

**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 19, 2026**

**WORK SESSION: 6:00 PM**

**A. CALL TO ORDER**

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 19th day of February 2026, at 6:00 p.m. in the City Council Work Room prior to the 7:00 p.m. regular Planning and Zoning Commission meeting.

Present:	Greg Stamps	Chair, Place 4
	Aaron Carpenter	Vice Chair, Place 3
	Justin Welborn	Place 1
	Paul Epperley	Place 2
	Jayashree Narayana	Place 5
	Amy McMahan	Place 6
	Kyle Pekurney	Place 7
	Mike Kerby	Alternate A
	Jacob Whittaker	Alternate B

Absent: None

Staff Members:	Cori Reaume	Director of Planning
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Dena Pierson	Office Coordinator

Chair Stamps called the work session to order at 6:00 p.m.

**A.1 PLANNING DIRECTOR REPORT**

Director of Planning Cori Reaume presented the city announcements and summarized recent City Council actions.

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

Principal Planner Clayton Husband discussed items on the regular meeting agenda.

**A.4 PLANNING AND ZONING COMMISSION TRAINING PRESENTATION.**

Annabelle Ackling, representing Taylor Olson Adkins Sralla & Elam LLP, the city’s legal firm, presented the annual training session for the Planning and Zoning Commission. Topics discussed included zoning and land use, the role of the commission, legal issues related to zoning and platting, the platting process, meetings and voting, and conflicts of interest.

**A.3 DISCUSSION REGARDING POSSIBLE REVISIONS TO ACCESSORY STRUCTURE REGULATIONS.**

Director of Planning Cori Reaume presented a summary of the regulations related to accessory structures, a summary of the recent special use permit approvals, and discussed possible areas for modifications of the standards for consideration at a later date.

**B. FUTURE AGENDA ITEMS**

There were no requests from Planning and Zoning Commission for future agenda items.

Chair Stamps adjourned the work session at 7:02 p.m.

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

**A. CALL TO ORDER**

Chair Stamps called the meeting to order at 7:07 p.m.

Present:	Greg Stamps	Chair, Place 4
	Aaron Carpenter	Vice Chair, Place 3
	Justin Welborn	Place 1
	Paul Epperley	Place 2
	Jayashree Narayana	Place 5
	Amy McMahan	Place 6
	Kyle Pekurney	Place 7
	Mike Kerby	Alternate A
	Jacob Whittaker	Alternate B

Absent: None

Staff Members:	Cori Reaume	Director of Planning
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Dena Pierson	Office Coordinator

A.1 PLEDGE

Alternate Kerby 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 FEBRUARY 5, 2026, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**A MOTION WAS MADE BY COMMISSIONER WELBORN, SECONDED BY COMMISSIONER EPPERLEY TO APPROVE MINUTES OF THE FEBRUARY 5, 2026, PLANNING AND ZONING COMMISSION MEETING. MOTION TO APPROVE CARRIED 7-0.**

C. PUBLIC HEARINGS

**C.1 ZC25-0154 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MJ COMMERCIAL HOLDINGS LLC FOR A SPECIAL USE PERMIT FOR ASSEMBLING OPERATIONS OF COMMODITIES AT 5113 COMMERCIAL DRIVE, BEING 0.616 ACRES DESCRIBED AS LOT GR, BLOCK 14, RICHLAND TERRACE ADDITION.**

**APPROVED**

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

Chair Stamps called for the applicant to present the request.

Howard Wiles, representing MavTel Global, 4621 Concord Drive, Garland, Texas, presented the request.

Commissioner Pekurney and applicant discussed the number of employees and hours of operations for the business.

Commissioner Narayana and the applicant discussed the number of employees expected at this location.

Vice Chair Carpenter and the applicant discussed the employment comparison between this facility and the existing facility in Plano.

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

Commissioner Narayana and Mr. Husband discussed other recently approved projects on Commercial Drive.

Chair Stamps 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.

**A MOTION WAS MADE BY COMMISSIONER PEKURNEY, SECONDED BY VICE CHAIR CARPENTER TO APPROVE ZC25-0154. MOTION TO APPROVE CARRIED 7-0.**

D. PLANNING AND DEVELOPMENT

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Stamps adjourned the meeting at 7:28 p.m.

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Greg Stamps, Chair

Attest:

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Jay Narayana, Secretary