

**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 6, 2025**

WORK SESSION: 6:30 PM

A. CALL TO ORDER

A.1 MANAGING DIRECTOR REPORT

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

Meeting went into Recess

Meeting Reconvened

B. FUTURE AGENDA ITEMS

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

A. CALL TO ORDER

A.1 PLEDGE

A.2 PUBLIC COMMENTS

B. MINUTES

B.1 APPROVE MINUTES OF THE JANUARY 16, 2025, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY COMMISSIONER GOETZ TO APPROVED. APPROVE MINUTES OF THE JANUARY 16, 2025, PLANNING AND ZONING COMMISSION MEETING. MOTION TO APPROVE CARRIED 7-0.

C. PUBLIC HEARINGS

C.1 ZC24-0120 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM LIFETIME COMMERCIAL ROOFING FOR A SPECIAL USE PERMIT FOR A CONTRACTOR'S OFFICE WITH SHOP AND GARAGE AT 5109 COMMERCIAL DRIVE, BEING 1.046 ACRES DESCRIBED AS LOT H-R, BLOCK 14, RICHLAND TERRACE ADDITION.

APPROVED

Vice Chair Stamps called for the applicant to present the request. Joel Webb at 1575 Knoxx Rd Keller TX 76262 came forward to the dais.

Commissioner Ross and the applicant discussed the details of parking and access to an adjacent building.

Commissioner Ross and the applicant discussed the details regarding materials for the proposed dumpster enclosure.

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

Commissioner Narayana and Mr. Husband discussed details of landscaping requirements for the parking lot.

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

February 06, 2025

Planning and Zoning Commission Meeting Minutes

Page 2 of 11

Commissioner Ross discussed the details of the masonry screening walls and landscaping around the property.

A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY COMMISSIONER GOETZ TO APPROVED. APPROVE ZC24-0120 WITH CONDITIONS. MOTION TO APPROVE CARRIED 7-0.

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

C.2 ZC24-0121 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MARTHA CADENA FOR A SPECIAL USE PERMIT FOR A SECONDHAND GOODS DEALER AT 6350 GLENVIEW DRIVE, BEING 1.72 ACRES DESCRIBED AS LOT 20R, BLOCK 4, DIAMOND LOCH ADDITION.

APPROVED

Chair Welborn introduced the items and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Commissioner Stamps called for the applicant to present the request. Jazmin Rangel at 148 Green Gate Dr Boy, TX 76183 came forward to present the request.

Commissioner Goetz and the applicant discussed the details of an office space and storage space for inventory.

Commissioner McMahon and the applicant discussed the details of the business operations and/or history.

Commissioner Goetz and the applicant discussed the details of the business hours.

Commissioner Stamps and the applicant discussed the details of the nonconforming features and updates to the site.

Commissioner McMahon, Commissioner Ross, and the applicant discussed the details of the training proposed to take place at the site.

Commissioner Ross discussed details of outside storage, details of deliveries, and

non-perishable items.

Commissioner Narayana and the applicant discussed the details of donations at the proposed site.

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

Commissioner Stamps and Mr. Husband discussed the details of the proportionality of site improvements in relation to the tenant and the property owner.

Commissioner Goetz and Mr. Husband discussed the details of standards being met in relation to delivery not being left overnight.

Commissioner Goetz, Commissioner Narayana, and Mr. Husband discussed the details of the vacancy of the suite.

Karen Kanda at 5120 Roberta Dr in NRH, TX 76180 came forward to speak about the request.

Mark Chandler at 6400 Diamond Loch in NRH TX 76180 came forward to speak about the request.

Mike Richhart at 4016 Diamond Loch W in NRH, TX came forward to speak about the request.

Cecille Delaney at 6209 Windsor Court in Diamond Loch in North Richland Hills, TX 76180 came forward to speak.

Kieran McMahon at 6209 Camelot Ct in North Richland Hills, TX 76180 came forward to speak about the request.

Deborah Smith at 4020 Diamond Loch E was called to speak regarding the request.

Brock Wardlaw at 4008 Diamond Loch E in North Richland Hills, TX 76180 was called to speak regarding the request.

Vicki Miller at 4004 Diamond Loch E came forward to speak about the request.

