

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL, 4301 CITY POINT DRIVE
FEBRUARY 15, 2024**

**C.2 ZC24-0093 PUBLIC HEARING AND CONSIDERATION OF A REQUEST
FROM KIMLEY-HORN & ASSOCIATES FOR A REVISION TO PLANNED
DEVELOPMENT 36 AT 9101 NORTH TARRANT PARKWAY, BEING 24.65
ACRES DESCRIBED AS LOT 1A1, BLOCK 1, WAL-MART ADDITION.**

APPROVED

Chair Welborn recessed the meeting at 8:16 p.m. to allow the audience to exit the chamber.

Chair Welborn reconvened the meeting at 8:21 p.m.

Chair Welborn stated since they are related requests by the same applicant, items C.2 and C.3 would be presented together, but the Commission would act on each one separately.

Chair Welborn introduced the item, opened the public hearings, and called for Director of Planning Clayton Comstock to introduce the requests. Mr. Comstock introduced the request.

Chair Welborn called for the applicant to present the requests.

Ivan Jaime, representing Walmart, 16503 Nacogdoches Road, San Antonio, Texas, introduced the request and the representatives from Kimley-Horn & Associates and Wing Aviation.

Lauren Nuffer, Kimley-Horn & Associates, 13455 Noel Road, Dallas, Texas, presented the site plans for the drone delivery locations at the Walmart stores on North Tarrant Parkway and NE Loop 820.

Bailey Edwards, Wing Aviation, 3400 Hillview Avenue, Suite 4, Palo Alto, California, presented background information about the company, an overview of their operations in the United States and other countries, and community outreach efforts.

Commissioner Goetz and Mr. Edwards discussed the Wing's history of drone

February 15, 2024

Planning and Zoning Commission Meeting Minutes

Page 1 of 3

delivery, the weight of the drone, and the company's safety record.

Commissioner Narayana and Mr. Edwards discussed the number of landing pads and scale of the enclosed site.

Commissioner Risky and Mr. Edwards discussed the number of drones permitted by the FAA and Wing's operation for piloting the drones.

Alternate Luppy and Mr. Edwards discussed hours of operation and that Wing operates during daylight hours.

Commissioner Risky and Mr. Edwards discussed whether a person was required to be at the delivery site to receive the delivered package.

Chairman Welborn and Mr. Edwards discussed safety features of the drones, effects on wildlife, and interaction with hobby drones.

Commissioner Narayana and Mr. Edwards discussed how flight paths are generated for the deliveries.

Chairman Welborn and Mr. Edwards discussed possible flight paths over interstate highways.

Commissioner Bridges and Mr. Edwards discussed operational issues associated with flight paths of commercial aircraft and how the drones recognize other aircraft through beacons and receivers.

Chair Welborn, Commissioner Goetz and Mr. Jaime discussed the power source for the drone landing site, delivery fees, and Walmart's range of customer delivery services.

Alternate Luppy, Mr. Jaime, and Mr. Edwards discussed Walmart's growth in drone delivery service in DFW.

Commissioner Narayana and Mr. Jaime discussed the location of the drone storage containers onsite and their relationship to on-site pickup areas.

Commissioner Goetz, Mr. Jaime, Mr. Edwards, and Ms. Nuffer discussed delivery and insulation of hot and cold products, permanent power sources for the drone site, and fencing and landscaping for the site. Mr. Edwards stated open fencing allows for

scaling the site for the number of drones and stability for the drones to respond to wind speeds while taking off and landing.

Chair Welborn called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

Chair Welborn called for anyone wishing to speak for or against the request to come forward.

Tracy Bennett, 3825 Scruggs Drive, North Richland Hills, Texas, spoke regarding the request. She asked questions about drone delivery operations in neighborhoods.

Chair Welborn called for anyone wishing to speak for or against the request to come forward. There being no one else wishing to speak, Chair Welborn closed the public hearing.

Commissioner Narayana and Mr. Edwards discussed the typical number of deliveries a drone might make each day.

Chair Welborn and Mr. Comstock discussed the location of accessible parking spaces on the properties and that the drone launch sites do not affect those spaces.

A MOTION WAS MADE BY ALTERNATE LUPPY, SECONDED BY COMMISSIONER BRIDGES TO APPROVE ZC24-0093, SUBJECT TO A ONE-YEAR PILOT PROGRAM.

MOTION TO APPROVE CARRIED 6-0.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL, 4301 CITY POINT DRIVE
FEBRUARY 15, 2024**

**C.3 ZC24-0094 PUBLIC HEARING AND CONSIDERATION OF A REQUEST
FROM KIMLEY-HORN & ASSOCIATES FOR A SPECIAL USE PERMIT
FOR A HELIPORT/LANDING FIELD AT 6401 NE LOOP 820, BEING 25.09
ACRES DESCRIBED AS LOT 1R, BLOCK 6, TAPP ADDITION.**

APPROVED

Item C.3 was presented in conjunction with item C.2.

**A MOTION WAS MADE BY ALTERNATE LUPPY, SECONDED BY COMMISSIONER
BRIDGES TO APPROVE ZC24-0094, SUBJECT TO A ONE-YEAR PILOT PROGRAM.**

MOTION TO APPROVE CARRIED 6-0.