH (Agricultural/Pre-development, Airport Hazard Overlay District) to M-1A AH (Light Industrial, Airport Hazard Overlay District), generally located south of Kohlenberg Road and west of FM 1101. (Applicant: Walmart Stores East, LP (Joe Frederick); Owner: Frederick Frueholz, Jr. Estate (Joe H. Tays); Case Manager: Mary Lovell, Senior Planner, MPA, AICP, CNU-A)**

Mary Lovell introduced the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Discussion followed on the area specified for rezoning and landscaping requirements for new non-residential developments.

Chair Sonier invited the applicant to speak on the item.

Ivan Jaime elaborated on the request by providing a brief history of the property and existing distribution center, discussing facility operations and regional impact, the proposed expansion, and alignment with the city's long-term plans and ordinances.

A brief discussion followed on the proposed site plan, property ingress and egress, and landscaping requirements.

Chair Sonier opened the public hearing and asked if anyone present wished to speak on the item.

No one spoke.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion to be made.

Motion by Vice-Chair Taylor, seconded by Commissioner Allen, to recommend approval of the item to City Council. Motion carried unanimously (8-0-0).