

**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**

WORK SESSION: 6:30 PM

A. CALL TO ORDER

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 15th day of February 2024, at 6:30 p.m. in the City Council Work Room prior to the 7:00 p.m. regular Planning and Zoning Commission meeting.

Present:	Justin Welborn	Chair, Place 1
	Jay Risky	Place 2
	Jayashree Narayana	Place 5
	Anthony Bridges	Place 6
	Brianne Goetz	Place 7
	Kathy Luppy	Alternate A
Absent:	Greg Stamps	Vice Chair, Place 4
	Jared Ross	Secretary, Place 5
Staff Members:	Clayton Comstock	Director of Planning
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Caroline Waggoner	Assistant City Manager
	Nathan Frohman	City Engineer

Chair Welborn called the work session to order at 6:30 p.m.

1 DIRECTOR OF PLANNING REPORT

Director of Planning Clayton Comstock presented the city announcements and summarized recent City Council actions.

2 PRESENTATION BY STAFF ON ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING.

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Director of Planning Clayton Comstock discussed items on the regular meeting agenda.

Chair Welborn adjourned the work session at 7:00 p.m.

REGULAR MEETING: Immediately following worksession (but not earlier than 7:00 pm)

A. CALL TO ORDER

Chair Welborn called the meeting to order at 7:06 p.m.

Present:	Justin Welborn	Chair, Place 1
	Jay Risky	Place 2
	Jayashree Narayana	Place 5
	Anthony Bridges	Place 6
	Brianne Goetz	Place 7
	Kathy Luppy	Alternate A
Absent:	Greg Stamps	Vice Chair, Place 4
	Jared Ross	Secretary, Place 5
Staff Members:	Clayton Comstock	Director of Planning
	Clayton Husband	Principal Planner
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	Caroline Waggoner	Assistant City Manager
	Nathan Frohman	City Engineer

A.1 PLEDGE

Alternate Luppy led the Pledge of Allegiance to the United States and Texas flags.

A.2 PUBLIC COMMENTS

There were no requests to speak from the public.

B. MINUTES

B.1 APPROVE MINUTES OF THE JANUARY 18, 2024, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY ALTERNATE LUPPY, SECONDED BY COMMISSIONER BRIDGES TO APPROVE MINUTES OF THE JANUARY 18, 2024, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 6-0.

C. PUBLIC HEARINGS

C.1 ZC23-0089 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BARTON SURVEYING AND LASER SCANNING LLC FOR A ZONING CHANGE FROM RE-1 (RESIDENTIAL ESTATE) TO RE-2 (RESIDENTIAL ESTATE) AT 6809 LITTLE RANCH ROAD, BEING 0.55 ACRES DESCRIBED AS A PORTION OF LOT 7, BLOCK 1, MORGAN MEADOWS.

DENIED

Chair Welborn stated since they are related items on the same property, items C.1 and D.1 would be presented together, but the Commission would take action on each one separately.

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

Chair Welborn called for the applicant to present the request.

Nikole Barton, Barton Surveying and Laser Scanning LLC, 2333 Minnis Drive, Haltom City, Texas, presented the request.

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

Commissioner Narayana and Mr. Comstock discussed the applicability of the new

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RE-2 zoning district in the areas and whether the concept of spot zoning is relevant to this request. Mr. Comstock stated the zoning request is consistent with the Vision2030 Land Use Plan and that the single-family residential zoning districts do not have a minimum size for the zoning district itself.

Chair Welborn, Commissioner Narayana, and Mr. Comstock discussed the allowances for livestock in the Agricultural and RE-1 (Residential Estate) districts.

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

Gary Chambers, 6817 Little Ranch Road, North Richland Hills, Texas, spoke in opposition to the request.

Mack Garvin, 6908 Little Ranch Road, North Richland Hills, Texas, spoke in opposition to the request.

Dung Van Ho, 6917 Little Ranch Road, North Richland Hills, Texas, spoke in opposition to the request.

