

**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
MARCH 19, 2026**

C.1 ZC25-0149 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ELECTRIFY AMERICA LLC FOR A SPECIAL USE PERMIT FOR AN ACCESSORY NON-REQUIRED OFF-STREET PARKING LOT FOR ELECTRIC VEHICLE CHARGING AT 6421 PRECINCT LINE ROAD, BEING 0.975 ACRES DESCRIBED AS LOT 17R, BLOCK 1, THOMPSON PARK ESTATES.

APPROVED

Vice Chair Carpenter introduced the item, opened the public hearing, and called for Principal Planning Clayton Husband to present the request. Mr. Husband presented the request.

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

Nathan Nickerson, representing Common Ground, 612 Rocky Ledge Road, Westlake Hills, Texas, presented the request.

Breanne Mocaby, representing Black & Veatch, 11401 Lamar Avenue, Overland Park, Kansas, presented the request.

Commissioner McMahon and applicants discussed landscaping and signage for the project.

Commissioner Narayana and applicant discussed the potential use of the adjacent parking lot at Home Depot.

Vice Chair Carpenter and applicant discussed customer demand and typical length of stay for charging vehicles.

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

Commissioner McMahon and Mr. Husband discussed outdoor lighting for the site.

Commissioner Narayana and Mr. Husband discussed the power supply to the site and whether generators would be used for the project.

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

Quy Bui, 9216 Martin Drive, North Richland Hills, Texas, spoke in opposition to the request and discussed concerns about noise.

Steve Taggart, 9212 Martin Drive, North Richland Hills, Texas, spoke in opposition to the request and discussed concerns about noise and traffic.

Vice Chair Carpenter 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.

Vice Chair Carpenter and Mr. Husband discussed other development proposals considered on the property.

Commissioner Narayana and Mr. Husband discussed the potential uses for the property allowed by the current zoning.

Commissioner McMahon and the applicants discussed electrical power supply to the site, the applicant's discussions with Oncor, and the height of the screening wall.

Vice Chair Carpenter and Mr. Husband discussed other locations for electric vehicle charging in North Richland Hills.

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY ALTERNATE KERBY TO APPROVE ZC25-0149. MOTION TO APPROVE CARRIED 4-0.