

**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
MAY 21, 2026**

C.1 ZC26-0158 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DENT TEX FOR A SPECIAL USE PERMIT FOR TRUCK RENTAL AT 7507 BOULEVARD 26, BEING 0.654 ACRES DESCRIBED AS LOT 10R, NORTH EDGLEY ADDITION.

DENIED

Chair Stamps introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chair Stamps called for the applicant to present the request.

Paul Conover, representing Dent Tex, 7507 Boulevard 26, North Richland Hills, and Jordan Brazzel, U-Haul Company of Northwest Dallas, 811 East State Highway 121, Lewisville, Texas, presented the request.

Commissioner Welborn and the applicants discussed pick-up versus drop-off traffic for truck rentals and the number of vehicles currently parked on the site.

Vice Chair Carpenter and the applicants discussed the history of truck rentals on the property.

Chair Stamps and the applicant discussed site layout and parking areas for the trucks.

Commissioner Narayana and the applicants discussed the number of vehicles currently parked on the site by the property owner's auto repair business.

Vice Chair Carpenter and the applicants discussed the site layout and vehicle storage on the property.

Chair Stamps called for Mr. Husband to present the staff report. Mr. Husband presented the staff report.

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Chair Stamps and Mr. Husband discussed the scope of the truck rental operation and city enforcement processes.

Commissioner Narayana, Mr. Husband, and the applicants discussed the size of the trucks in relation to fire lane widths and parking space dimensions.

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

Commissioner Welborn discussed the existing parking issues related to the auto repair business on the site.

A MOTION WAS MADE BY COMMISSIONER WELBORN, SECONDED BY COMMISSIONER NARAYANA TO DENY ZC26-0158. MOTION TO DENY CARRIED 7-0.