Inga Anderson at 3904 Diamond Loch E came forward to speak about the request.

There being no one else wishing to speak, Commissioner Stamps closed the public hearing.

Commissioner Ross and Mr. Husband discussed the details of businesses allowable by right for local retail.

Commissioner Ross and Mr. Husband discussed the volume of foot traffic, vehicle traffic, and customer traffic regarding businesses allowable by right.

Commissioner Goetz and Mr. Husband discussed the history of code enforcement and complaints on the site.

Commissioner McMahon and Mr. Husband discussed the nature of the special use permit request.

Commissioner McMahon, Commissioner Goetz, and Mr. Husband discussed the details of thrift stores in the city overall.

Commissioner Narayana and Mr. Husband discussed general questions related to SUP requests in relation to other thrift stores present in the city.

Commissioner Ross thanked the community for the concerns and gave his opinion of the appropriateness of the business type.

Commissioner Goetz spoke about the code violations at the site and after hours deliveries.

Commissioner Stamps spoke about supporting the business as long as it does no harmful impact to the area.

Commissioner McMahon spoke about protecting the property owners.

Commissioner Stamps and Commissioner Goetz spoke about the applicant's responsibility versus the property owner's.

Commissioner Narayana spoke about finding solutions for the site as a whole.

Commissioner Narayana stepped away from the dais at 8:27pm.

A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY COMMISSIONER NARAYANA TO APPROVED. CONSIDER ZC24-0121. MOTION TO APPROVE CARRIED 7-0.

C.3 ZC25-0123 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM WING AVIATION LLC FOR A REVISED 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

Vice Chair Stamps called for Managing Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Commissioner Narayana returned to the dais at 8:30pm.

Vice Chair Stamps called for the applicant to present the request.

Josh Bucci at 299 Olympus Blvd in Irving TX, 71999 from Wing Aviation LLC came forward to present the request.

Commissioner Goetz and the applicant discussed the history of injuries within the past year of the SUP being approved.

Commissioner Narayana and the applicant discussed details about the operations, sales, and set up of the site.

Commissioner Ross and the applicant discussed the regulations and nature of the automation of flights and advancements of technology involved.

Bernice Espinosa at 101001 Reunion, TX came forward to speak about the request to make the SUP becoming more permanent.

Commissioner Goetz and the applicant discussed the automated nature of the drone flights.

Mark Birdman with Walmart at 702 SW 8th St in Arkansas 702716 came forward to speak about the volume of the deliveries at the sites in North Richland Hills.

Commissioner Narayana, Commissioner Stamps, and the applicant discussed the path to profitability regarding the business model.

February 06, 2025

Planning and Zoning Commission Meeting Minutes

Page 6 of 11

The applicant and commissioners spoke in regard to flight operations being limited to daylight hours and regulations controlled by the FAA.

Bernice Espinosa spoke regarding the shipping containers involved in the nest set ups.

Commissioner Stamps called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

Commissioner Ross and Mr. Comstock discussed the details of the prohibition of the use of the generator at the SUP site.

Commissioner Narayana and Mr. Comstock discussed the details of more permanent solutions.

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

Commissioner Goetz and Commissioner Ross spoke about the length of the request.

Commissioner Narayana and Commissioner Ross spoke about the future ordinance regulations.

Mr. Comstock and Mr. Stamps discussed the details of the SUP extension.

A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY COMMISSIONER MCMAHON TO APPROVED. APPROVE ZC25-0123. MOTION TO APPROVE CARRIED 7-0.

C.4 ZC25-0124 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM WING AVIATION LLC FOR A REVISION TO PLANNED DEVELOPMENT 36 TO AUTHORIZE A HELIPORT/LANDING FIELD AS A PERMITTED ACCESSORY USE AT 9101 NORTH TARRANT PARKWAY, BEING 24.65 ACRES DESCRIBED AS LOT 1A1, BLOCK 1, WAL-MART ADDITION.

APPROVED

Meeting went into Recess

Meeting Reconvened

The meeting resumed at 9:13pm.

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY COMMISSIONER ROSS TO APPROVED. APPROVE ZC25-0124. MOTION TO APPROVE CARRIED 7-0.