Mervyn Newman, 6916 Little Ranch Road, North Richland Hills, Texas, spoke in opposition to the request.

Scherri Garvin, 6900 Little Ranch Road, North Richland Hills, Texas, spoke in opposition to the request.

Roseann Cady, 6921 Little Ranch Road, North Richland Hills, Texas, spoke in opposition to the request.

James Bellamy, 6912 Little Ranch Road, North Richland Hills, Texas, spoke in opposition to the request.

Tracy Bennett, 3825 Scruggs Drive, North Richland Hills, Texas, spoke in opposition to the request.

Dianne Moody, 6900 Little Ranch Road, North Richland Hills, Texas, spoke in opposition to the request.

Lori Hartzler, 6824 Little Ranch Road, North Richland Hills, Texas, recorded their opposition to the request but did not wish to speak.

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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 Mr. Comstock discussed the effect of private deed restrictions relative to this zoning request and the land use designation and density of less than two units per acre recommended by the Vision2030 Land Use Plan.

Commissioner Narayana and Mr. Comstock discussed the supermajority vote requirements for approval of a zoning change when written opposition meets the standards provided in state law. He stated the supermajority vote applies to City Council and not the Commission.

Chair Welborn and Ms. Barton discussed whether a site plan or concept plan had been prepared for development of the two lots and the various lot widths in the subdivision. Ms. Barton stated a concept plan has not been prepared at this time.

Alternate Luppy and Ms. Barton discussed the timeline when other lots were platted lots in the subdivision.

Alternate Luppy and Mack Garvin, 6908 Little Ranch Road, North Richland Hills, Texas, discussed when certain lots were platted in the 1960s and in 1977.

Commissioner Goetz stated the rezoning is not appropriate for this particular property.

Alternate Luppy stated the zoning change is not appropriate for the area.

Commissioner Narayana discussed the purpose for land use plan to balance the needs of the community for housing and density.

Chair Welborn referenced the strategic plan committee discussions about the residential estate designation.

Alternate Luppy discussed the strategic plan reference on community character.

A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY ALTERNATE LUPPY TO DENY ZC23-0089.

MOTION TO DENY CARRIED 4-2, WITH CHAIR WELBORN AND COMMISSIONER NARAYANA VOTING AGAINST.

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

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.

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.

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C.4 TR24-01 PUBLIC HEARING TO CONSIDER AMENDMENTS TO CHAPTER 118, ARTICLE V, DIVISION 5, OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES REGARDING FOR-PROFIT AND NON-PROFIT TEMPORARY EVENTS.

APPROVED

Chair Welborn introduced the item, opened the public hearing, and called for Director of Planning Clayton Comstock to present the request.

Mr. Comstock introduced the request. He discussed the proposed amendment to the zoning ordinance and related amendments to the city code regarding for-profit and non-profit temporary events, garage sales, and special events.

Chair Welborn and Mr. Comstock discussed costs for garage sale permits.

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.

A MOTION WAS MADE BY ALTERNATE LUPPY, SECONDED BY COMMISSIONER GOETZ TO APPROVE TR24-01.

MOTION TO APPROVE CARRIED 6-0.

D. PLANNING AND DEVELOPMENT

D.1 PLAT24-0058 CONSIDERATION OF A REQUEST FROM BARTON SURVEYING AND LASER SCANNING LLC FOR A REPLAT OF LOTS 7R1 AND 7R2, BLOCK 1, MORGAN MEADOWS ADDITION, BEING 1.836 ACRES LOCATED AT 6809 LITTLE RANCH ROAD.

DISAPPROVED

Item C.1 was presented in conjunction with item D.1.

A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY ALTERNATE LUPPY TO DENY PLAT24-0058 SUBJECT TO ACTION ON THE ZONING CHANGE APPLICATION.

MOTION TO DENY CARRIED 5-1, WITH COMMISSIONER NARAYANA VOTING AGAINST..

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 9:39 p.m.

Justin Welborn, Chair

Attest:

Anthony Bridges, Place 6