

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** September 8, 2025

SUBJECT: ZC25-0142, Ordinance No. 3921, Public hearing and consideration of a request from Kimley-Horn & Associates for a revision to Planned Development 36 at 9101 North Tarrant Parkway to authorize a heliport/landing field as a permitted accessory use, being 24.65 acres described as Lot 1A1, Block 1, Wal-Mart Addition.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Wing Aviation, LLC, is requesting a revision to Planned Development 36 to authorize a drone heliport/landing pad in the Walmart Supercenter parking lot at 9101 North Tarrant Parkway. The site is located on the north side of North Tarrant Parkway between Davis Boulevard and Precinct Line Road.

GENERAL DESCRIPTION:

Wing Aviation operates drone delivery services from the front parking of the Walmart property at 9101 North Tarrant Parkway. The company received approval from the Federal Aviation Administration (FAA) to operate unmanned aerial vehicles (drones) in the Dallas-Fort Worth Metroplex for the purpose of delivering packaged goods to customers. The operations at the Walmart locations in North Richland Hills began in April 2024.

City Council approved a special use permit to allow a heliport/landing field on the site on February 26, 2024 (Ordinance 3841) for a one-year period. 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. The original application was processed in a similar manner to provide the opportunity to review the suitability of the use and ground operations and improvements at this location.

City Council approved a revised special use permit on February 6, 2025 (Ordinance 3896). The revised permit approved an extension of the drone operation for three years and is set to expire on February 25, 2028. On or before then, the property owner may seek approval to continue the operations. Additionally, the revised permit required that permanent electric power to the landing field be established within one year, and construction of the permanent power is underway.

The request under consideration is to revise the planned development to expand the drone operations to include autoloader facilities on the east side of the building adjacent to the customer pickup parking area. Autoloaders allow store employees to place items for delivery into the equipment which the drone could load automatically without human assistance. The drone nest and landing area would remain at the same location and size. Since the addition of this equipment expands the operational area of the drone service, an amendment to the special use permit for the site is required. A video describing the autoloader equipment is on YouTube at [The AutoLoader & curbside pickup | Drone delivery by Wing.](#)

The existing drone launch area on the site is 3,800 square feet in size, measuring 30 feet wide by 126.5 feet long, and covers 39 parking spaces. The operational area is fenced by a black vinyl-coated fence and includes a storage container to store the drones and take-off/landing pads for the drones.



AUTOLOADER EQUIPMENT EXAMPLE



WING OPERATIONAL AREA – 9101 NORTH TARRANT
PKWY

The proposed conditions of approval for this planned development amendment are attached. Applications for planned developments provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant's proposed development of the property. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council.

LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. This category provides sites for community and regional shopping centers, commercial establishments, and employment centers.

CURRENT ZONING: The property is zoned PD (Planned Development), with a base zoning district of C-1 (Commercial). This district is intended to permit a variety of retail trade, personal and business services establishments, and offices.



SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	PD (Planned Development)	Retail Commercial	Retail shopping center (Target)
WEST	PD (Planned Development)	Retail Commercial	Retail and restaurant uses
SOUTH	PD (Planned Development)	Retail Commercial	Retail shopping center (Kroger Marketplace)
EAST	PD (Planned Development)	Retail Commercial	Retail and restaurant uses

PLAT STATUS: The property is platted as Lot 1A1, Block 1, Wal-Mart Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the August 21, 2025, meeting and voted 7-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3921.