C.5 ZC25-0126 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM RAGLE INC FOR A SPECIAL DEVELOPMENT PLAN FOR AN OFFICE BUILDING AT 6320 SMITHFIELD ROAD, BEING 3.698 ACRES DESCRIBED AS TRACTS 5A AND 5B, JOHN BARLOUGH SURVEY, ABSTRACT 130.

APPROVED

Vice Chair Stamps introduced the item, opened the public hearing, and called for Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Vice Chair Stamps called for the applicant to present the request. Troy Shaylor at 790 Mountain Gilead Rd in Keller TX 76248 with Ragle, Inc. came forward to present the request.

Commissioner Goetz and the applicant discussed the timeline for proposed construction.

Commissioner Narayana and the applicant discussed the number of employees at the proposed site.

Commissioner Stamps and the applicant discussed the possibility of subletting within the proposed site.

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

Commissioner Goetz and Mr. Comstock discussed the proposed location of the building on the lot.

Commissioner Stamps called for anyone wishing to speak for or against the request

February 06, 2025

Planning and Zoning Commission Meeting Minutes

Page 8 of 11

to come forward. There being no one wishing to speak, Commissioner Stamps closed the public hearing.

Commissioner Narayana spoke about allowing staff approval to the setback standards for easements and the like.

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY COMMISSIONER GOETZ TO APPROVED. APPROVE ZC25-0126. MOTION TO APPROVE CARRIED 7-0.

D. PLANNING AND DEVELOPMENT

D.1 CONSIDERATION OF A REQUEST FROM SCOTT HOBERER FOR AN EXCEPTION TO SECTION 110-41 OF THE SUBDIVISION ORDINANCE TO WAIVE THE REQUIREMENT TO PLAT THE PROPERTY FOR CONSTRUCTION OF AN ACCESSORY STRUCTURE AT 8900 AMUNDSON DRIVE, BEING 0.73 ACRES DESCRIBED AS TRACT 2N, TANDY K MARTIN SURVEY, ABSTRACT 1055. (CONTINUED FROM THE JANUARY 16, 2025, PLANNING AND ZONING COMMISSION MEETING)

APPROVED

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

Vice Chair Stamps called for the applicant to present the request.

Scott Hoberer at 8900 Amundson Dr in North Richland Hills, TX came forward to present the request.

Commissioner Stamps and the applicant discussed the details of the price of the carport.

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

Commissioner McMahon and Mr. Husband discussed the details of section 110-41 for building permits.

Commissioner Stamps, Commissioner McMahon, and Mr. Husband discussed the

details of section 110-41.

Commissioner Narayana and Mr. Husband discussed the details of of platting being an administrative approval in relation to easements, setbacks, and building lines.

Commissioner Narayana and Mr. Husband discussed the details of the history of plat exceptions in the city.

Commissioner Narayana and the staff discussed the criteria for exception.

Commissioner Goetz spoke regarding the exception.

The meeting was adjourned at 9:51pm.

A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY COMMISSIONER GOETZ TO APPROVED. D.1 CONSIDERATION OF A REQUEST FROM SCOTT HOBERER FOR AN EXCEPTION TO SECTION 110-41 OF THE SUBDIVISION ORDINANCE TO WAIVE THE REQUIREMENT TO PLAT THE PROPERTY FOR CONSTRUCTION OF AN ACCESSORY STRUCTURE AT 8900 AMUNDSON DRIVE, BEING 0.73 ACRES DESCRIBED AS TRACT 2N, TANDY K MARTIN SURVEY, ABSTRACT 1055. (CONTINUED FROM THE JANUARY 16, 2025, PLANNING AND ZONING COMMISSION MEETING) MOTION TO APPROVE CARRIED 7-0.

EXECUTIVE SESSION

E. ADJOURNMENT

CERTIFICATION

I do hereby certify that the above notice of meeting of the North Richland Hills Planning and Zoning Commission was posted at City Hall, City of North Richland Hills, Texas in compliance with Chapter 551, Texas Government Code on Friday, January 31, 2025, by 5:00 PM.

Jailan Hadnot, Planning Technician

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 817-427-6060 for further information.

February 06, 2025

Planning and Zoning Commission Meeting Minutes

Page 10 of 11

Rollcall