



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** May 21, 2026
SUBJECT: ZC26-0162 Public hearing and consideration of a request from Wing Aviation LLC for a revision to Planned Development 35 at 6321 Boulevard 26, being 5.267 acres described as Lot 6, Block A, Richland Plaza Addition.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Wing Aviation, LLC, is requesting a revision to Planned Development 35 to authorize a drone heliport/landing pad in the BISD Plaza parking lot at 6321 Boulevard 26. The site is located on the northwest corner of Boulevard 26 and Broadway Avenue.

GENERAL DESCRIPTION:

Wing Aviation LLC, a subsidiary of Alphabet, Inc., currently operates drone delivery services in North Richland Hills at the two Walmart locations on NE Loop 820 and North Tarrant Parkway. The company received approval from the Federal Aviation Administration (FAA) to operate unmanned aerial vehicles (UAVs, or drones) in the Dallas-Fort Worth Metroplex for the purpose of delivering packaged goods to customers. These services have been available since April 2024 following zoning approval by City Council. Wing operates drone delivery services in other communities in North Texas.

Drone delivery service was not a specifically listed primary or accessory use in the zoning ordinance, but the activity is similar in nature to a heliport/landing field in terms of operational characteristics, service demands, occupancy loads, and similar features. This use requires a special use permit or planned development zoning approval, which provides the opportunity to review the suitability of the use and ground operations and improvements at this location.

Wing Aviation's request is to revise the planned development conditions to allow drone delivery operations at this location. The operational model for this location is a drone hub in partnership with DoorDash food delivery. Additional information can be found in the attached project narrative.

The drone launch area would be located on the south side of the property near the intersection of Broadway Avenue and Richland Plaza Drive. The operational area is 3,806 square feet in size, approximately 30 feet by 127 feet in dimension, and covers 31 parking spaces. The operational area is fenced by a black vinyl-coated fence and includes a storage container to store the drones, a temporary 14kW generator, and take-off/landing

pads for the drones. Wing Aviation indicates that permanent power will be supplied to the site within twelve months of approval and the temporary generator removed.



TYPICAL WING OPERATIONAL AREA (NE LOOP 820)

A 200-square-foot storage shed would house the drone aircraft and some of the associated equipment during operational downtimes. A storage container would not normally be permitted in the front of a building, and if it were located to the side or rear of the building it would be required to be screened with a masonry fence. Even with the loss of 31 parking spaces, the property still meets the minimum parking standards. Drive aisles in the parking lot are not blocked by the nest.

The proposed conditions of approval for this special use permit are attached. These conditions provide a set of standards for the drone delivery surface operations, including landing pad location, permanent ground improvements, storage buildings, and similar standards. The approval is recommended for a period of three (3) years, after which the property owner and/or operator may seek approval from City Council to continue drone delivery service operations on the property. This three-year period is consistent with approvals on the two existing Wing sites in the city.

These standards and policies are limited to what a municipality can regulate, since the FAA regulates airspace operations once a drone is airborne. These conditions are based on the applicant's proposed development of the property and past approvals of similar uses. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council.

Noise & Residential Adjacency

In the C-2 (Commercial) zoning district, [Section 118-395\(10\)](#) stipulates that normal business activities conducted may not create a sound pressure level on the bounding property line that exceeds 65 decibels (dB) from 7:00 a.m. to 10:00 p.m. Last year, the Federal Aviation Administration (FAA) posted the [Draft Environmental Assessment for Wing Aviation, LLC Proposed Package Delivery Operations in Dallas-Fort Worth, Texas](#). The full report, which can be viewed at the link provided, describes the noise impact of Wing's "Hummingbird" model aircraft. Table 3.6-1 in the report (page 3-20) provides the

extent of noise exposure for nest operations for the 65 dB noise level, which is 50 feet. The nest location is approximately 950 feet from the nearest residential property residence, which is located on Bellhurst Court west of the site.

General Operational Characteristics of Wing Drone Delivery

Below are topics of general interest from the attached summary provided by Wing Aviation.

- The Hummingbird model drone by Wing has a 4.9 foot wingspan and weighs 11.7 pounds. It can carry a 2.3 pound payload.
- Flight operations occur 9am-5pm, 7 days a week, weather permitting. There are no nighttime operations.
- The current model has a six-mile delivery radius.
- The drone cruises at 150 feet at about 65 miles per hour. During delivery, it drops to about 20-25 feet and drops the package smoothly down to the surface on a tether.



VISION2030 LAND USE PLAN: This area is designated on the Land Use Plan as Industrial. This category provides sites for research and development, light industrial, assembly, warehousing, and other industrial uses.

CURRENT ZONING: The property is zoned PD (Planned Development) with a base zoning district of C-2 (Commercial). The zoning was approved by City Council on September 11, 2000 (Ordinance 2512). The zoning was amended in 2004 to allow for a business and trade school, and in 2013 to authorize a telecommunication tower on the site.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	PD (Planned Development)	Industrial	Office and commercial uses
WEST	R-1 (Single-Family Residential)	Retail Commercial	Vacant (Big Fossil Creek floodway and floodplain)
SOUTH	Community Facilities (City of Haltom City)	Public	Vacant (Big Fossil Creek floodway and floodplain)
EAST	N/A (City of Haltom City)	N/A	Boulevard 26/Baker Blvd interchange



PLAT STATUS: The property is platted as Lot 6, Block A, Richland Plaza Addition.

CITY COUNCIL: The City Council will consider this request at the June 22, 2026, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC26-0162.