

**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
NOVEMBER 16, 2023**

C.1 ZC23-0083 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MONUMENT SOLAR LLC FOR A SPECIAL USE PERMIT FOR A GROUND MOUNTED SOLAR ARRAY AT 6708 LITTLE RANCH ROAD, BEING 3.67 ACRES DESCRIBED AS LOTS 1 AND 2, BLOCK 5, MORGAN MEADOWS.

APPROVED

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

Chair Welborn called for the applicant to present the request.

Denver Blackwell, Monument Solar LLC, 524 Hazelnut Court, Saginaw, Texas, presented the request. Mr. Blackwell discussed the benefits of installing the solar panel system for the homeowner and the reasons why the requested waivers were necessary for the development of a successful system. Mr. Blackwell also presented a letter of support that the homeowner's neighbors had signed.

Chair Welborn and the applicant discussed the ratio of ground-mounted and roof-mounted solar panels that Monument Solar LLC had installed.

Commissioner Goetz and Jack Reynolds, property owner, 6708 Little Ranch Road, North Richland Hills, Texas, discussed the location of fencing on the property. Mr. Reynolds discussed the locations of the neighbors who signed the letter of support.

Commissioner Narayana and Mr. Blackwell discussed the size of the solar array.

Commissioner Narayana, Mr. Reynolds, and Mr. Blackwell clarified that a chain link fence would be constructed around the base of the solar array and discussed the possibility of adding landscaping around the array.

Vice Chair Stamps, Commissioner Ross, and Mr. Blackwell discussed the size of the panels and the materials of the frame of the array.

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

Commissioner Narayana and Mr. Husband discussed public input on the request.

Commissioner Ross and Mr. Blackwell discussed the possible glare produced by the solar array.

Chair Welborn and Mr. Blackwell discussed the differences between roof-mounted and ground-mounted solar arrays.

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.

Chair Welborn and Vice Chair Stamps stated their opinion that the array did not need to be screened due to its location on the property.

Commissioner Ross and Ex-Officio Luppy stated their opinion that the array would not be visible from Chapman Drive.

A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY VICE CHAIR STAMPS TO APPROVE ZC23-0083 AS PRESENTED BY THE APPLICANT.

MOTION TO APPROVE CARRIED 6-0.